

HURD

LAND AT THE CENTER AT TROON NORTH

28170 N ALMA SCHOOL PARKWAY, SCOTTSDALE, AZ 85262

**EXCLUSIVELY
PRESENTED BY:**

Richard Hurd

richard.hurd@hurdsrealty.com

515.778.1000

Richie Hurd

richie.hurd@hurdsrealty.com

515.778.1009

Daniel Hurd

daniel.hurd@hurdsrealty.com

515.778.1006

Hurd Commercial Brokers, LLC

www.hurdsrealty.com

515.225.1102



THE CENTER AT TROON NORTH LAND



PROPERTY OVERVIEW

- 10.2 Total Acres Divided into Two Parcels:
- 8.6 Acre – Anchored retail, junior box, residential, or mixed-use
- 1.6 Acre pad site – fronts Alma School Road and is zoned for 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. This site offers a rare zoning opportunity in North Scottsdale that allows for junior box retail development.

Join a great tenant lineup that includes Walgreens, Wells Fargo, Circle K, The UPS Store, and many others.

Troon North is an affluent community with an average household income of \$259,232 within 3 miles, and an average house value of \$1,493,701. Retail services are virtually nonexistent to the north which will allow a grocer, or other retailers, to pull in a large portion of the 183,721 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.

Address:	28150 N 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
Cross Streets:	Dynamite & Alma School

SITE THE CENTER AT TROON NORTH LAND



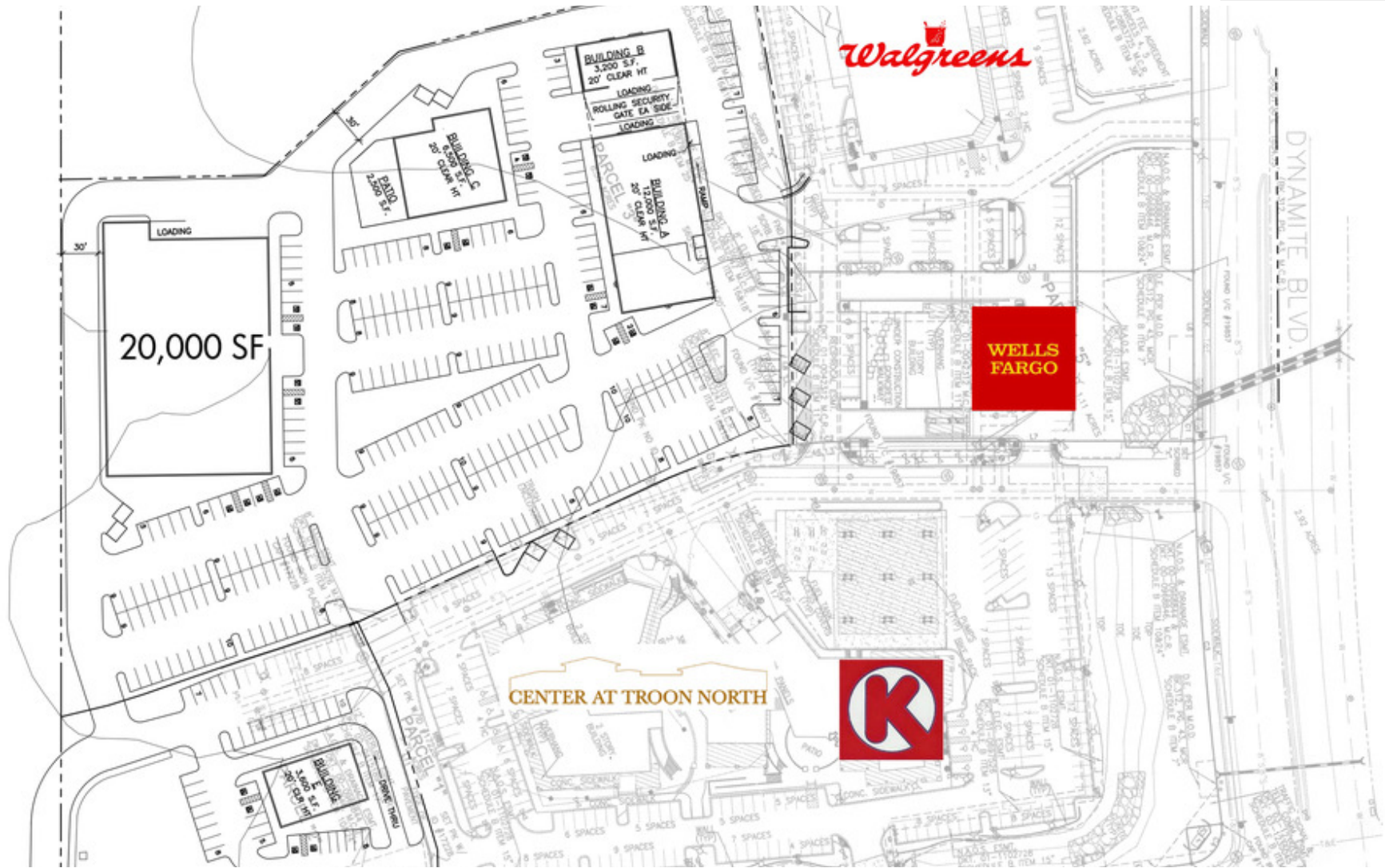
HURD COMMERCIAL BROKERS, LLC | 5959 Village View Drive, 2nd Floor, West Des Moines, IA 50266

www.HurdRealty.com

ALL MATERIALS AND INFORMATION RECEIVED OR DERIVED FROM HURD COMMERCIAL BROKERS, LLC, ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, AFFILIATES AND/OR ANY THIRD PARTY SOURCES ARE PROVIDED WITHOUT REPRESENTATION OR WARRANTY AS TO COMPLETENESS, VERACITY, OR ACCURACY, CONDITION OF THE PROPERTY, COMPLIANCE OR LACK OF COMPLIANCE WITH APPLICABLE GOVERNMENTAL REQUIREMENTS, DEVELOPABILITY OR SUITABILITY, FINANCIAL PERFORMANCE OF THE PROPERTY, PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY FOR ANY PARTY'S INTENDED USE OR ANY AND ALL OTHER MATTERS.

SITE PLAN | 20K BOX PLUS SHOPS

THE CENTER AT TROON NORTH LAND



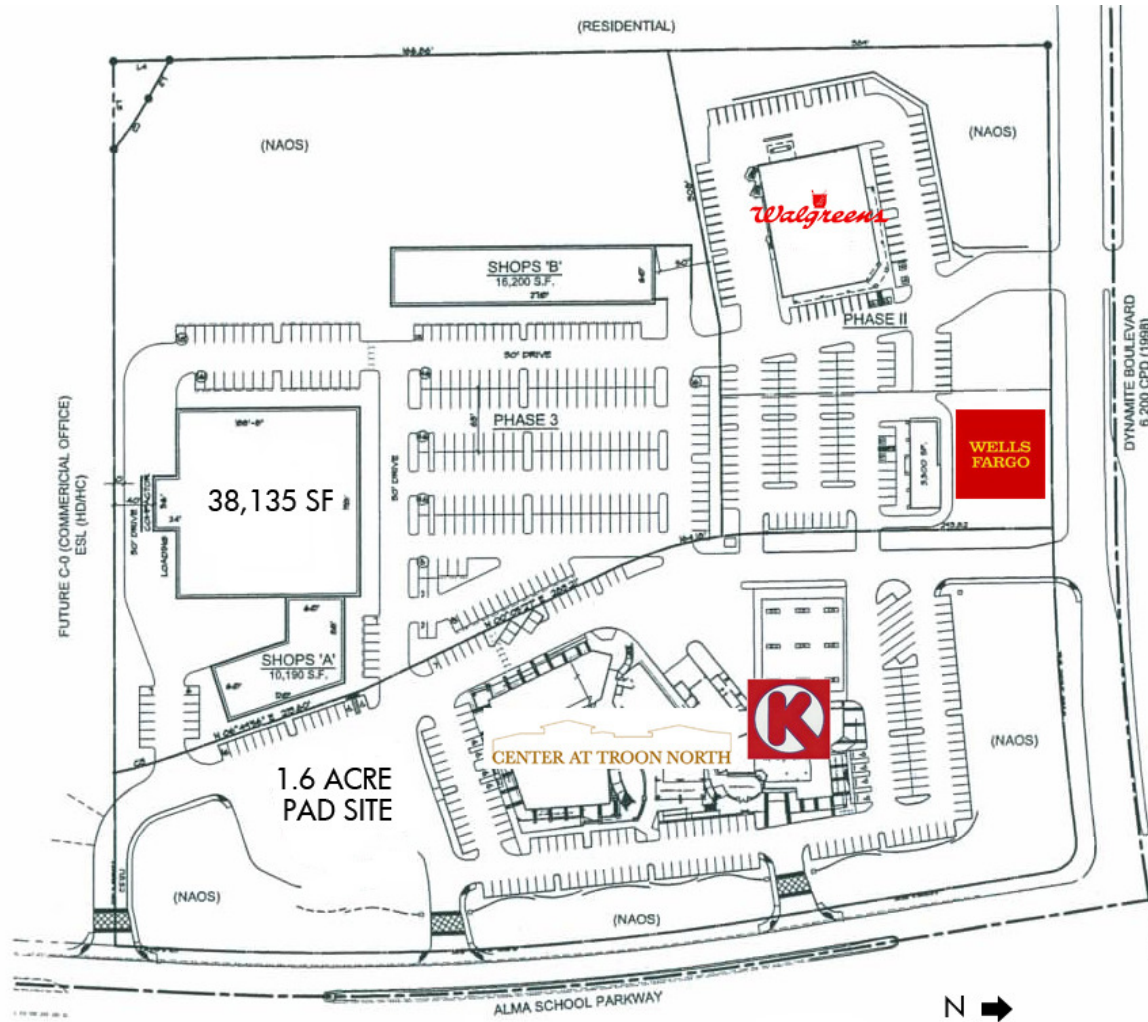
HURD COMMERCIAL BROKERS, LLC | 5959 Village View Drive, 2nd Floor, West Des Moines, IA 50266

www.HurdRealty.com

ALL MATERIALS AND INFORMATION RECEIVED OR DERIVED FROM HURD COMMERCIAL BROKERS, LLC, ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, AFFILIATES AND/OR ANY THIRD PARTY SOURCES ARE PROVIDED WITHOUT REPRESENTATION OR WARRANTY AS TO COMPLETENESS, VERACITY, OR ACCURACY, CONDITION OF THE PROPERTY, COMPLIANCE OR LACK OF COMPLIANCE WITH APPLICABLE GOVERNMENTAL REQUIREMENTS, DEVELOPABILITY OR SUITABILITY, FINANCIAL PERFORMANCE OF THE PROPERTY, PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY FOR ANY PARTY'S INTENDED USE OR ANY AND ALL OTHER MATTERS.

SITE PLAN | 38K BOX PLUS SHOPS

THE CENTER AT TROON NORTH LAND



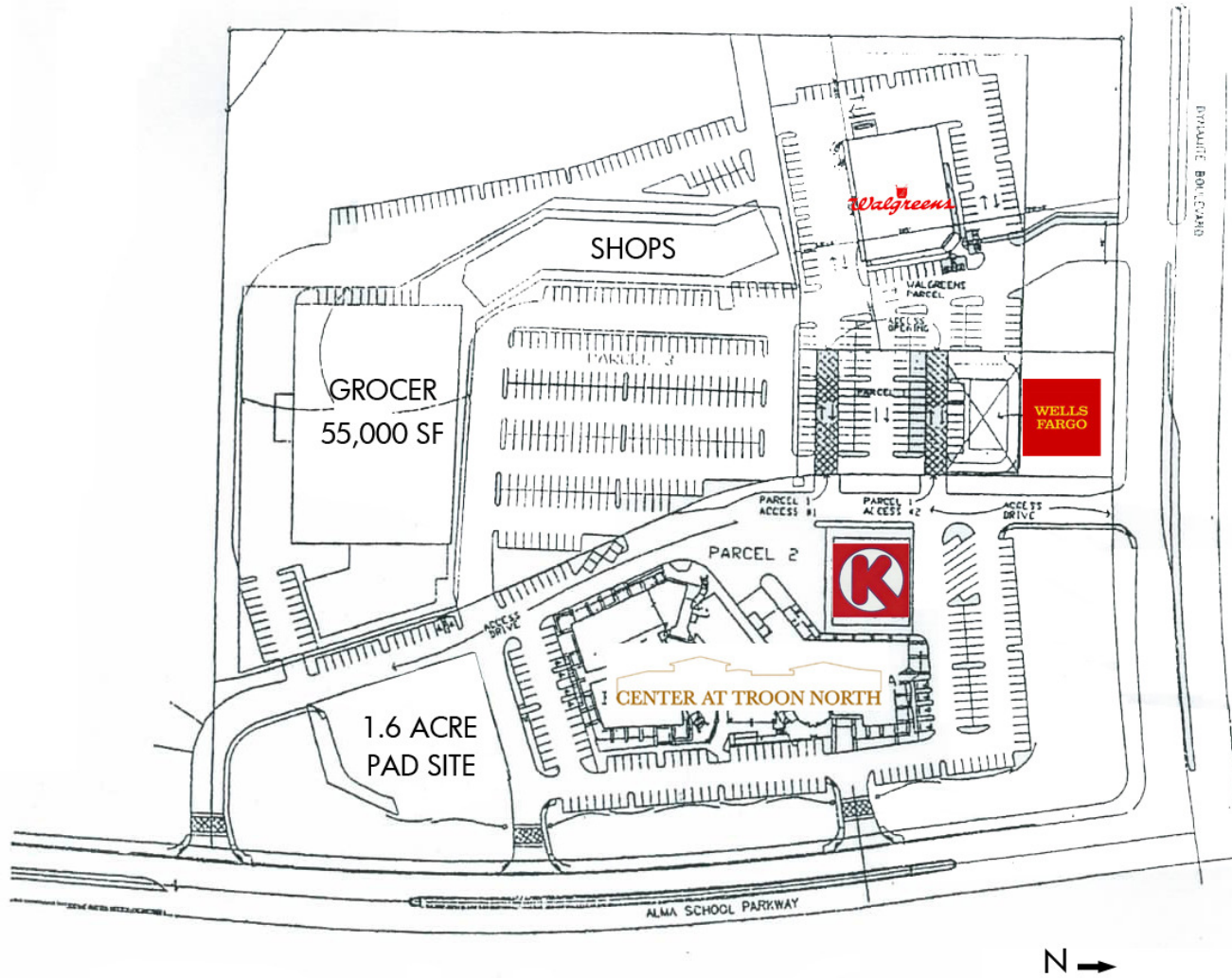
HURD COMMERCIAL BROKERS, LLC | 5959 Village View Drive, 2nd Floor, West Des Moines, IA 50266

www.HurdRealty.com

ALL MATERIALS AND INFORMATION RECEIVED OR DERIVED FROM HURD COMMERCIAL BROKERS, LLC, ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, AFFILIATES AND/OR ANY THIRD PARTY SOURCES ARE PROVIDED WITHOUT REPRESENTATION OR WARRANTY AS TO COMPLETENESS, VERACITY, OR ACCURACY, CONDITION OF THE PROPERTY, COMPLIANCE OR LACK OF COMPLIANCE WITH APPLICABLE GOVERNMENTAL REQUIREMENTS, DEVELOPABILITY OR SUITABILITY, FINANCIAL PERFORMANCE OF THE PROPERTY, PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY FOR ANY PARTY'S INTENDED USE OR ANY AND ALL OTHER MATTERS.

SITE PLAN | 55K BOX PLUS SHOPS

THE CENTER AT TROON NORTH LAND

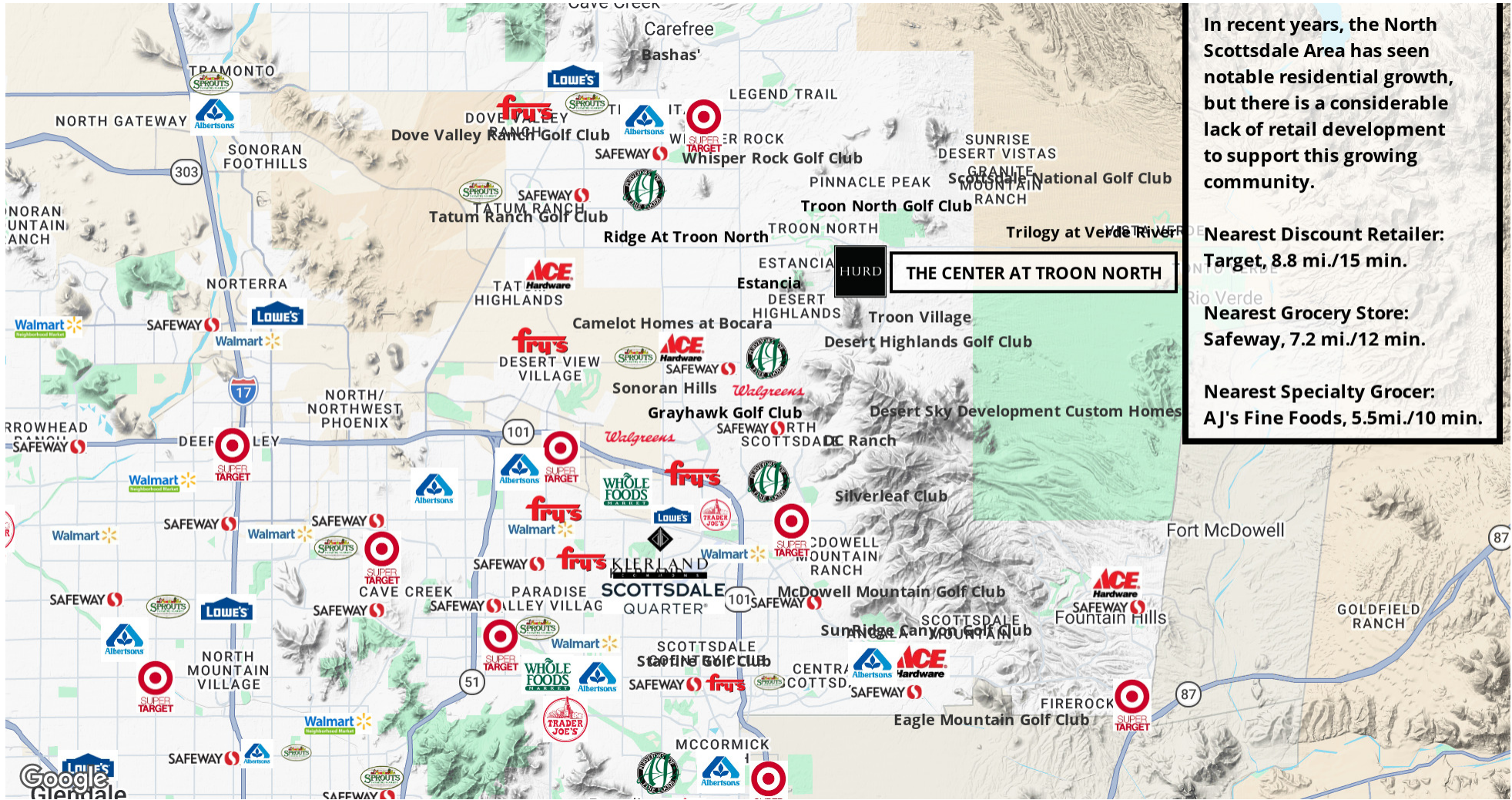


HURD COMMERCIAL BROKERS, LLC | 5959 Village View Drive, 2nd Floor, West Des Moines, IA 50266

www.HurdRealty.com

ALL MATERIALS AND INFORMATION RECEIVED OR DERIVED FROM HURD COMMERCIAL BROKERS, LLC, ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, AFFILIATES AND/OR ANY THIRD PARTY SOURCES ARE PROVIDED WITHOUT REPRESENTATION OR WARRANTY AS TO COMPLETENESS, VERACITY, OR ACCURACY, CONDITION OF THE PROPERTY, COMPLIANCE OR LACK OF COMPLIANCE WITH APPLICABLE GOVERNMENTAL REQUIREMENTS, DEVELOPABILITY OR SUITABILITY, FINANCIAL PERFORMANCE OF THE PROPERTY, PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY FOR ANY PARTY'S INTENDED USE OR ANY AND ALL OTHER MATTERS.

THE CENTER AT TROON NORTH LAND



In recent years, the North Scottsdale Area has seen notable residential growth, but there is a considerable lack of retail development to support this growing community.

Nearest Discount Retailer:
Target, 8.8 mi./15 min.

Nearest Grocery Store:
Safeway, 7.2 mi./12 min.

Nearest Specialty Grocer:
AJ's Fine Foods, 5.5mi./10 min.

ADDITIONAL PHOTOS THE CENTER AT TROON NORTH LAND

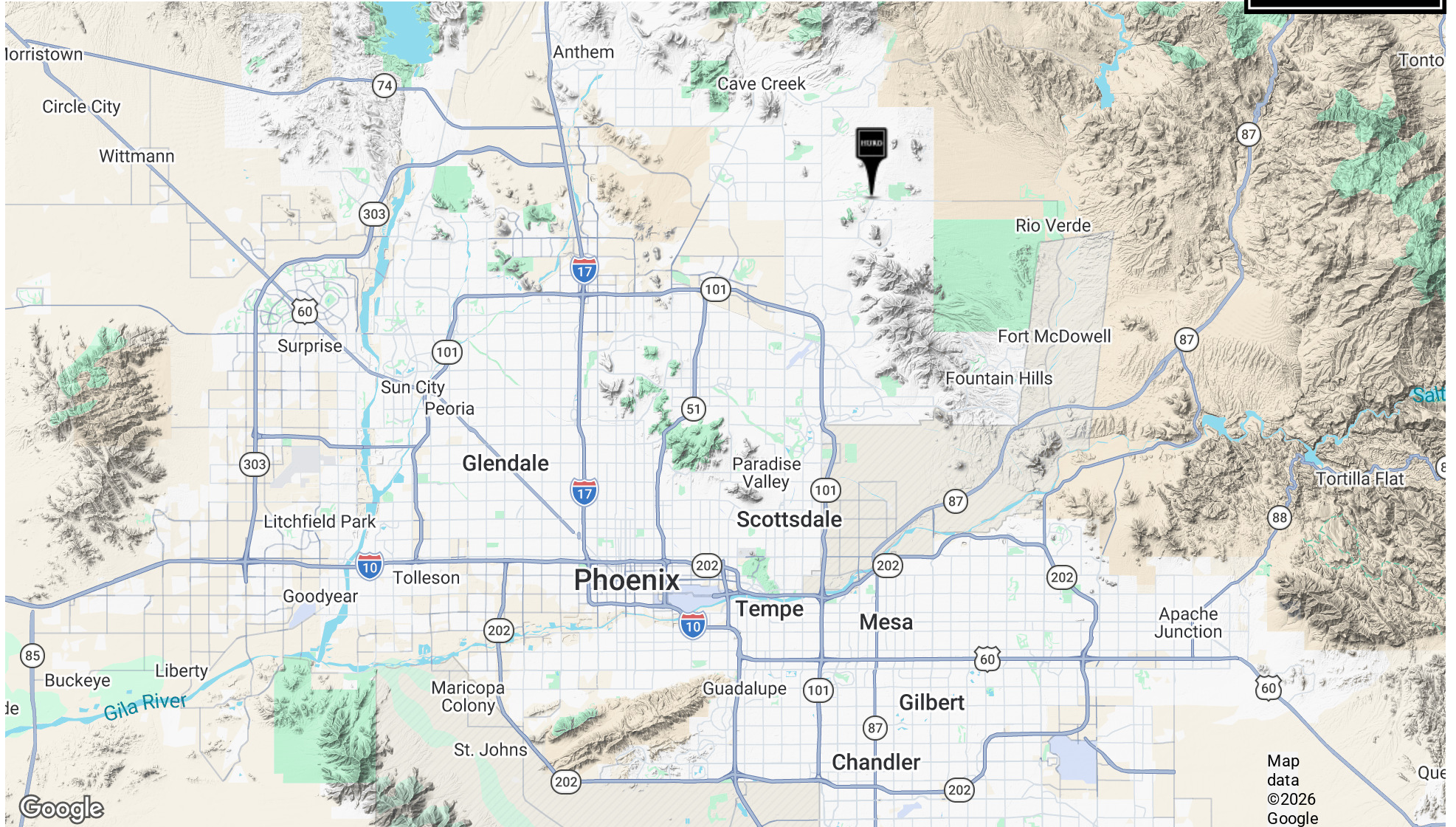


HURD COMMERCIAL BROKERS, LLC | 5959 Village View Drive, 2nd Floor, West Des Moines, IA 50266

www.HurdRealty.com

ALL MATERIALS AND INFORMATION RECEIVED OR DERIVED FROM HURD COMMERCIAL BROKERS, LLC, ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, AFFILIATES AND/OR ANY THIRD PARTY SOURCES ARE PROVIDED WITHOUT REPRESENTATION OR WARRANTY AS TO COMPLETENESS, VERACITY, OR ACCURACY, CONDITION OF THE PROPERTY, COMPLIANCE OR LACK OF COMPLIANCE WITH APPLICABLE GOVERNMENTAL REQUIREMENTS, DEVELOPABILITY OR SUITABILITY, FINANCIAL PERFORMANCE OF THE PROPERTY, PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY FOR ANY PARTY'S INTENDED USE OR ANY AND ALL OTHER MATTERS.

METRO MAP LAND AT THE CENTER AT TROON NORTH



HURD COMMERCIAL BROKERS, LLC | 5959 Village View Drive, 2nd Floor, West Des Moines, IA 50266

www.HurdRealty.com

ALL MATERIALS AND INFORMATION RECEIVED OR DERIVED FROM HURD COMMERCIAL BROKERS, LLC, ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, AFFILIATES AND/OR ANY THIRD PARTY SOURCES ARE PROVIDED WITHOUT REPRESENTATION OR WARRANTY AS TO COMPLETENESS, VERACITY, OR ACCURACY, CONDITION OF THE PROPERTY, COMPLIANCE OR LACK OF COMPLIANCE WITH APPLICABLE GOVERNMENTAL REQUIREMENTS, DEVELOPABILITY OR SUITABILITY, FINANCIAL PERFORMANCE OF THE PROPERTY, PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY FOR ANY PARTY'S INTENDED USE OR ANY AND ALL OTHER MATTERS.