

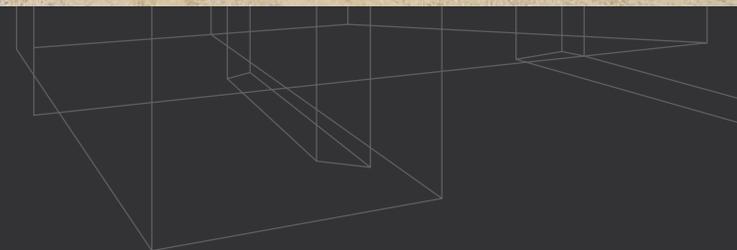
7901 E Sweetwater Avenue Scottsdale, AZ 85260



FOR SALE



JIM MUTH
Broker
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PROPERTY SUMMARY

Décor Properties is pleased to present a 4,713 sq ft church facility located in affluent Scottsdale, Arizona

THE OFFERING

Approximately 4,713 square foot church facility comprised of three (3) separate buildings on approximately 3.373 acres (146,928 square feet) of land zoned R1-35 on the southwest corner of Sweetwater and Hayden Road in Scottsdale, Arizona. This property can continue to be used as a church facility in its present condition with its current seating capacity of approximately 150 (with the potential for expansion) or the entire property can be redeveloped for up to four (4) single family homes to match the existing residential community of multi-million dollar homes. This property is also subject to an existing income producing Verizon cell tower agreement. The cell tower is located inside the church steeple.

DEMOGRAPHICS

	85260	MARICOPA COUNTY
Population	39,490	4,613,696
Median Age	47	36
Median HH Income	\$151,559	\$113,466
Daytime Employees	78,271	4,642,898

PROPERTY OVERVIEW

Address	7901 E Sweetwater Ave Scottsdale, AZ 85260
Parcel Size	3.373 Acres per Maricopa County Assessors
Building Size	4,713 sq ft collectively for all 3 buildings per the Maricopa County Assessor
Current Zoning	R1-35
APN	175-74-126-B
Delivered	Subject to existing Verizon cell tower lease
Land Price per Sq Ft	\$35.39/sq ft





PROPERTY HIGHLIGHTS

DELIVERED vacant

DESIRABLE location of North Scottsdale

LOCATED in a very affluent residential area

EASY ACCESS to nearby Loop-101, Scottsdale Road, and SR-51

WITHIN four (4) miles of Scottsdale Quarter, Kierland and Scottsdale Promenade Shopping Centers

WITHIN three (3) miles of Scottsdale Airport

CHURCH FACILITY Shown by Appointment Only. Currently occupied by religious congregation on month to month lease.

3 MIN
FROM LOOP 101

6 MIN
FROM RETAIL AMENITIES

20 MIN
FROM INTERSTATE 17

12 MIN
FROM STATE ROUTE 51



LOCATION OVERVIEW

The City of Scottsdale is one of Arizona's 10 largest cities with a population of more than 240,000. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability and friendly culture.

Scottsdale is dedicated to the success of its residents and business community. Named as a best place to live, work and launch a startup, the city's progressive leadership has kept taxes low for both families and corporations and has frequently been honored as one of the nation's best-run cities. With a rich history in tourism, Scottsdale is visited by more than 9 million people annually, generating an economic impact of \$3.7 billion. Scottsdale is home to Arizona's finest shopping, dining, and golfing. Scottsdale offers ranches, hiking

trails, award-winning resorts and acclaimed art galleries for its residents that enjoy an unparalleled quality of life.

EXCELLENT JOB GROWTH

WalletHub has named the City of Scottsdale as the number one ranked city in America to find a job. The comprehensive study compared more than 180 US cities across 31 key indicators of job-market strength. Job opportunities, monthly average salary, unemployment rate, and housing affordability are just a few of the metrics utilized in developing the 2020 list where Scottsdale came out on top.

39,800

POPULATION IN 85260

\$104,625

MEDIAN HOUSEHOLD INCOME IN 85260

\$817,000

MEDIAN LIST PRICE IN 85260

\$691,000

MEDIAN HOME VALUE IN 85260

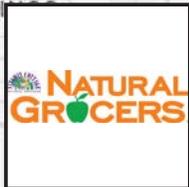
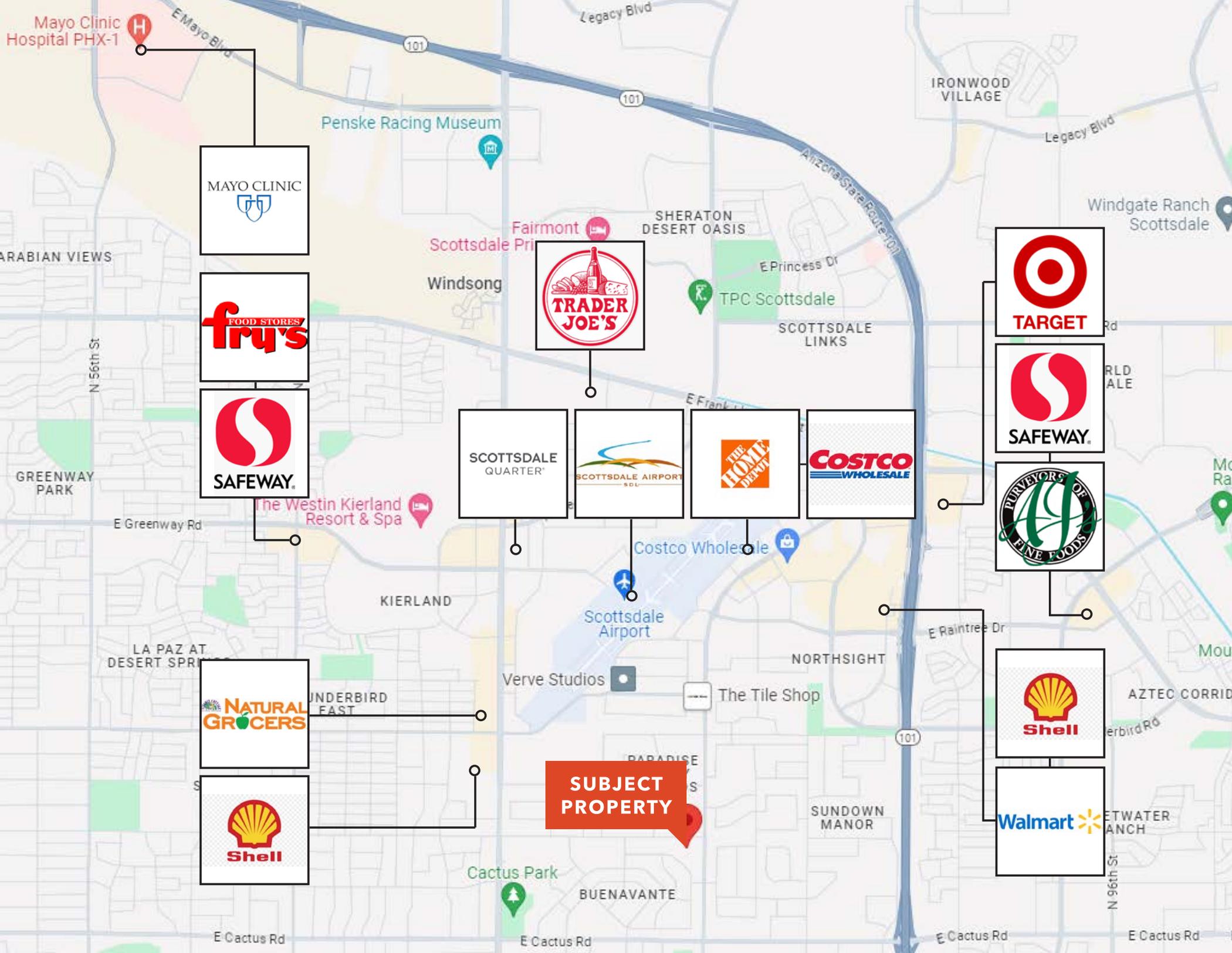


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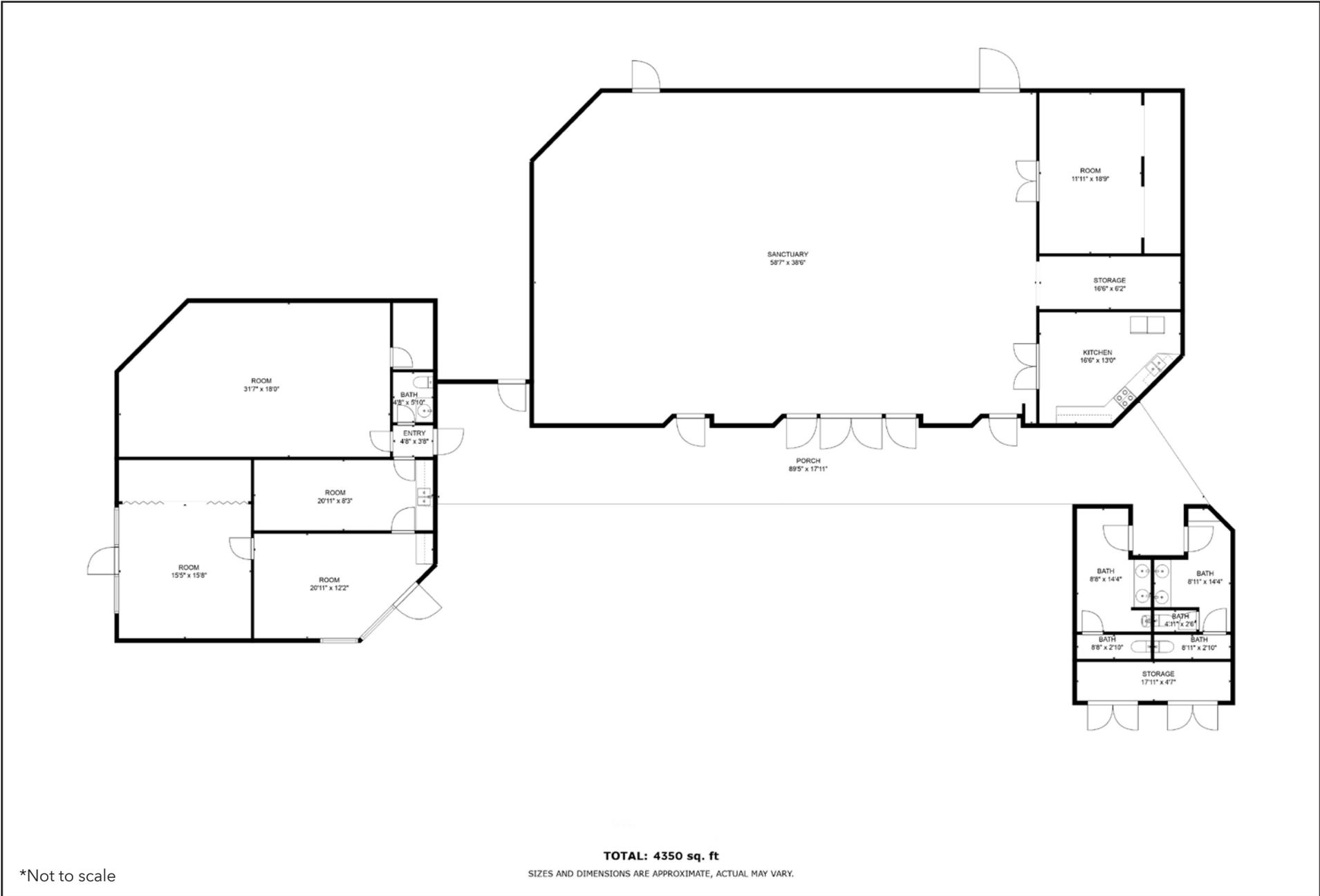
7/1/2024





SUBJECT PROPERTY

CURRENT FLOOR PLAN



*Not to scale

**EXCLUSIVELY
REPRESENTED BY**

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