

HURD

HURD DEVELOPMENT

# LAND AVAILABLE

## THE CENTER AT TROON NORTH

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# EXECUTIVE SUMMARY

## THE CENTER AT TROON NORTH LAND

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### PROPERTY OVERVIEW

Address:	28150 E Dynamite Blvd Scottsdale, AZ 85262
Lot Size:	Lot 1 8.6 AC Lot 2 1.6 AC
Sales Price	Upon Request
Ground Lease Price	Upon Request
Availability	Build-to-Suit, Ground Lease, For Sale
Zoning:	PCC, City of Scottsdale
Market:	Scottsdale
Sub Market:	North Scottsdale

10.2 acres divided into two parcels:

-8.6 acre parcel zoned for retail, office and/or residential.

-1.6 acre pad site along Alma School Road is zoned for retail, office, and/or medical. Current zoning allows for a drive-thru.

The Center at Troon North is the only development in the Troon area that allows residents to pick up prescription drugs (Walgreens), buy gas (Circle K) and purchase basic grocery items (Walgreens). There is a high demand for a grocery store in the Troon area with the closest option being 7 miles away.

Neighboring tenants include Walgreens, Wells Fargo, Circle K, Berkshire Hathaway HomeServices, The UPS Store, and many other synergistic tenants.

This development site offers a rare zoning opportunity in North Scottsdale that allows for junior box retail development.

Troon North is an affluent community with an average household income of \$208,556 within 3 miles. Retail services are virtually nonexistent to the north which will allow a grocer, or other retailers, to pull in a large portion of the 154,515 people that live within 10 miles of the site.

World class amenities such as Troon North Golf Course, Four Seasons luxury resort and Scottsdale National are just down the street.

A number of prestigious residential developments are nearby such as Troon, Troon North, Estancia and Whisper Rock.

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# SITE THE CENTER AT TROON NORTH LAND

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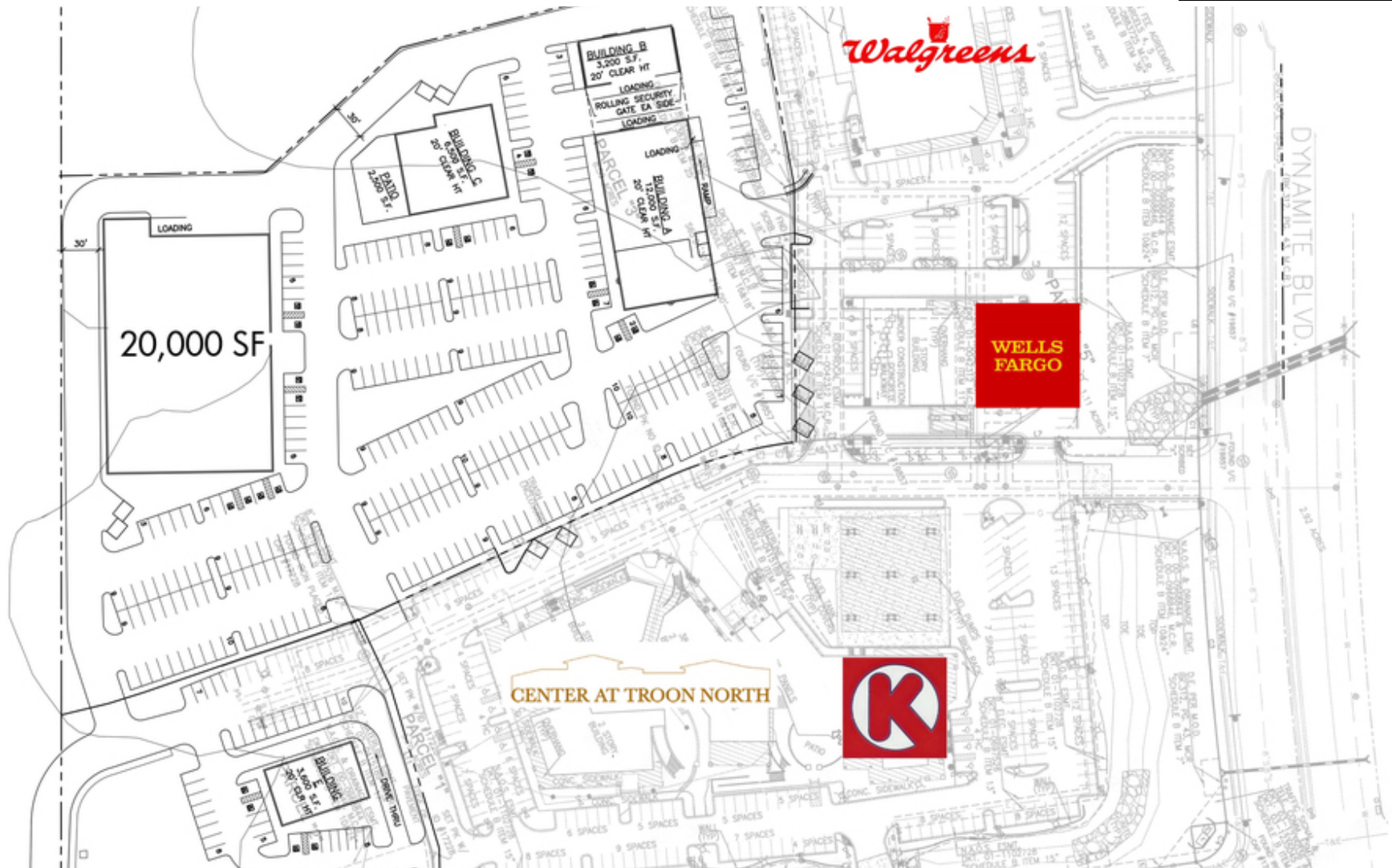
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# SITE PLAN | OPTION 1

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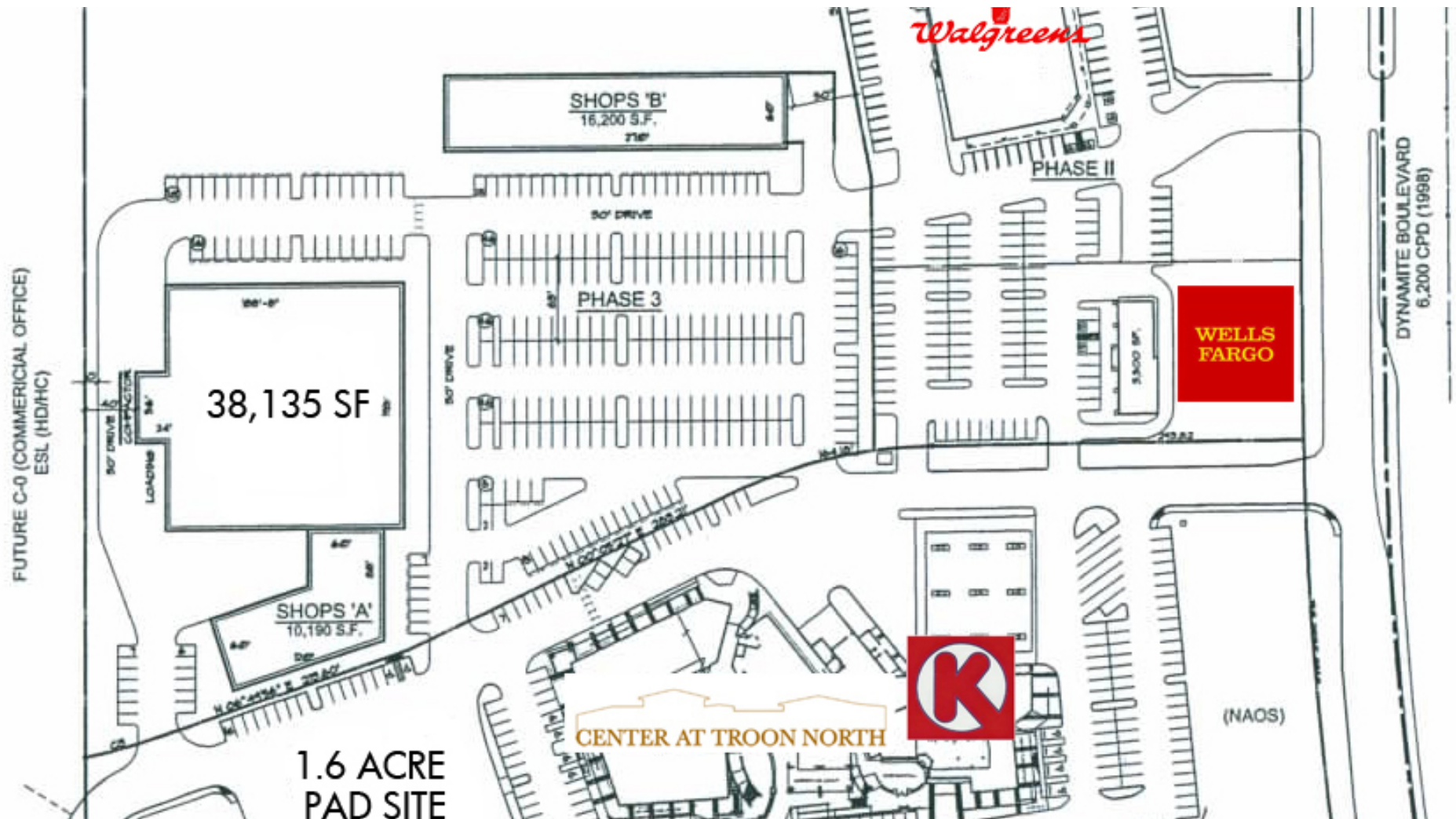
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# SITE PLAN | OPTION 2

## THE CENTER AT TROON NORTH LAND

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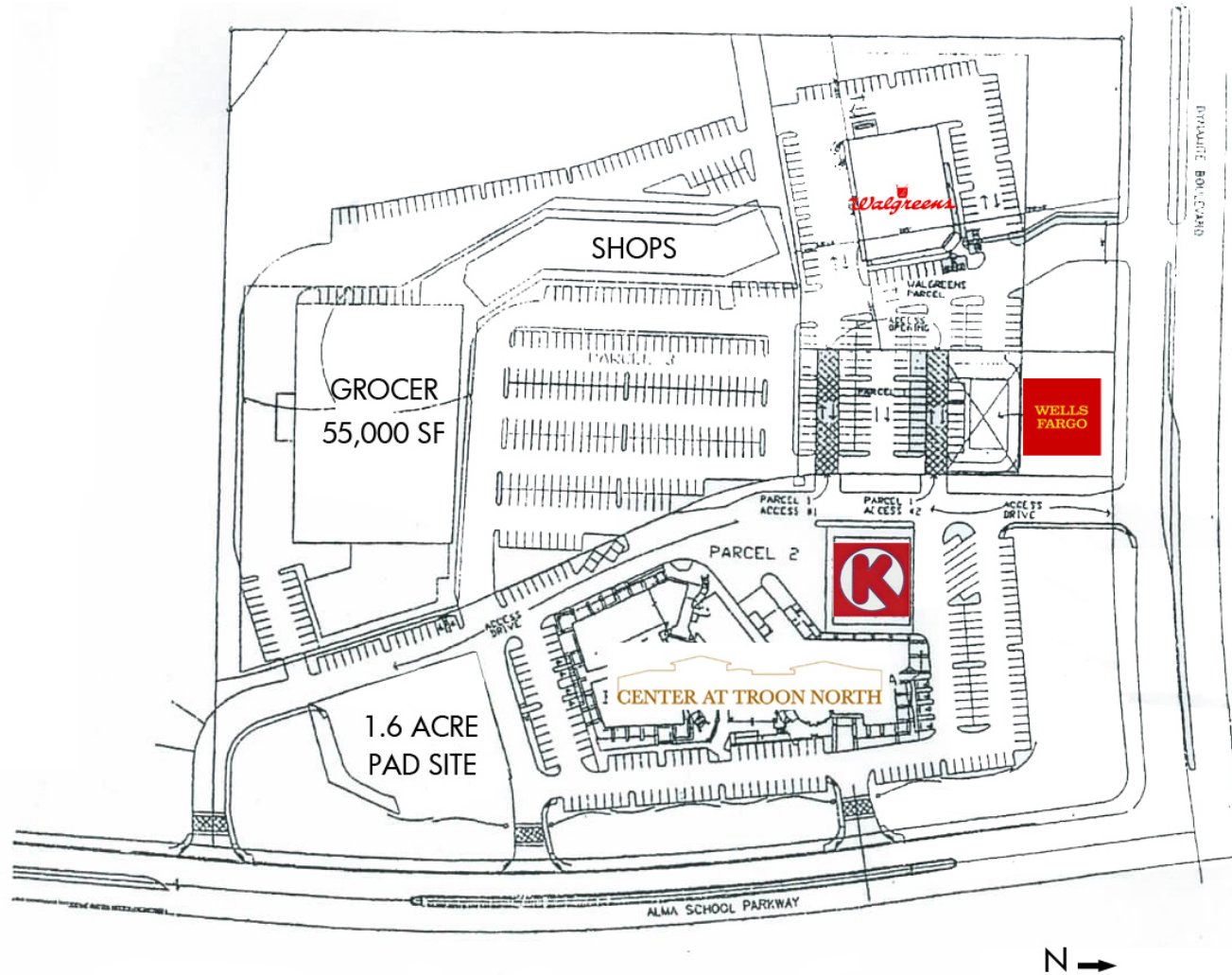
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# SITE PLAN | OPTION 3

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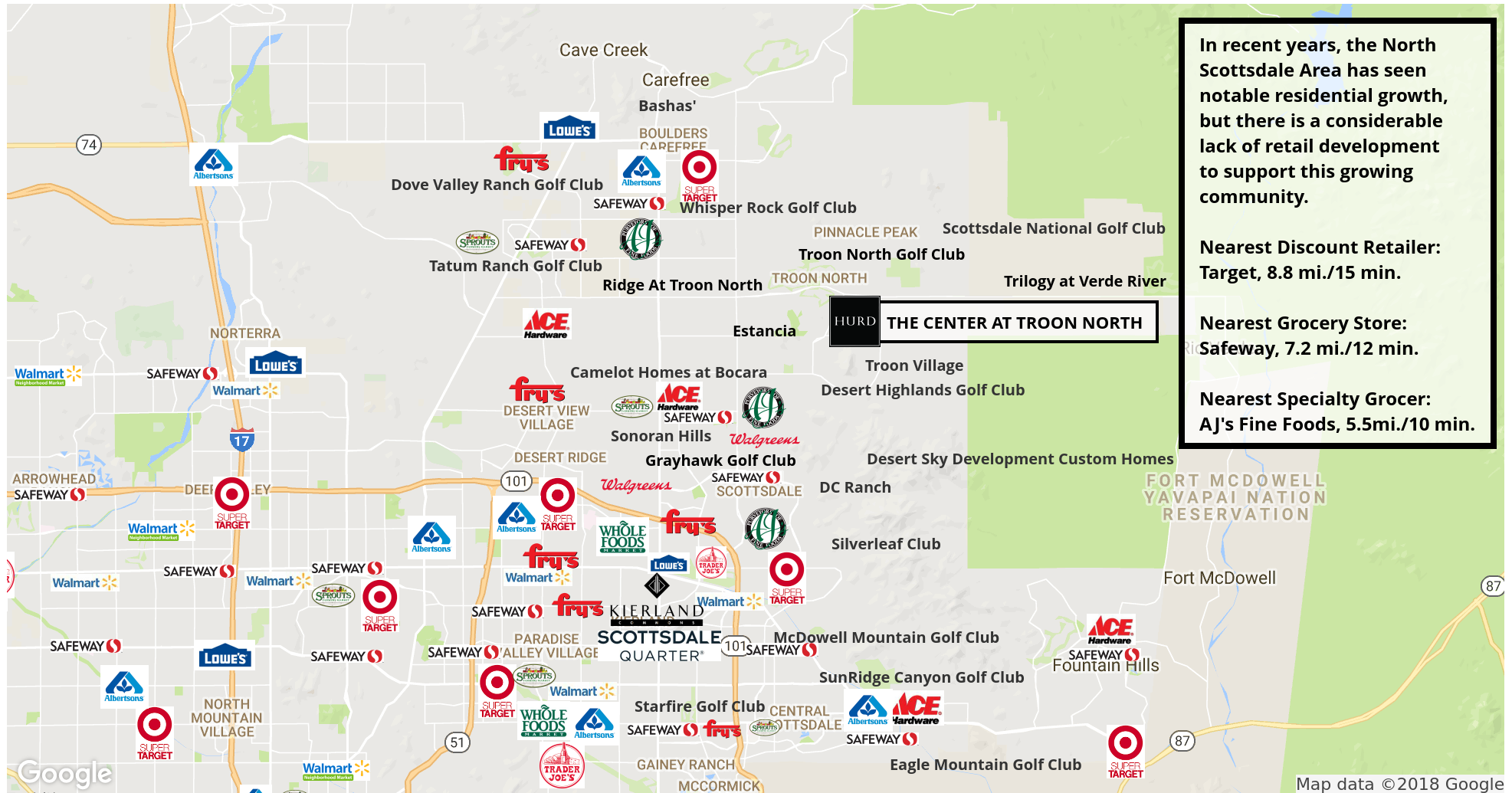
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# GROCERY MAP THE CENTER AT TROON NORTH LAND

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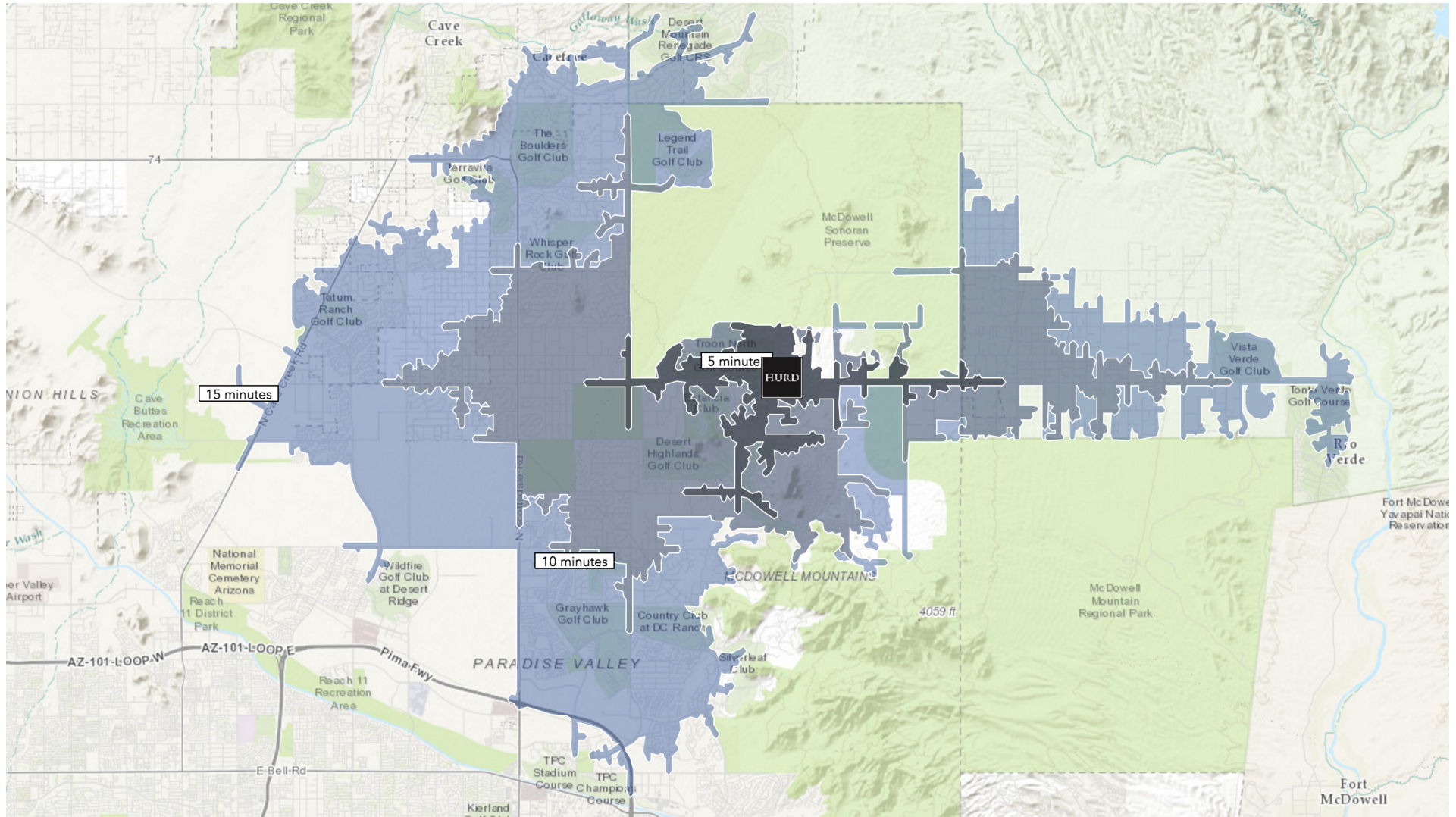
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# DRIVE TIMES THE CENTER AT TROON NORTH LAND

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# KEY DEMOGRAPHICS | 10-MIN DRIVE TIME

## THE CENTER AT TROON NORTH LAND

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19,770

Population



Average  
Household Size

56.7

Median Age

\$138,641

Median Household  
Income

2%

No High  
School  
Diploma



11%  
High School  
Graduate



25%  
Some College



61%  
Bachelor's/Grad/Prof  
Degree

### BUSINESS



636

Total Businesses



4,664

Total Employees

### HOUSING STATS



\$780,649

Median Home Value



\$20,885

Average Spent on  
Mortgage & Basics



\$2,057

Median Contract  
Rent

### INCOME



\$138,641

Median Household  
Income



\$76,309

Per Capita Income



\$500,001

Median Net Worth

### Households By Income

The largest group: \$200,000+ (31.4%)

The smallest group: \$25,000 - \$34,999 (3.2%)

Indicator	Value	Difference	
<\$15,000	3.8%	-6.4%	
\$15,000 - \$24,999	4.6%	-3.8%	
\$25,000 - \$34,999	3.2%	-5.8%	
\$35,000 - \$49,999	4.9%	-8.5%	
\$50,000 - \$74,999	9.9%	-8.6%	
\$75,000 - \$99,999	8.0%	-5.3%	
\$100,000 - \$149,999	18.7%	+4.0%	
\$150,000 - \$199,999	15.4%	+9.2%	
\$200,000+	31.4%	+25.1%	

Bars show deviation from  
Maricopa County

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# ADDITIONAL PHOTOS THE CENTER AT TROON NORTH LAND

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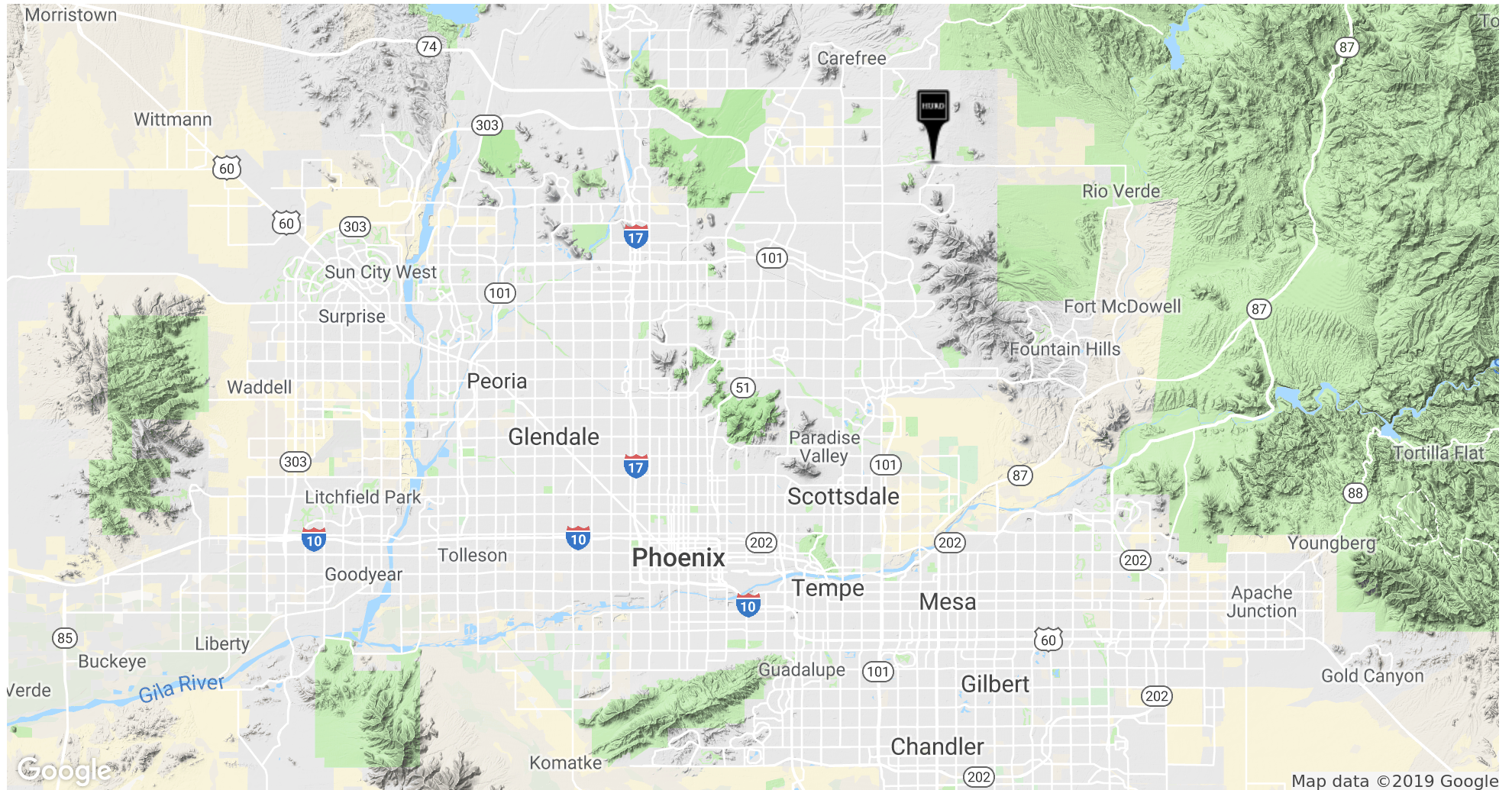
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# METRO MAP THE CENTER AT TROON NORTH LAND

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