

Scottsdale Airport Hangar

DEVELOPMENT SITE

FOR SALE

15853 N. 81ST STREET | SCOTTSDALE, AZ



LEV ROSE
COMMERCIAL REAL ESTATE

TCN
WIRELESS
REAL ESTATE SERVICES

LAND SIZE

±1.10 AC (±47,984 SF)

SALE PRICE

Highest Offer

ZONING

I-1, Scottsdale ([Zoning Details](#))

PARCEL NUMBER

215-48-62A

UTILITIES

To-Site

RUNWAY ACCESS

Gate 5

GATE 5 WIDENING DOCS

[Click Here To View](#)

SNAPOA ASSOCIATION DOCS

[Click Here To View](#)

The Offering

LevRose Commercial Real Estate is pleased to present this extremely rare opportunity to acquire an Airplane Hangar Development Site in the Scottsdale Airpark. This end of cul-de-sac lot will provide unobstructed runway & mountain views, and is conveniently positioned with immediate access to the Airport Runway via Gate 5 - which was widened in 2019 to accommodate larger planes. Considered Arizona's beach front property, the scarcity of taxiway land options continues to compress while values have skyrocketed in recent years. Take advantage of this unique trophy aeronautical development occasion and implement your own personal touch on the custom design for your new exclusive private hangar facility.



ALTA SURVEY

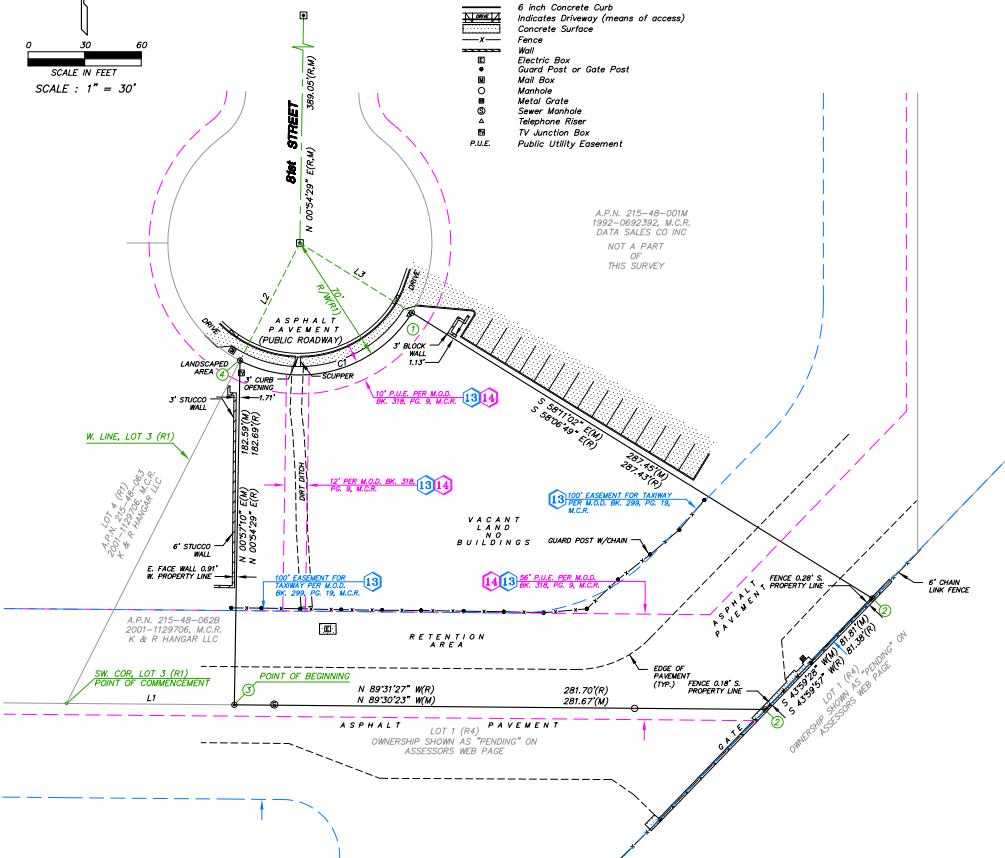
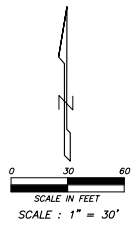
Click To View ALTA Survey

ALTA / N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Fnd Brass Cap Flush
- (See Monument Table)
- (R) See Reference Documents
- (M) Measured
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Indicates Driveway (means of access)
- Concrete Surface
- Fence
- Wall
- Electric Box
- Guard Post or Gate Post
- Mail Box
- Manhole
- Metal Grate
- Sewer Manhole
- Telephone Risar
- TV Junction Box
- Public Utility Easement

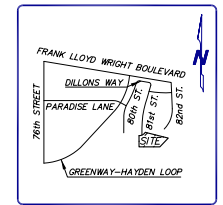


SURVEY NOTES

- This survey and the description used are based on a Commitment for Title Insurance issued by Thomas Title and Escrow Agency, issuing agent for First American Title Insurance Company, File Number 105741A2, dated March 10, 2022.
- BASIS OF BEARING:** The monument line of 81st Street, using a bearing of North 00 degrees 54 minutes 29 seconds East, per the Plat of NORTH SCOTTSDALE AIRPARK UNIT 3 recorded in Book 327, Page 14, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- No buildings were observed on the surveyed property.
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
- This survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the escrow referenced in Survey Note No. 1. Reproduction or use of this survey by any other party, for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-153).

PARCEL DESCRIPTION

BEING A PORTION OF LOT 3, OF NORTH SCOTTSDALE AIRPARK UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 327 OF MAPS, PAGE 14, ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES 31 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 88.98 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 54 MINUTES 29 SECONDS EAST, 182.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER BEING A POINT ON A NON TANGENT CURVE CONVEX TO THE NORTHEAST; THE CENTER OF WHICH BEARS NORTH 27 DEGREES 02 MINUTES 47 SECONDS EAST 70.00 FEET;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85 DEGREES 09 MINUTES 36 SECONDS, AN ARC DISTANCE OF 104.04 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 3;
THENCE SOUTH 58 DEGREES 00 MINUTES 40 SECONDS EAST 287.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;
THENCE SOUTH 43 DEGREES 59 MINUTES 57 SECONDS WEST, 81.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;
THENCE NORTH 89 DEGREES 31 MINUTES 27 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 281.70 FEET TO THE POINT OF BEGINNING.



SCHEDULE "B" ITEMS

- Covenants, Conditions and Restrictions as set forth in document recorded as 86-149534, of Official Records, First Amendment recorded as 88-614562, of Official Records, Second Amendment recorded as 2015-0917828, of Official Records and recorded as 2015-0917808, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of North Scottsdale Airpark Unit 3, recorded as Book 318 of Maps, Page 9, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (PLOTTABLE MATTERS SHOWN HEREON)
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of North Scottsdale Airpark Unit 3, recorded as Book 318 of Maps, Page 9, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (PLOTTABLE MATTERS SHOWN HEREON)
- An easement for right of way for road, public utilities and incidental purposes in the document recorded as 2017-0910047, of Official Records (DOES NOT AFFECT THE SUBJECT PROPERTY - EASEMENT IS WEST OF THE SUBJECT PROPERTY)
- All matters as set forth in Lot Split Approval, recorded December 29, 1997 as 97-0910041, of Official Records (AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

SITE INFORMATION

ADDRESS: 15853 N. 81st STREET SCOTTSDALE, ARIZONA 85260
A.P.N.: 215-48-062A
LAND AREA: 1.102 ACRES - 47,984 SQ. FT.
STRIPED PARKING SPACE TABULATION:
There are no striped parking spaces on the subject property.

REFERENCE DOCUMENTS

- DEED 1997-029970, M.C.R.
- PLAT PER BOOK 327, PAGE 14, M.C.R.
- UNRECORDED ALTA SURVEY PREPARED BY SUPERIOR SURVEYING SERVICES JOB NO. 210133, DATED 3-14-01
- R.O.S. PER BOOK 1408, PAGE 3, M.C.R.
- PLAT PER BOOK 1819, PAGE 39, M.C.R.

CERTIFICATION

TO:
MS Consulting Inc.;
Thomas Title and Escrow Agency; and
First American Title Insurance Company.
This is to certify that this map and plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/N.S.P.S. Land Title Surveys, jointly established and adopted by ALTA and N.S.P.S. and includes Items 1, 2, 4, 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on March 30, 2022.



LINE	BEARING	DISTANCE
L1(R)	S 89°31'27" E	88.98'
L1(M)	S 89°30'23" E	88.98'
L2(R)	N 27°02'37" E	70.00'
L2(M)	N 26°58'16" E	70.00'
L3	S 58°06'48" E	70.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	70.00'	104.04'	85°09'36"	S 74°25'44" W	94.66'
C1(M)	70.00'	103.95'	85°09'54"		

MONUMENT TABLE	
①	FND 1/2" REBAR W/CAP L.S. 18214 PER (R2)
②	FND CHISELED "Y" IN CONCRETE AS SHOWN ON (R2) - SET PK NAIL & WASHER L.S. 31020
③	FND COTTON PICKER SPINDLE WITH NO I.D. AS SHOWN ON (R2)
④	FND 1/2" REBAR W/CAP L.S. 31020 PER (R2) AS SHOWN ON (R3)

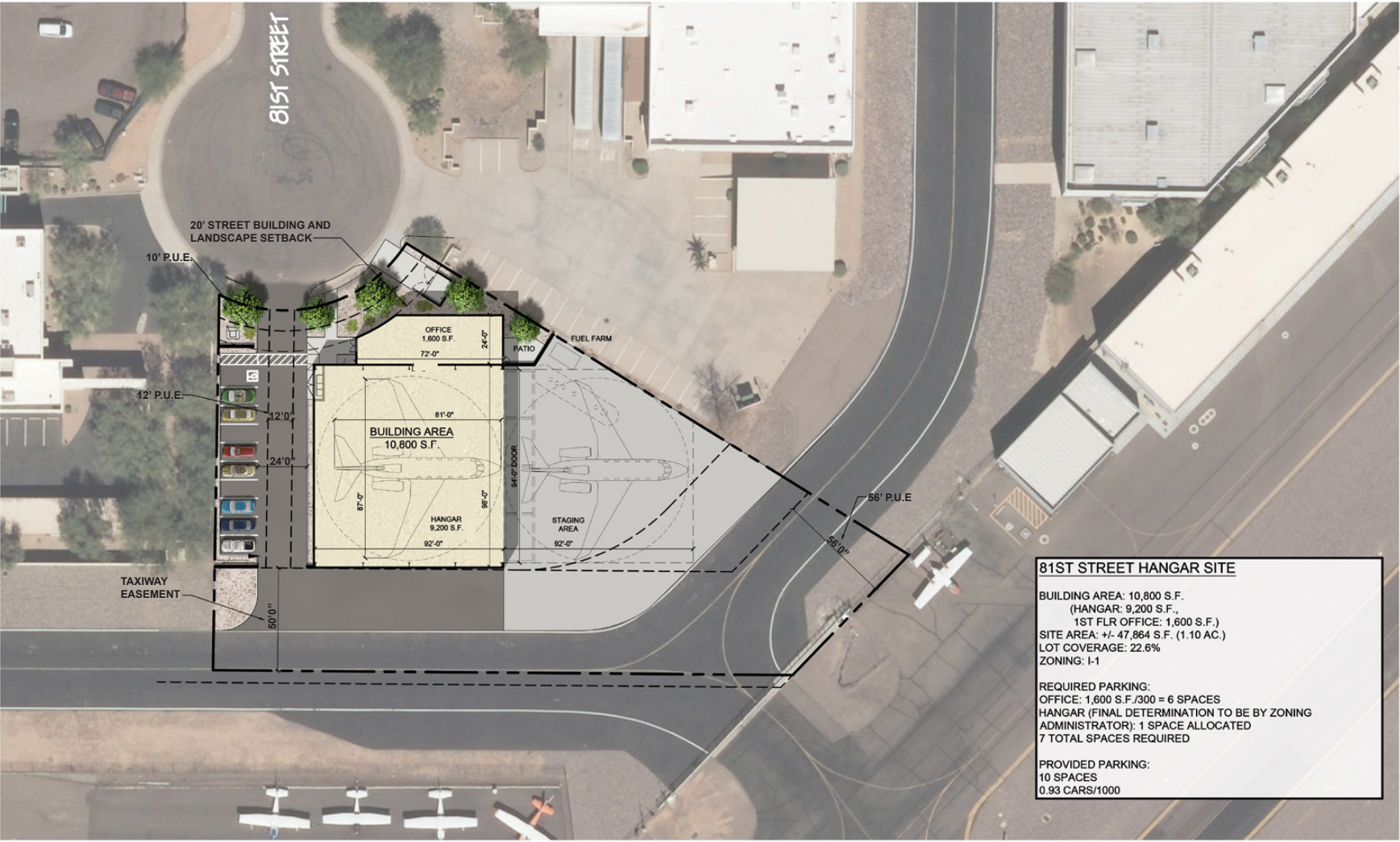
ALTA / N.S.P.S. LAND TITLE SURVEY

ALLIANCE
LAND SURVEYING LLC

7800 N. 70th AVENUE, SUITE 104
SCOTTSDALE, AZ 85250 Phone: (602) 878-2820
www.alliancesurveying.com

SHEET: 1 of 1 DATE: 4-21-22 JOB NO: 220346

CONCEPTUAL SITE PLAN



81ST STREET HANGAR SITE

BUILDING AREA: 10,800 S.F.
 (HANGAR: 9,200 S.F.,
 1ST FLR OFFICE: 1,600 S.F.)
 SITE AREA: +/- 47,864 S.F. (1.10 AC.)
 LOT COVERAGE: 22.6%
 ZONING: I-1

REQUIRED PARKING:
 OFFICE: 1,600 S.F./300 = 6 SPACES
 HANGAR (FINAL DETERMINATION TO BE BY ZONING
 ADMINISTRATOR): 1 SPACE ALLOCATED
 7 TOTAL SPACES REQUIRED

PROVIDED PARKING:
 10 SPACES
 0.93 CARS/1000

81st Street Hangar Site Scottsdale, Arizona
 2024 . 06 . 28

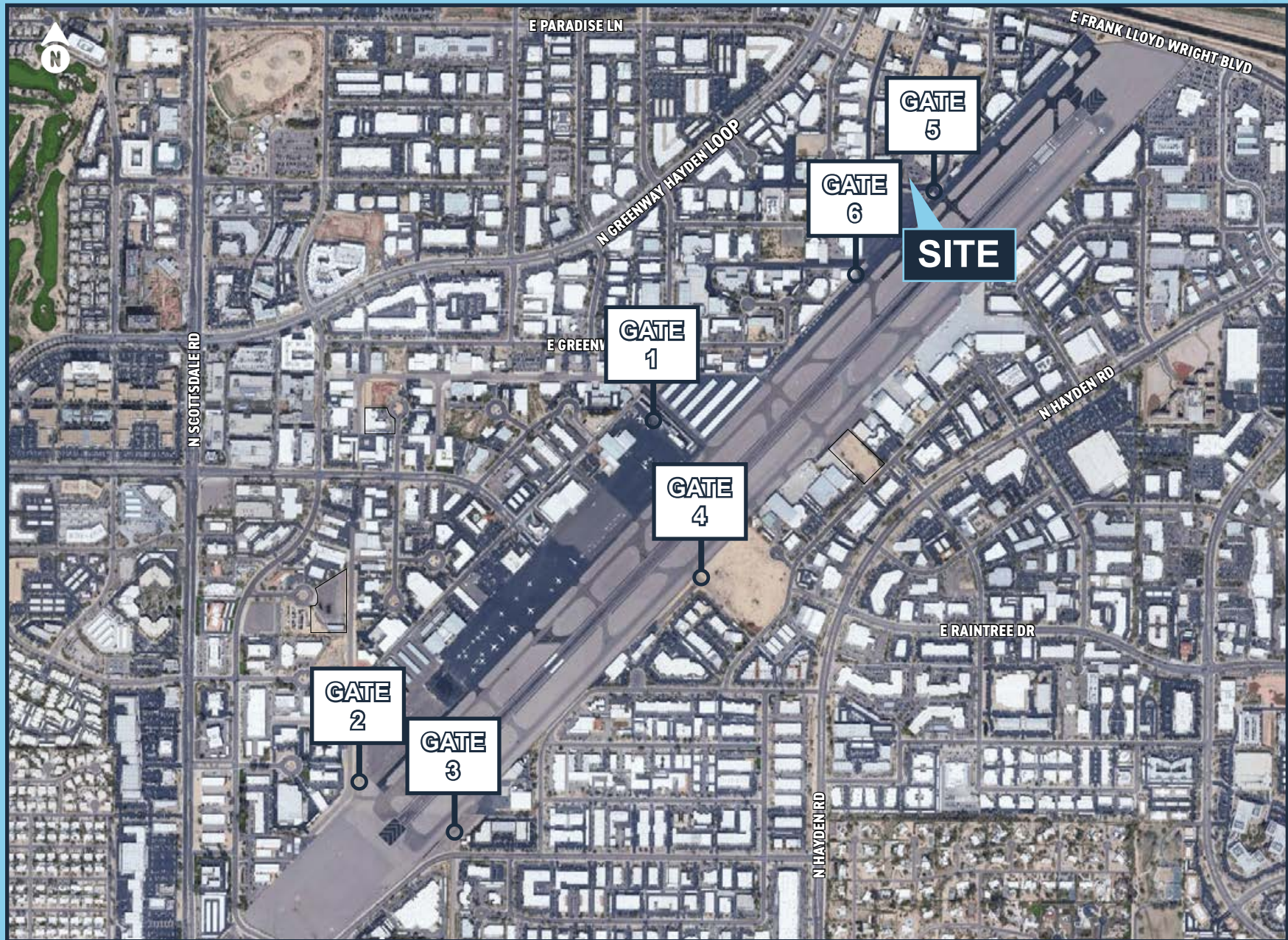
PRELIMINARY SITE PLAN



This artist rendering is for conceptual design only, was done without benefit of a survey and should not be referred to as a construction document. THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGNBUILD AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

This is a conceptual Site Plan that is subject to review and approval from the City of Scottsdale, Buyer is responsible for doing their own Due Diligence to confirm the suitability of the Site for their intended use.

AIRPARK OVERVIEW



AERIAL OVERVIEW



SITE



AERIAL OVERVIEW

SCOTTSDALE QUARTER®



OptimaKierland

THE WESTIN
KIERLAND
RESORT & SPA
PHOENIX-SCOTTSDALE

SITE



AIRPARK OVERVIEW



▶ Scottsdale Airpark has become a national model for airport-based business parks. It is home to more than 25 national/regional corporations, 2,500 small to mediumsized businesses, more than 48,000 employees and has easy airport & freeway access providing unmatched accessibility.



▶ Abundant nearby amenities, headlined by Scottsdale Quarter and Kierland Commons, two premier open air, mixed-use developments in the heart of Scottsdale Airpark. The adjacent properties alone boast over 1.2 million square feet of retail and office space along with over 650 luxury apartment units.



▶ North Scottsdale remains one of the most attractive markets for investors and developers, evidenced by the more than 3,600 luxury apartment units under construction within a 5-mile radius of the subject property.



▶ Exceptional demographic base in North Scottsdale, supported by an educated ($\pm 70\%$ of population has bachelor's degree or higher) and affluent (average household income is $\pm \$150K$) workforce within 3-miles. Scottsdale Airport is nestled in between Paradise Valley and DC Ranch, where most of the wealthiest individuals in Metro Phoenix reside.

SCOTTSDALE AIRPORT (KDSL)



▶ With a single runway stretching over 8,000 feet, Scottsdale Airport stands as a pinnacle among the nation's corporate jet facilities, drawing in both business moguls and leisure seekers alike. Located just nine miles north of Downtown Scottsdale, this airport, coupled with its adjacent Airpark, has blossomed into a formidable economic powerhouse for the city. Its influence rivals that of other prominent economic hubs in the Southwest.





ZAK KOTTLER
Partner
480.272.1493
zkottler@levrose.com

JOE COSGROVE
Partner
480.628.4735
jcosgrove@levrose.com

HUNTER CHASSE
Vice President
480.289.4225
hchasse@levrose.com

LEVROSE
COMMERCIAL REAL ESTATE

