

CAREFREE QUARTER | NEW ± 23.32 ACRE RETAIL DEVELOPMENT

NEC Carefree Hwy & Cave Creek Rd
Carefree, AZ 85331

PADs for SALE, GROUND LEASE or BTS



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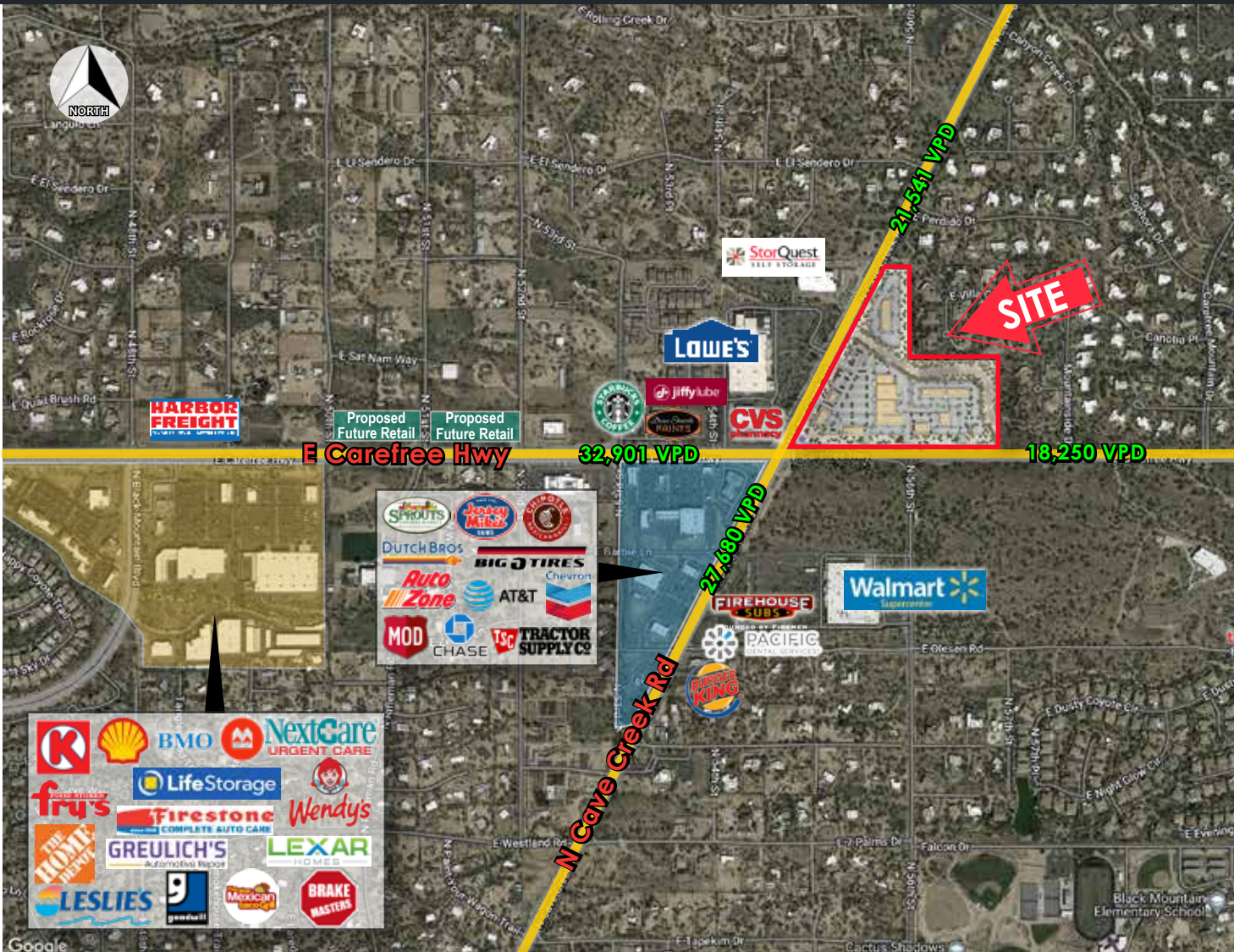


The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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Property Highlights

- New ± 23.32 acre retail development located at the NEC of Carefree Hwy & Cave Creek Rd
- Retail PADs available for Sale, Ground Lease or BTS
- Located at the area's busiest intersection, which boasts a combined traffic count of over 60,000 VPD
- Strong income & home value demographics and high-growth trade area.
- Population & households expected to increase 10% - 12% by 2027
- Approximately 20 miles east of Interstate 17

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CONCEPTUAL SITE PLAN

SITE DATA - PARCEL C : 2 STORY OFFICE

PARCEL NUMBER: 211-47-206
EXISTING ZONING: CAREFREE C - COMMERCIAL
SITE AREA: PER MCA 4.18 ACRES (182,269 S.F.)
MAXIMUM HEIGHT: 30'-0"
MAXIMUM AREA PER REZONING STIP: 27,750 S.F.

PROPOSED USE: OFFICE

BUILDING AREA:
1ST FLOOR: 14,000 S.F.
2ND FLOOR: 13,750 S.F.
TOTAL BUILDING AREA: 27,750 S.F.

SITE COVERAGE: 7.68%

PARKING REQUIRED: OFFICE - 1 PER 250 111 SPACES
TOTAL PARKING PROVIDED: 159 SPACES

ACCESSIBLE PARKING REQUIRED: 07 SPACES
ACCESSIBLE PARKING PROVIDED: 08 SPACES

SITE DATA - PARCEL A & B : RETAIL

PARCEL NUMBER: 211-47-204A & 211-47-205A
EXISTING ZONING: CAREFREE C - COMMERCIAL
SITE AREA: PER MCA (459,131 + 438,444) 20.60 ACRES (897,575 S.F.)
MAXIMUM HEIGHT: 30'-0"
MAXIMUM LOT COVERAGE: 60%
(NOT INCLUDING 1ST 4'-0" OF ROOF OVERHANG)

PROPOSED USE: RETAIL / RESTAURANTS / AUTO SER. / FITNESS

BUILDING AREA:
SHOPS-1 5,000 S.F.
SHOPS-2 7,700 S.F.
PAD-1 2,600 S.F.
PAD-2 800 S.F.
MAJOR-A 18,000 S.F.
MINOR 8,000 S.F.
MAJOR-B 13,500 S.F.
SHOPS-3 12,600 S.F.
SHOPS-4 6,000 S.F.
SHOPS-5 16,000 S.F.
PAD-3 5,000 S.F.
AUTO SERVICE - OIL CHANGE 1,700 S.F.
TOTAL PROPOSED AREA 96,700 S.F.

SITE COVERAGE 10.77%

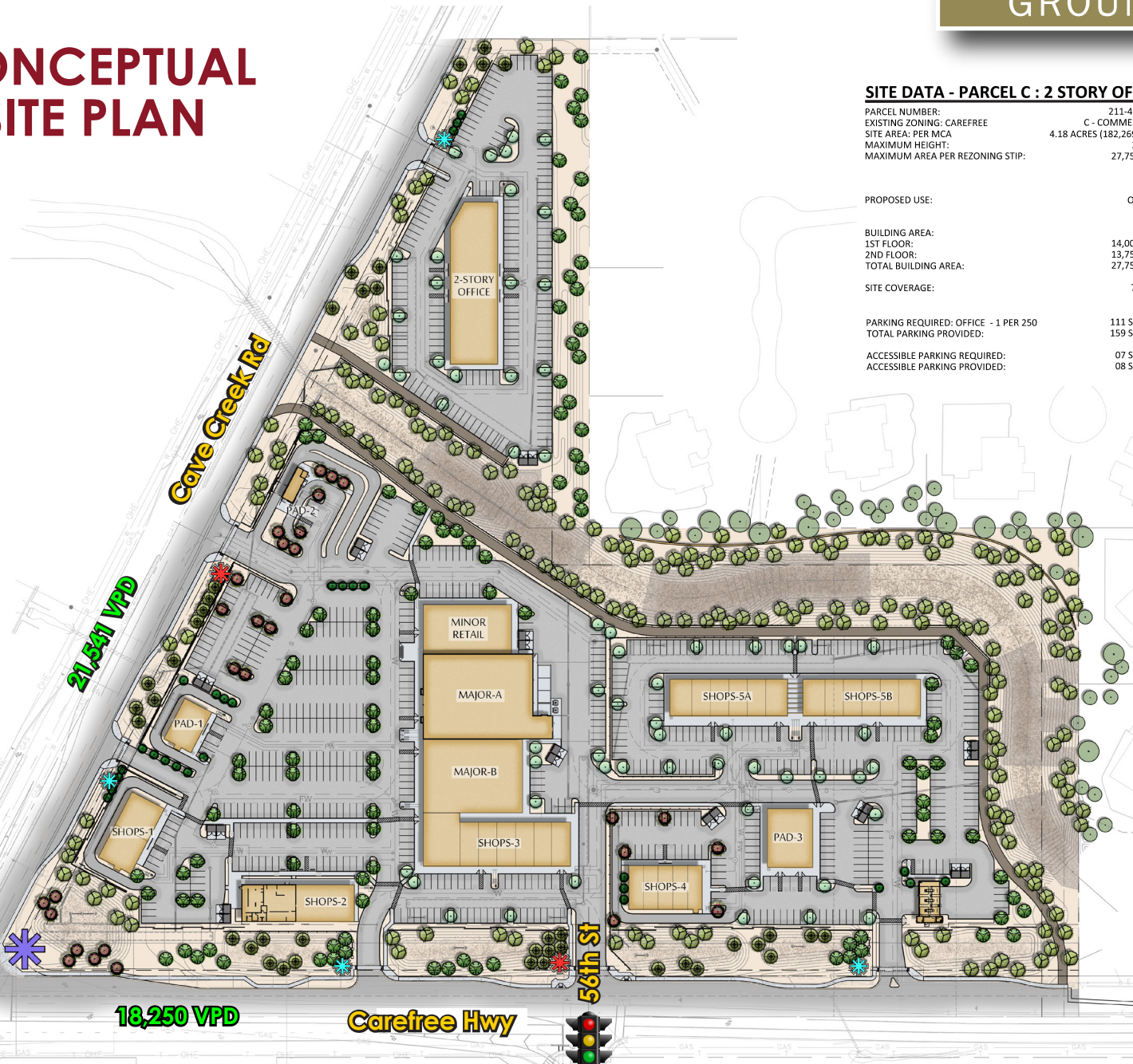
PARKING REQUIRED:
SHOPS-1 : 2000 REST + 3000 RETAIL 32 SPACES
SHOPS-2 : 3800 REST +3900 DENTAL 55 SPACES
PAD-1: RESTAURANT - 1 PER 100 26 SPACES
PAD-2: RESTAURANT - 1 PER 100 08 SPACES
MAJOR-A: 72 SPACES
MINOR: RETAIL 1 PER 250 32 SPACES
MAJOR-B: 54 SPACES
SHOPS-3: RETAIL: 9600 - 1 PER 250 39 SPACES
SHOPS-3: RESTAURANT: 3000 - 1 PER 100 30 SPACES
PARKING REQUIRED: PARCEL A 348 SPACES

SHOPS-4: RETAIL: 3000 - 1 PER 250 12 SPACES
SHOPS-4: RESTAURANT: 3000 - 1 PER 100 30 SPACES
SHOPS-5: RETAIL: 8000 - 1 PER 250 32 SPACES
SHOPS-5: RESTAURANT: 8000 - 1 PER 100 80 SPACES
PAD-5: RESTAURANT - 1 PER 100 50 SPACES
AUTO SERVICE - OIL CHANGE - 1 PER 250 07 SPACES
PARKING REQUIRED: PARCEL B 211 SPACES

TOTAL PARKING REQUIRED: 559 SPACES

PARKING PROVIDED:
PARCEL A 365 SPACES
PARCEL B 262 SPACES
TOTAL PARKING PROVIDED: 627 SPACES

TOTAL ACCESSIBLE SPACES REQUIRED: 22 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED: 32 SPACES



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Community Profile for Carefree

Carefree is set high in the Sonoran Desert amid lush terrain, ancient boulders and serene landscapes. This rich backdrop makes for some of the most interesting architecture in the state. Carefree offers a quiet refuge from the large cities while still catering to its residents and tourists year-round with festivals, fine dining, music and exquisite art. Carefree experiences slightly cooler, arid temperatures. The town is conveniently located just 30 minutes north of Scottsdale and 15 miles northeast of Phoenix.

Principal Economic Activities

The town is funded by a sales tax from local businesses and does not impose a property tax on its residents. Carefree was chosen in 2015 as one of the top places to retire outside of Phoenix, and as one of the top five best Phoenix suburbs to live in by online real estate source Movoto.com. The town emphasizes a “walkable community” within the town center that builds connectivity between the local residents and tourists. A substantial number of retail, restaurants and commercial establishments serve the residents. Carefree welcomes local franchises and unique shops that want to contribute to its walkability and healthy lifestyle.

Community Facilities

The town has its own fire station, medical and emergency services, grocery store, library and variety of non-profits such as the Caring Corp and Carefree Kiwanis supporting the residents and youth of the community. Many past and current residents are former corporate executives, professionals and entrepreneurs who have experienced tremendous success. As a result, many generous non-profit organizations are found in Carefree.

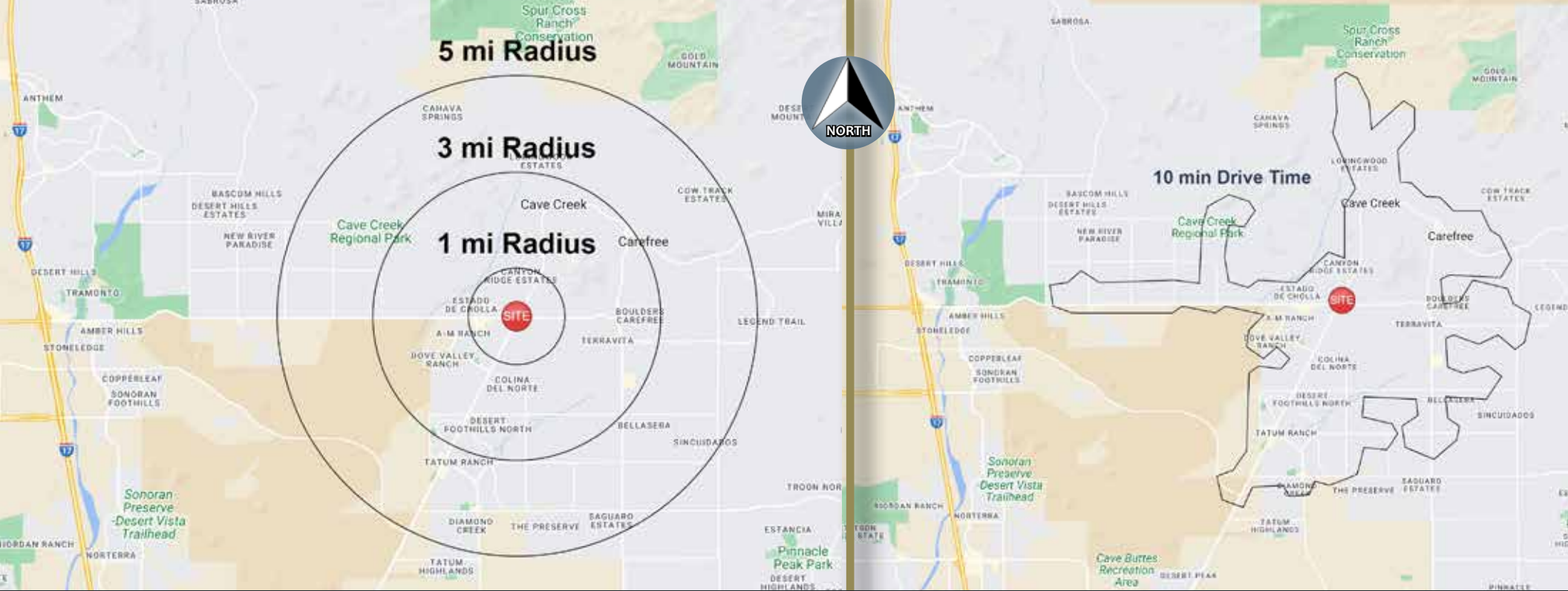


CAREFREE

ARIZONA

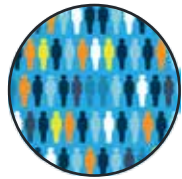
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Demographics 2024

Source: SitesUSA



POPULATION

1 MILE	2,352
3 MILES	25,855
5 MILES	48,899
10-MIN D.T.	37,537



HOUSEHOLDS

1 MILE	1,041
3 MILES	11,063
5 MILES	20,920
10-MIN D.T.	16,016



AVG. HH INCOME

1 MILE	\$183,675
3 MILES	\$195,351
5 MILES	\$198,687
10-MIN D.T.	\$191,405



MEDIAN AGE

1 MILE	56.3
3 MILES	53.6
5 MILES	53.2
10-MIN D.T.	52.4



DAYTIME POPULATION

1 MILE	2,196
3 MILES	17,083
5 MILES	30,311
10-MIN D.T.	24,293



TRAFFIC COUNTS

	Vehicles Per Day
Cave Creek Rd N	21,541
Cave Creek Rd S	27,680
Carefree Hwy E	18,250
Carefree Hwy W	32,901