



## Location

Southeast of the intersection of Cactus and Cave Creek Road

## Size

7.15 acres

**Price** ~~\$1,700,000~~ **\$1,500,000**

## Frontage

1000 feet on the Phx Mtn Preserve

## Zoning

PUD C-2 and R1-10

## Comments

- No impact fee area
- Extremely rare parcel on Phoenix Mountain Preserve
- NOI on 6 houses and Horse boarding operation is \$72,000 a 6% cap rate
- Available subject to PUD amendment for higher density
- Less than 1 year supply of competing 4 sale product within a 4' radius
- Available due diligence material includes survey, Topo map and slope analysis, approved zoning ordinance with context plan

## Phoenix Mountain Preserve Site



## Northeast Phoenix Mountain Preserve

Southern Ave

Southern Ave



### Property Summary:

Stony Mountain Ranch is an active horse boarding /trail riding operation sitting on 7 acres in the heart of the 12,000 acre Phoenix Mountain Preserve. With approximately 1000' of frontage on the preserve 5 of the 7 acres are improved and generally flat- a slope analysis is part of the available due diligence.

### Location Considerations

Embedded in the mountain preserve the immediate neighbors are 2 single family homes and single story retail buildings to the West the balance of adjoining property consists of the preserve. Yet this northeast Phoenix site is with 5 minutes of shopping, city services and major employment Consider these MapQuest drive times:

**12 minutes or less:** Camelback and Central intersection, City of Scottsdale, Desert Ridge and Mayo Clinic

**5-8 minutes :** PV mall, Interstate 17,Squaw Peak Freeway, Town of Paradise Valley, Pointe Tapatio and Pointe Hilton Resort



## Northeast Phoenix Mountain Preserve

Southern Ave

Southern Ave

### Unique Characteristics

- The property is elevated from Cave Creek Road and is 300' higher in elevation than downtown Phoenix affording unobstructed views there and of both South Mountain and the Estrella Mountain range.
- Subject has direct access to Trail 100 the primary trail thru the entire Phoenix Mountain Preserve. Starting at Tatum blvd and meandering generally west thru the preserve ending at Shaw Butte at the approximate alignment of Central avenue trail 100 is also the longest in the trail system.
- All of the other properties with significant preserve frontage have either been acquired by the city of Phoenix or have been built out





Southwest

**Letter grades-Neighborhood School**  
**report cards** per the Arizona Department of Education

**A** Montessori day school

[https://azreportcards.com/ReportCard?school=5544  
&district=-1](https://azreportcards.com/ReportCard?school=5544&district=-1)

**A** Mercury Mine Elementary

[https://azreportcards.com/ReportCard?school=5092  
&district=-1](https://azreportcards.com/ReportCard?school=5092&district=-1)

**B** Shadow mountain HS

[https://azreportcards.com/ReportCard?school=5108  
&district=-1](https://azreportcards.com/ReportCard?school=5108&district=-1)





### **Stony Mountain Ranch**

Location: 1900 East Cortez Street, 11645, 11647, 11651 & 11655 North 18<sup>th</sup> Place, Phoenix, Maricopa County, Arizona 85020.

Elevation: The elevation at the Ranch House is approximately 1,430 feet ASL.

Zoning:

2-21-08-3 Phoenix City Council approved on July 6, 2011.

Allows for Horse boarding, horse rentals and guided trail rides per a three year use agreement with the Parks Department.

Special Action: There is A 21% designated open space preservation easement of 1.21 acres where the wash areas are on the northeast portion of the subject.

Utilities: Arizona Public Service (APS) electricity, Qwest/CentryLink telephone service and Cox Cable television and Internet service to all the houses

Water: City of Phoenix. Large COP water storage tank on nearby mountain for excellent water pressure and delivery from their nine inch water main in front of the ranch under Cortez Street. The three City water meters on Cortez Street that are serving 1900 East Cortez Street, 11645 & 11647 and 11651 North 18th Place are one and a quarter inch meters. The meter for 11655 North 18th Street is located on Cave Creek Road and is believed to be one inch.



Septic: Two septic systems servicing the ranch house. One on the west side and one on the east side of the house. All the other houses have each their own septic systems.

Flood Zone: Area Outside of a delineated 100-year flood plain.

Access: Physical access over Cortez Street easement on the south side of property with a small easement over the City of Phoenix Parks Mountain Preserve land and physical access over 18th Place ROW to the west side of property.

Improvements:

3,620 square foot home

1,108 square feet home

1,200 square feet home Stone House

Two Geodesic Domes

Studio building

Block home

Horse Stalls

Riding arena

Round pin

Tack House





# DESERT RIDGE

# KIERLAND

PVCC

JW MARRIOTT  
RESORT

DESERT RIDGE  
MARKETPLACE

MAYO  
HOSPITAL

56th St

SCOTTSDALE  
AIRPORT

Tatum Blvd

PARADISE  
VALLEY  
MALL

STONECREEK  
GOLF COURSE

SHADOW  
MOUNTAIN  
PRESERVE

PARADISE  
VALLEY  
PARK  
GOLF COURSE

LOOKOUT  
MOUNTAIN  
PRESERVE

## POINTE MOUNTAINSIDE

POINTE GOLF  
CLUB

Thunderbird Rd

**SUBJECT**

STONY  
MOUNTAIN  
PRESERVE

POINTE HILTON  
TAPATIO CLIFFS  
RESORT

## POINTE TAPATIO

Cave Creek Rd

NORTH  
MOUNTAIN  
PRESERVE

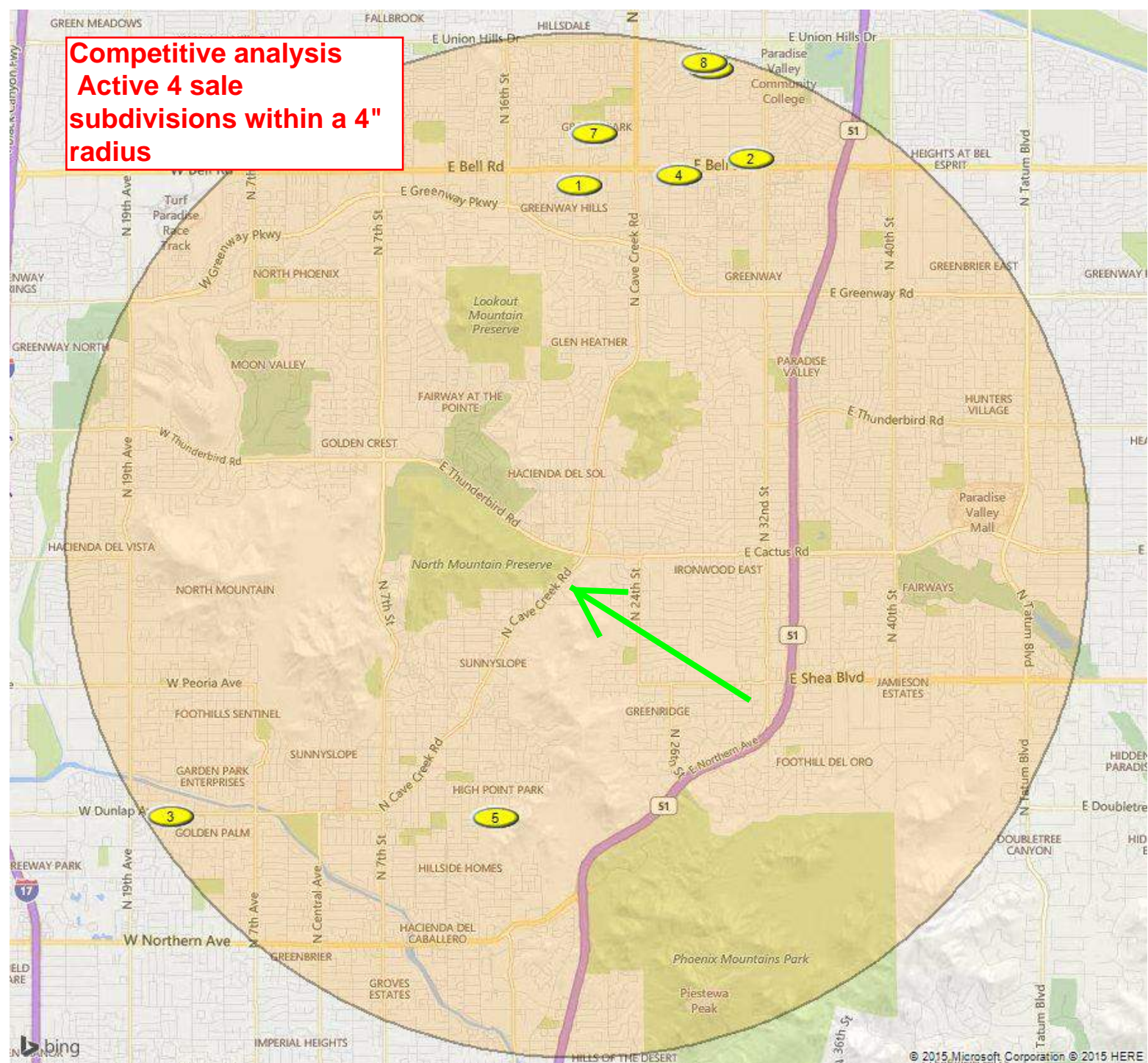
PHOENIX  
MOUNTAINS  
PRESERVE







**Competitive analysis**  
**Active 4 sale**  
**subdivisions within a 4"**  
**radius**







## Printed: 09-24-2015

[illegible]



# Competitive Market Area Report - ABSORPTION REPORT (default report)

Total Available

Lots----- 63  
Closings within the trailing 12 months - 83



REPORT DATE 09-24-2015

## COMMUNITY SUMMARY INFORMATION

SUBDIVISIONS	12
BUILDERS	11
MASTER PLANS	1

TOTAL PLATTED LOTS	419
TOTAL AVAILABLE LOTS	63
SPECS REPORTED	3
NEW CONTRACTS	3

SUBMARKET AREA	N, NW, S
CITY	PHOENIX

BASE PRICE RANGE	0 - 322400
CLOSING PRICE RANGE	171050 - 395027
AVG MIN BASE PRI	183138
AVG MAX BASE PRI	227338

YTD PERM	52
YTD COE	56

6 MO AVG PERM	0.61
6 MO AVG COE	0.92

2014 COE	79
2014 PERMITS	81
2013 COE	18
2013 PERMITS	20
2012 COE	6
2012 PERMITS	0

## FUTURE COMMUNITIES

TOTAL COMMUNITIES	0
TOTAL PLATTED LOTS	

## LAND/LOT SALIES - LAST 12 MONTHS

TOTAL TRANSACTIONS	0
TOTAL LOTS SOLD	
· PRODUCTION LAND/LOTS	
· CUSTOM LOTS	
· COMMERCIAL	

## DESIGNATED MARKET AREA PERMIT AND CLOSING SUMMARY

MONTH	12	11	10	9	8	7	6	5	4	3	2	1	Total
PERMITS	8	3	1	6	2	6	9	8	6	2	12	7	70
CLOSINGS	8	12	3	4	4	8	4	7	6	10	9	8	83

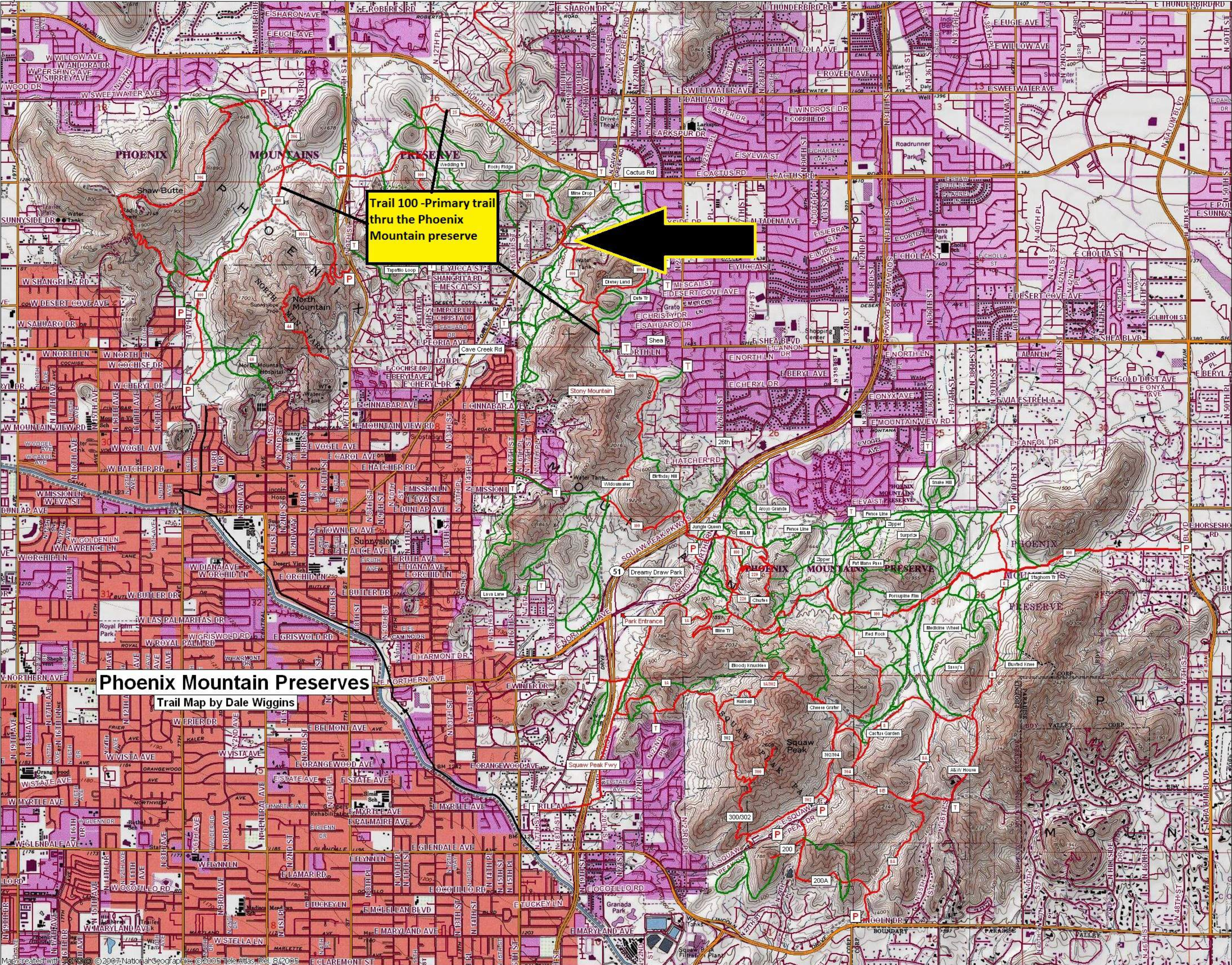
## COMMUNITY PERMIT AND CLOSING SNAP SHOT - CURRENT MONTH

SUBID	BUILDER	SUBDIVISION	LOT SIZE	CURRENT MO PERMITS	CURRENT MO CLOSINGS	CURRENT MO NEW CONTRACTS	BASE PRICE RANGE	SQFT RANGE
20025	GRANITE CREST HOMES	DANBURY PLACE CONDOS	ATT	0	2	0	169850-198850	1348-1749
20962	TAYLOR MORRISON	PARK 16	45X110	0	0	0		1573-2985
20656	TAYLOR MORRISON	DESERT WIND DISCOVERY VILLAS,PHASE C	45X122	7	1	0	254990-303990	1573-2936
20675	PORCHLIGHT HOMES	SENDERO VILLAS/8305 N CENTRAL AVE	47X92	0	0	0		1694-2516
19379	CCS-ADERRA LLC	ADERRA CONDOS	ATT	0	3	0	199900-322400	811-1284
20458	BELLAGO HOMES	CONTESSA BELLA	30X56	0	1	2	224100-253800	1653-1968
15414	GARRETT WALKER HOMES	HILLSIDE NORTH MOUNTAIN	50X115	0	0	1	249990-284990	1870-2674
20835	RICHTER HOMES	RICHTER MANOR	60X105	0	0	0	0-0	2224-2224
19088	PARAMOUNT SKYLINE LLC	SKYLINE RIDGE @ THE PRESERVE CONDOS	ATT	0	0	0		
21246	EDGE DEVELOPMENT	CRAMADA ESTATES	70X110	0	0		0-0	0-0
20845	GREEN STREET COMMUNITIES INC	DUNLAP	60X132	0	0	0	1-1	1-1
21252	HANCOCK COMMUNITIES	BELLVIEW PARK	60X94	0	1	0		
TOTAL				7	8	3		

## DESIGNATED MARKET AREA SUBDIVISION LOT BREAKDOWN

LOT WIDTH	TOTAL LOTS	AVAILABLE LOTS
10	260	20
30	43	7
45	69	23
47	10	0
50	17	0
60	16	13
70	4	0







**Trail 100 -Primary trail  
thru the Phoenix  
Mountain preserve**