

DC RANCH PAD FOR SALE

18211 North Pima Road/SEC Legacy Boulevard & Pima Road | Scottsdale, AZ

APPROVED LUXURY HOTEL SITE

200 ROOMS



NEWMARK

PRESENTED BY

DAVID GUIDO

Managing Director

t 602-952-3875 | c 602-622-0160 | david.guido@nmrk.com

DC RANCH PAD FOR SALE

18211 North Pima Road/SEC Legacy Boulevard & Pima Road | Scottsdale, AZ

NEIGHBORS



CITY LAND

PARKING

±1.7 ACRES

DC RANCH NATURE PARK

DC RANCH CROSSING

The UPS Store	RIM RIDES N MOTION	verizon	Allay Foot Spa
MD SKIN	Surveyors of Fine Foods	CJ	McDonald's
SCOTTSDALE ANIMAL HEALTHCARE	First American	hy:drate SALON DAY SPA	THE SPOT
Visions Optique AND EYE CARE		KO POKE	FAB TRAINING
		THE WORKSHOP PILATES	HEIDI BOUTIQUE

DC RANCH PAD FOR SALE

18211 North Pima Road/SEC Legacy Boulevard & Pima Road | Scottsdale, AZ

APPROVED LUXURY HOTEL SITE

200 ROOMS



DC RANCH PAD FOR SALE

18211 North Pima Road/SEC Legacy Boulevard & Pima Road | Scottsdale, AZ

APPROVED LUXURY HOTEL SITE

200 ROOMS

CONCEPTUAL ELEVATIONS AND SITE LAYOUT



Looking North



View looking Northeast

DC RANCH PAD FOR SALE

18211 North Pima Road/SEC Legacy Boulevard & Pima Road | Scottsdale, AZ

APPROVED LUXURY HOTEL SITE

200 ROOMS



PROPERTY HIGHLIGHTS

- ± 1.7 Acres / $\pm 72,966$ SF
- 75-car parking lot already developed including entitled shared use. All maintenance shared by DC Ranch Crossing POA including pavement, landscape, irrigation, lighting and security.
- All utilities to the site including sewer, water, fire loop, direct drainage tie-in with no storage tanks needed, power, communications and 4 monument sign place holders.

ZONING

- Zoned: R-4R

DC RANCH PAD FOR SALE

18211 North Pima Road/SEC Legacy Boulevard & Pima Road | Scottsdale, AZ

APPROVED LUXURY HOTEL SITE

200 ROOMS

DC RANCH AMENITIES

- Property situated in a planned neighborhood center with 4 restaurants, upscale grocery store with a grill, and service retail including salons, veterinarian, real estate, fitness and other neighborhood services.
- Centrally located at Pima Road and AZ Loop 101 freeway in north Scottsdale. Business stays and group meetings generated from its proximity to Scottsdale Municipal Airport, Airpark Business Corridor, and Princess Perimeter Corporate Center as well as excellent highway frontage visibility from Loop 101 and Pima Road off ramp exit.
- Located within the 'Scottsdale Cure Corridor' which attracts extended stay visits from friends and family visiting local health care facilities which includes access to 2 Mayo Hospitals and numerous Health Care facilities and Clinics.
- The property is allowed use of all DC Ranch amenities including grand ballroom, community centers and board rooms.
- Property is adjacent to a nature park with a pond, which is connected to the large sport fields for soccer and other outdoor activities.
- DC Ranch is contiguous to Scottsdale's McDowell Sonoran Preserve, with 30,000 acres of natural habitat and a multitude of trails.
- Special Event Stays generated from WestWorld of Scottsdale, the premier nationally recognized multi use event facility has over 300,000 sq. ft. of exhibition space on 386 acres located just ½ mile south.
- Walking distance to the Greatest Show on Grass, the annual Phoenix Open golf tournament and surrounded by dozens of public and semi-private golf courses.
- Nearby Promenade, Scottsdale Quarter, Kierland Commons which are upscale retail lifestyle centers with hundreds of shopping, restaurant and family friendly entertaining venues.

A partial list of yearly events include:

- Barrett Jackson Collector Car Auction
- Good Guys Car Show
- AZ Dressage Association Spring Celebration
- American Saddlebred Association All Breed Horse Show
- LaMesa RV Show and Sale
- American Kennel Dog Shows and Agility Events
- Classic Hot Rod Events
- International Sportsman's Expo
- Game of Throws – Cornhole Tournament
- Arizona Paint Horse Club
- Hot Import Nights
- AZ Reining Horse Association Show
- Scottsdale All Arabian Horse Show
- Junk in the Trunk Vintage Market
- International Gem and Jewelry Show
- Ponies of Americas Horse Show
- TPC Waste Management Open - Birds Nest Concert Venue
- International Motorcycle Show
- Arizona Bike Week
- Maricopa County Home Show
- Polo Tournaments

DC RANCH PAD FOR SALE

18211 North Pima Road/SEC Legacy Boulevard & Pima Road | Scottsdale, AZ

APPROVED LUXURY HOTEL SITE

200 ROOMS

BUILD A LUXURY HOTEL RIGHT NEXT TO WORLD RENOWNED GOLF COURSES

Nearby golf courses to DC Ranch Hotel Development Site:



- TPC Scottsdale
1.8 miles away
www.tpc.com/scottsdale



- DC Ranch The Country Club
3 miles away
www.ccdcranch.com



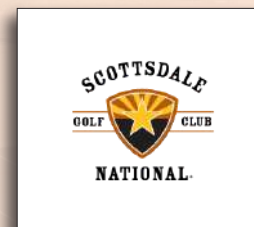
- Silverleaf Club
2.2 miles away
www.silverleafclub.com



- Westin Kierland Golf
4.6 miles away
www.kierlandgolf.com



- Grayhawk Golf Club
2.5 miles away
www.grayhawkgolf.com



- Scottsdale National Golf Club
11.2 miles away
www.sngc.com



RIDES  MOTION
 **THE SPOT**
NEIGHBORHOOD GRILL

 **A's FINE FOODS**

DC Ranch Crossing Shopping Mall
   

 **CAMDEN**
FOOTHILLS

**18211 N Pima Rd,
Scottsdale, AZ 85255**

**E Desert Park Dr
E Trailside View**

101

E Princess Dr

N Pima Rd

N 91st St

E Trailside View

Sara Waterman
PHOTOGRAPHY

 **Hilton
Garden Inn**

E Palo Brea Bend

 **GALATI'S
ORTHODONTICS**

 **Juggernaut Case™**
PROTECT • MOUNT • CONNECT

 **LetterStream**

 **MAXIMUM
FITNESS**

**BLUME
SKIN & BODY**

 **LivWell
INFUSIONS**

 **Pinnacle Peak**
oral surgery & dental implants

Venue **8600**

E Verde Grove View

 **REI
COOP**

 **AlphaMeD**
WALK-IN MEDICAL

E Hidden Spur Trail



18211 N Pima Rd,
Scottsdale, AZ 85255

Marshall's
KOHL'S
 IN-N-OUT BURGERS
 HAYE & MISTER?
AMC THEATRES
 Yard House
FLORER CHILD
 HEALTHY BODY AND A HAPPY MIND
TARGET

JW MARRIOTT

Scottsdale Grayhawk Center

Walgreens
Dutch Bros
Just Jules
THE UPS STORE
PEI WEI
Butta Cakes
PARMA
 Namaste Indian Restaurant
 Spiced Georgia

COOL CORPUSCIONE AUTO RPA
Oscar's TACO SHOP
BMO
USPS.COM

High Street

OrthoArizona
SPROUTS FARMERS MARKET
Mellow Mushroom
OCEAN PRIME
SODAJERK
INORI

MOUNTAIN SIDE FITNESS

BankersTrust
MIM MUSICAL INSTRUMENT MUSEUM
Sagewood

Mayo Employees
ASU Arizona State University
AMERICAN EXPRESS
Residence INN
MAYO CLINIC
-chargepoint+
CARDTRONICS

101

Hayden Peak Crossing

LING'S WORK SHOP
FIRST WATCH
miKtor
STARBUCKS
Jack in the box
PURE
SUBWAY
Sourdough
frus

THE SPOT
CAMDEN
F5 TRAINING
KICK BOXING
Vitality
RIDES MOTION
McDonald's

OUTBACK STEAKHOUSES
Carlos O'Brien's
PGA TOUR SUPERSTORE
HYATT house
Harkins
BLEU AGAVE
STARBUCKS
COCONUTS
WHOLE FOODS
Bonobos
THE WHITE CHOCOLATE GRILL
Leona's
EGGS FITNESS
Chick-fil-A
BUCK & RIDER
S+C DENTAL

N Scottsdale Rd

AlphaMed
Judgment Call Case
Sara Waterman
PRE

Windgate Crossing
FIT BODY BOOT CAMP
BLACK ROCK COFFEE BAR
BLONDE
SWING AWAY Golf Studio
EPHIA'S NICHES
MoneyGram
CVS pharmacy

Scottsdale Fairmont
SCOTTSDALE PRINCESS
Hilton GRAND VACATIONS
SHERATON VACATION CLUB

ORgano's
ROSS DRESS FOR LESS
IN-N-OUT BURGERS
Chick-fil-A
verizon
SAJAD
COSTCO WHOLESALE
Walmart
MAGGIANO'S LITTLE ITALY
RED WING
BETWEEN LINES
WORLD MARKET
WESTIN HOTELS & RESORTS
Holiday Inn
WELLS FARGO
THE VITAMIN SHOPPE
WILDFLOWER
BW Best Western
Best Western
TRADER JOE'S

McDowell Mountain Marketplace
THE VIG
Basha's
Breakfast Spot
KAY SUSHI
Freshbox
HOTWORX
CHASE
SUBWAY

LivWell INFUSIONS
Hilton Garden Inn
Pinnacle Peak
MAXIMUM FITNESS
BLUME SKIN & BODY
LetterStream Venue 8600

N Pima Rd

Pima Fwy

Bell Rd

N 56th St

E Thunderbird Rd

N Frank Lloyd Wright Blvd

E Sweetwater Ave

Hayden Rd

N Thompson Peak Pkwy

E Thompson Peak Pkwy

DC RANCH PAD FOR SALE

18211 North Pima Road/SEC Legacy Boulevard & Pima Road | Scottsdale, AZ

APPROVED LUXURY HOTEL SITE
200 ROOMS



DC RANCH PAD

18211 North Pima Road/SEC Legacy Boulevard & Pima Road
Scottsdale, AZ | 85255

LATITUDE: **33.65077** | LONGITUDE: **-111.88655**

Population	1-Mile	3-Mile	5-Mile
2023 Estimated Population	5,394	55,645	127,916
2028 Projected Population	5,565	58,931	133,433
2023 Est. Daytime Population	25,771	128,728	225,372
Households			
2023 Estimated Households	2,185	27,005	57,205
2028 Projected Households	2,286	29,184	60,848
Income			
2023 Est. Average HH Income	\$253,643	\$173,477	\$176,421
2023 Est. Median HH Income	\$188,056	\$114,991	\$118,616
2023 Est. Per Capita Income	\$102,306	\$82,764	\$79,071
Business			
2023 Est. Employees	17,842	95,931	136,212
2023 Est. Businesses	681	5,682	9,118

Source: Esri Business Analyst

NEWMARK

PRESENTED
BY

DAVID GUIDO

Managing Director

t 602-952-3875 | c 602-622-0160 | david.guido@nmrk.com

2555 E Camelback Rd #600

Phoenix, AZ 85016 | t 602-952-3800 | nmrk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.