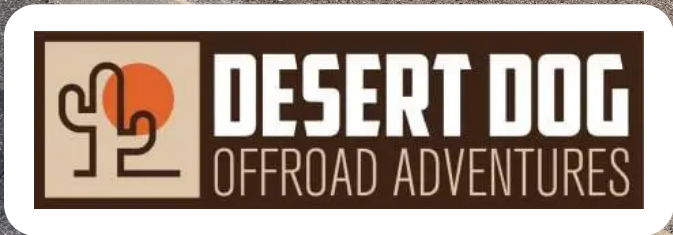


OFFERING MEMORANDUM

17212 E SHEA BOULEVARD,
FOUNTAIN HILLS, AZ 85268



12645 N SAGUARO BLVD #12,
FOUNTAIN HILLS, AZ 85268

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Tractor Supply Co
Animal feed store

DESERT DOG
OFFROAD ADVENTURES

Wendy's
Wendy's

IRON ROOTS
STRENGTH & CO.

**ARIZONA
PROPANE**

Arizona Propane

BEELINE HIGHWAY

3

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PROPERTY DESCRIPTION



LISTING PRICE
CALL
BROKER

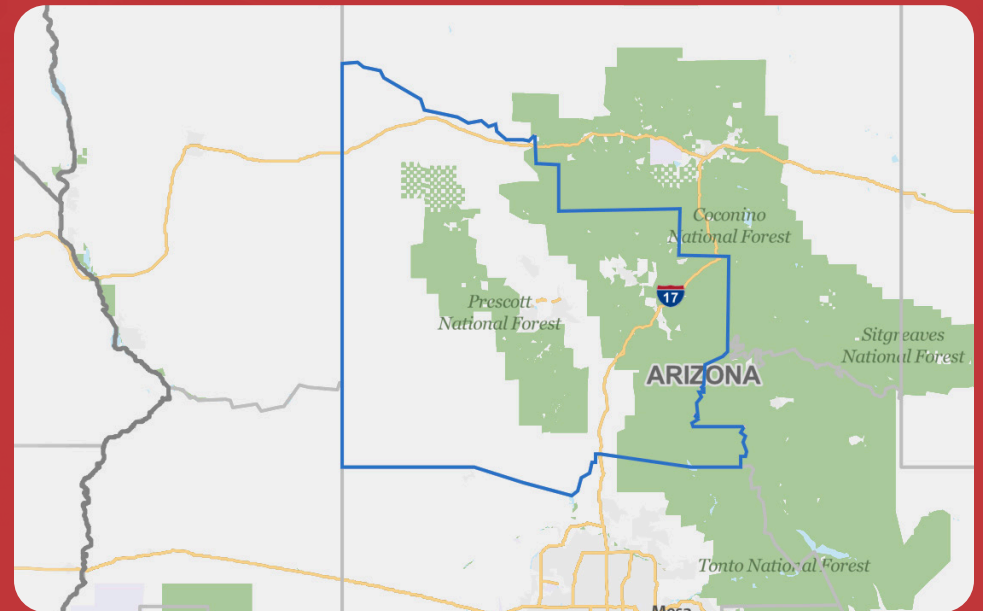


BUILDING
SIZE
5115 SQ FT



LOT
SIZE
0.69 ACRES

Zoning Business Type	C-2 (Commercial) Retail
Development Type	Building / Land
Lot Size	0.69 Acres
Building Size	5115 SQ FT
Parking Spaces	30
Taxes	\$8,804 (2024)



OFFERING SUMMARY



Desert Dog Offroad Adventures, the longest-running ATV tour operator in the Scottsdale-Phoenix area, is a well-established business with over 27 years of continuous operation, averaging \$700,000 in annual sales and \$275,000 in owner profit and discretionary income. Desert Dog holds exclusive permits for the most desirable trails in Arizona, including a valuable, transferable permit for the Tonto National Forest—one of only three in existence—continuously held since 2005.



The business sale includes:

- 28 CFMoto Trail 800 SXS vehicles (all 2022 or newer, with some having 5,000 miles, or 30-40% of expected usage)
- 2 CFMoto 800cc ATV guide bikes
- 2005 Chevy Kodiak tow vehicle (~80,000 miles)
- 2017 Ford F350 tow vehicle (~130,000 miles)
- 2 twin-axle trailers (2021 models)
- Full inventory of spare parts, helmets, and other equipment

The real estate offering consists of:

- A 2,028 sq ft retail building, 2,375 sq ft garage, and 124 sq ft storage space
- Prime corner location at Route 87 and Shea Blvd, next to Wendy's, with high visibility, foot traffic, and ample parking
- Programmable digital LED monument signs to further enhance street presence
- Flexible zoning that allows easy partitioning into two retail spaces and one auto repair business
- Recent upgrades, including:
 - 2 rooftop AC units (2021)
 - Roof membrane replacement (2022)
- Secured rear parking and outbuilding
- Security camera system
- Large garage with a heavy truck lift, mezzanine, central air compressor, two electric panels, and a sprinkler system

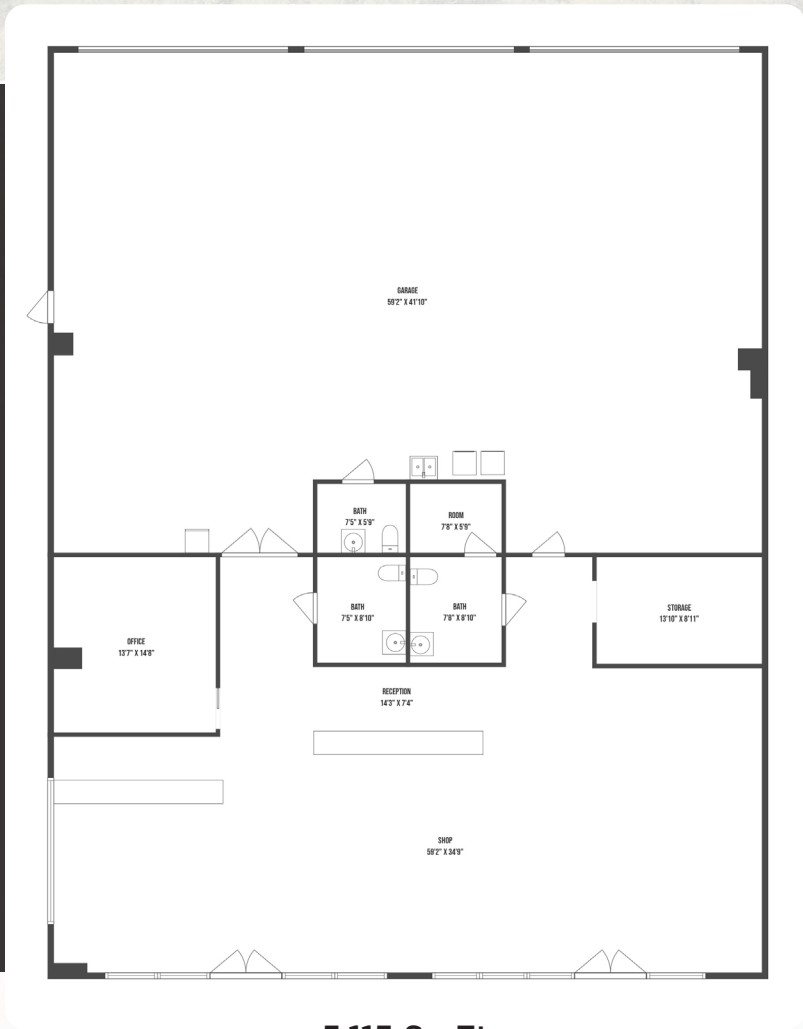
Additionally, the sale includes valuable digital assets, including a well-established website, active partnerships with Google, Viator, Yelp, TripAdvisor, Expedia, and more, plus seasoned marketing platforms on TikTok, Facebook, and Instagram, with over 22k Instagram followers.

This is a rare opportunity to own a turnkey adventure tourism business with exclusive permits, prime real estate, and significant digital reach in a high-demand market.

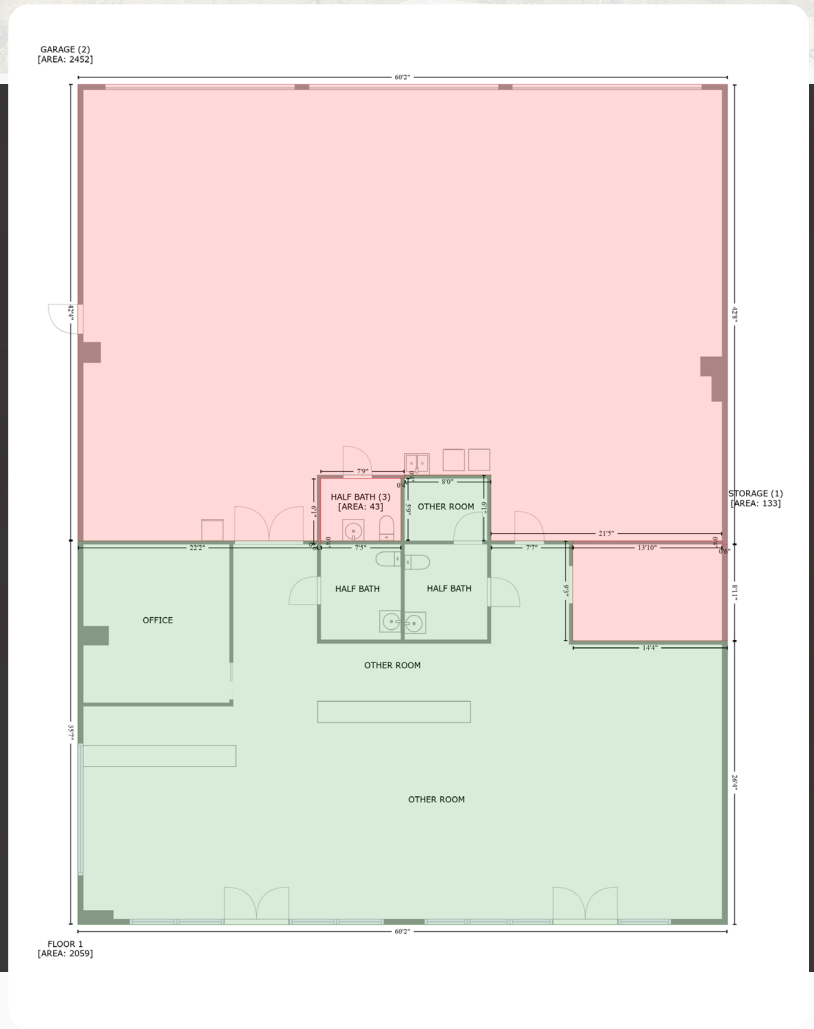
GALLERY



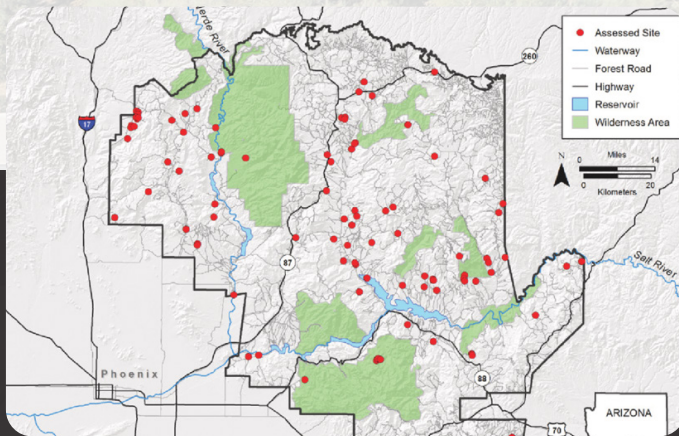
FLOOR PLANS



5,115 Sq Ft



TRAIL LICENSE



Imagine owning a property that not only offers prime real estate but also comes with a rare, transferrable trail permit for the stunning Tonto National Forest. This opportunity is perfect for outdoor enthusiasts, adventure seekers, or anyone looking to add unique value to their real estate portfolio.

The Tonto National Forest, known for its expansive, rugged beauty, is Arizona's largest national forest and offers unparalleled access to ATV trails, hiking, off-roading, camping, and more. A trail permit provides exclusive privileges for guided tours, recreational activities, and seamless access to one of the most popular destinations in the Southwest.

Highlights:

- **Exclusive Transferrable Permit:** Secure your spot in an area where permits are hard to come by.
- **Unlimited Adventure:** Explore over 3 million acres of breathtaking desert and mountain terrain.
- **Perfect for Investors:** The permit adds exceptional value, catering to tourism and adventure-based businesses.

Owning this real estate means more than just a beautiful location—it's a gateway to boundless outdoor recreation. Whether you plan to start a tour operation, rentals, or simply enjoy the perks of private access to the great outdoors, this is a one-of-a-kind opportunity that combines the beauty of Arizona with the advantage of exclusive trail access.

Don't miss out on this extraordinary real estate offering. With limited permits available, this property is a standout investment with both financial and lifestyle rewards.



MARICOPA COUNTY

Tourism in Maricopa County, Arizona, is a significant economic driver, particularly with its vast outdoor recreation options. Here's some useful information, including stats:

TOURIST NUMBERS

OVER 23 MILLION

Visitors Maricopa County attracted, a significant portion of which were drawn to outdoor recreation opportunities such as hiking, biking, and desert adventures.

DOLLARS SPENT

APPROXIMATELY \$13.8 BILLION

Tourists spent in the county with outdoor recreation contributing a notable portion. Activities like guided desert tours, golfing, and visits to regional parks drive this spending.

TOP FIVE AREAS PEOPLE TRAVEL FROM



OUTDOOR RECREATION

The region's **Tonto National Forest**, **Camelback Mountain**, and **Salt River** are top attractions, with millions participating in activities such as **ATV tours**, **rock climbing**, and **kayaking**.



ECONOMIC IMPACT

\$1.4 BILLION ANNUALLY

Outdoor recreation contributes alone to the local economy, supporting jobs businesses catering to adventure tourism.

Desert Dog Offroad Adventures will be a featured business on Experience Scottsdale in November of 2024

RETAIL EXPANSION OPPORTUNITIES

THIS PROPERTY AND IT'S FACILITIES OFFER A PRIME LOCATION AND A VAST ARRAY OF ADDITIONAL INCOME STREAMS



STATE PARK TICKETS



FISHING LICENSE & BAIT SHOP



MOUNTAIN BIKE RENTALS



SALT RIVER TUBE RENTALS



CAMPING SUPPLIES



ICE



FIREWOOD



**HUNTING/
FISHING GEAR**



TENTS



E-BIKE RENTALS

TOUR EXPANSION OPPORTUNITIES



JEEP / BRONCO TOURS



MOUNTAIN BIKE TOURS

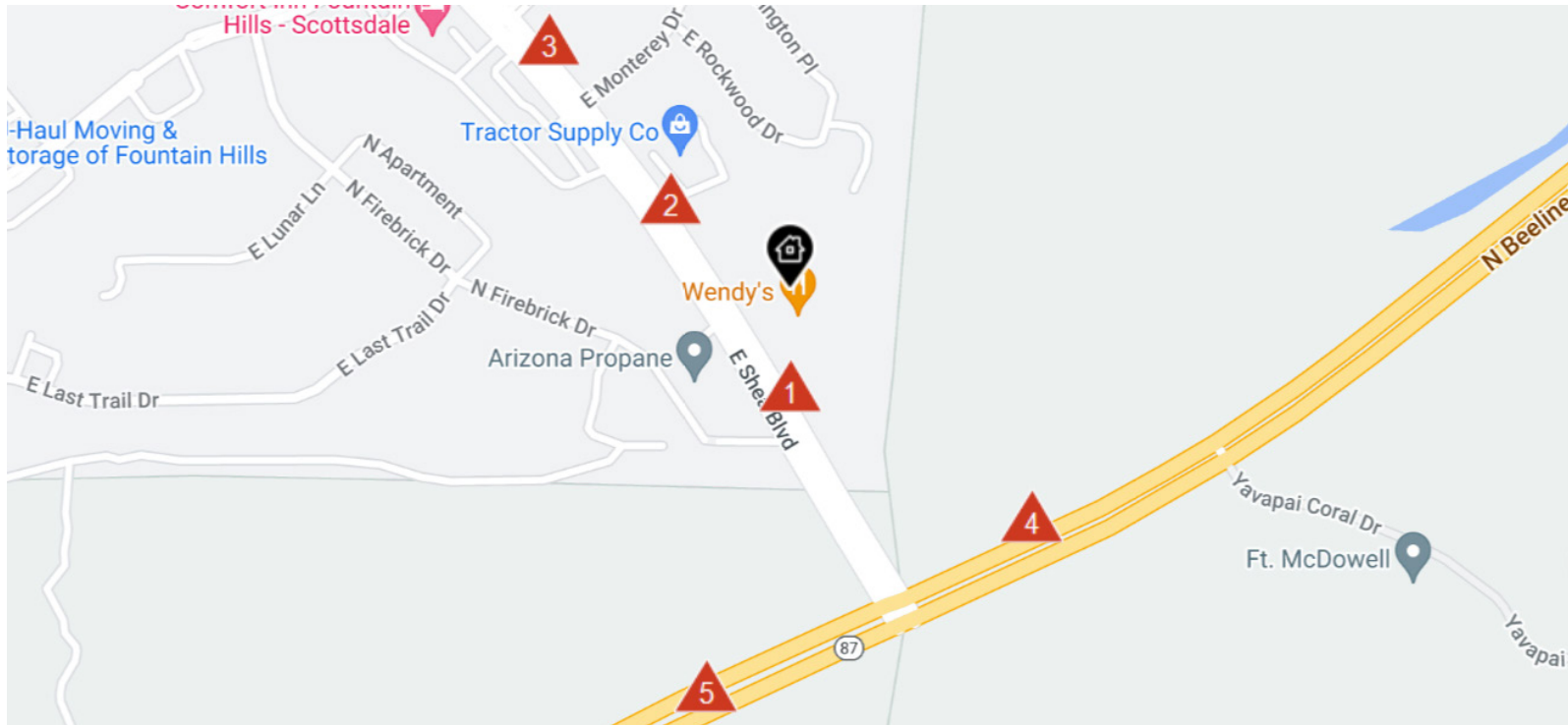


MOTOCROSS BIKE TOURS



E-BIKE TOURS

TRAFFIC COUNTS



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 - 15,000 ▲ 15,001 - 30,000 ▲ 30,001 - 50,000 ▲ 50,001 - 100,000 ▲ Over 100,000 / day

1
22,377
2023 Est. daily traffic counts

Street: E Shea Blvd
Cross: Beeline Hwy
Cross Dir: SE
Dist: 0.15 miles

2
17,853
2023 Est. daily traffic counts

Street: E Shea Blvd
Cross: Beeline Hwy
Cross Dir: SE
Dist: 0.15 miles

3
20,424
2023 Est. daily traffic counts

Street: E Shea Blvd
Cross: E Monterey Dr
Cross Dir: SE
Dist: 0.04 miles

4
20,533
2023 Est. daily traffic counts

Street: Beeline Hwy
Cross: E Shea Blvd
Cross Dir: SW
Dist: 0.1 miles

5
22,751
2023 Est. daily traffic counts

Street: Beeline Hwy
Cross: E Shea Blvd
Cross Dir: NE
Dist: 0.15 miles

AREA DEMOGRAPHIC REPORT

CRITERIA USED FOR ANALYSIS

Median Household Income \$98,398	Median Age 60.4	Total Population 24,473	1st Dominant Segment Exurbanites
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CONSUMER SEGMENTATION

Life Mode
What are the people like that live in this area?

AFFLUENT ESTATES

Established wealth-educated, well-travelled married couples

Urbanization
Where do people like this usually live?

SUBURBAN PERIPHERY

The most populous and fastest-growing among urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments	Exurbanites	Silver and Gold	Golden Years	Midlife Constants	Old and Newcomers
% of Households	4,805 (40.2%)	2,988 (25.0%)	1,492 (12.5%)	1,044 (8.7%)	832 (7.0%)
% of Maricopa County	37,940 (2.2%)	36,673 (2.1%)	16,718 (1.0%)	9,436 (0.5%)	33,119 (1.9%)
Lifestyle Group	Affluent Estates	Senior Styles	Senior Styles	GenXurban	Middle Ground
Urbanization Group	Suburban Periphery	Suburban Periphery	Suburban Periphery	Suburban Periphery	Metro Cities
Residence Type	Single Family	Single Family or Seasonal	Single Family; MultiUnits	Single Family	Single Family; MultiUnits
Household Type	Married Couples	Married Couples w/No Kids	Singles	Married Couples w/No Kids	Singles
Average Household Size	2.5	2.02	2.1	2.3	2.11
Median Age	52.2	64.9	53.6	48	40.5
Diversity Index	48.2	34	55.9	48	62.3
Median Household Income	\$121,200	\$89,600	\$86,600	\$56,700	\$55,400
Median Net Worth	\$771,700	\$545,300	\$264,300	\$57,800	\$63,100
Median Home Value	\$542,200	\$486,400	\$459,400	\$215,400	\$242,900
Homeownership	86.3 %	87.4 %	65.6 %	75.2 %	49.3 %
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Services
Education	Bachelor's Degree	Bachelor's Degree	Bachelor's Degree	High School Diploma	Some College No Degree

GALLERY



CUSTOMER REVIEWS

Malika D.



We had an absolute blast with Desert Dog Off-Road Adventures! Huge shoutout to Ryan and Mike for being so fun, friendly, and patient—especially with some of us being ATV newbies. They thought of everything: safety gear, snacks, water, and tons of cool desert stories and pictures (they've seen snakes, tarantulas, and even a bobcat!). We did the sunset tour and this made the whole experience magical. If you're looking for a safe, exciting, and unforgettable adventure, these guys are the best! Thanks Ryan and Mike for making our staff retreat truly memorable!

Madison W.



Such a great experience! Went for a bachelorette trip and had so much fun! The guides were so sweet and knowledgeable. They even know how to take some great pictures! Would highly recommend!!!

Paul T.



We had a fantastic experience with Desert Dog Offroad Adventures. Our guides Mike and Aiden were awesome and made sure everyone was having an absolute blast. The group size was perfect, and we all had a great time. Get ready to get dirty!

Konor E.



Loved this tour! Did a sunset guided tour and it was so gorgeous! Ryan was a dedicated very knowledgeable and kind guide and we appreciated him so much!

Madeline H.



My friends & I did a Desert Dogs tour as a group activity on a bachelorette trip & it was so much fun! Michelle was super responsive with the booking process and our tour guides (Don & Eric I believe) were amazing the day of. If you're ever in the Scottsdale/Phoenix area & are looking for a fun day activity, I highly recommend!

Christine D.



Absolutely loved our ATV tour with Desert Dog Offroad Adventures! Michelle was so great to work with and accommodated our bachelorette group of 11. Views were incredible and we all had so much fun! Highly recommend!! Thank you again, Michelle!

Bryana B.



This was my first time visiting Arizona and riding UTVs. The 8am ride was definitely one for the books. The instructions were clear and everyone was nice. The instructors provided water, snacks, and pictures. I can't wait to do it again with Desert Dog Off-road Adventures on my next visit.

Ryleigh M.



The ATV ride was awesome! Our guides were so fun and helpful. They picked out the best spots to stop to make sure we stayed cool and also saw the best views. We were worried about it being too hot but it wasn't bad at all. We had a group of 9 and we'd all do it again!

Katherine H.



We had a great time! The guides were excellent, everything was so seamless. The views were amazing, they took great pictures. I would definitely book again next time I am in town!

Fred E.



An amazing and very informative experience. The guides prioritize everyone's safety and comfort while giving plenty of opportunities for pictures. They also are able to answer any conceivable question about anything to do not just with the desert, but about Arizona broadly. 100% recommend!

Lauren W.



We had a great time on our bachelorette trip!! Very professional group and the views were amazing. They made it so easy by picking us up at our airbnb and dropping us off. We will be back !!

Nicole D.



Had a blast with Desert Dog UTVing with my girlfriends! Highly recommend to see lots of cool scenery with very professional and friendly guides! Thanks for a great time!

BROKER OF RECORD

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