

# For Lease Or Ground Lease:

7300 E. McDowell Road, Scottsdale

2.12 Acres

Perfect For Auto Sales or Redevelopment Project

Highly Coveted McDowell Road Corridor



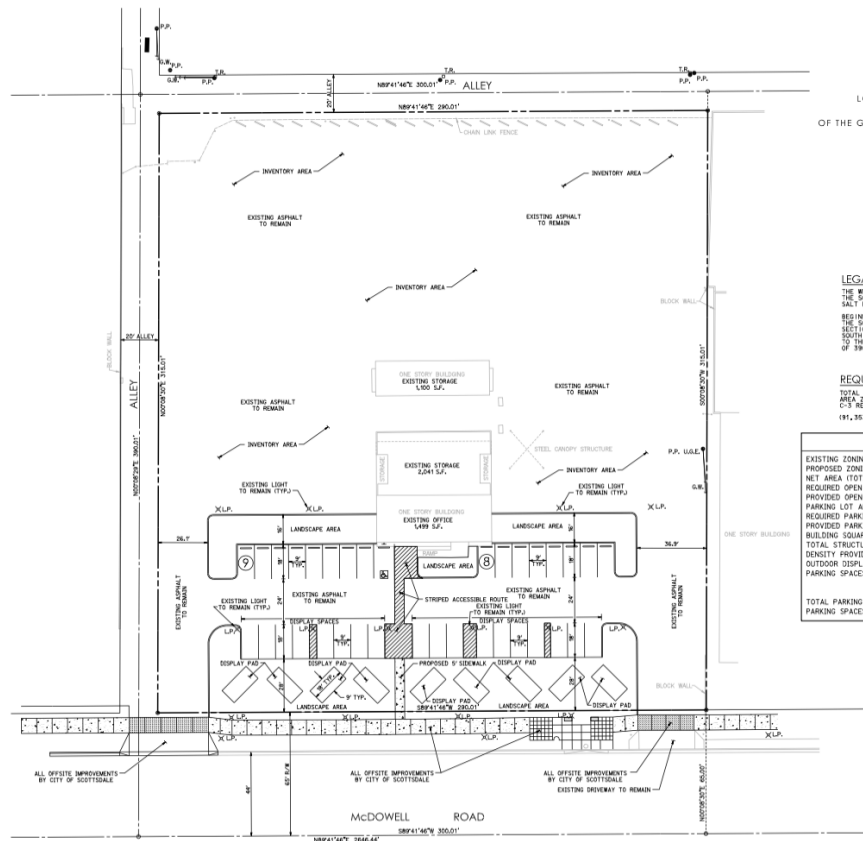
SOUTHWEST RETAIL GROUP, INC.

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Scottsdale, AZ 85251  
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7300 E. MCDOWELL ROAD  
SCOTTSDALE, ARIZONA 85257  
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF  
SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PARCEL ADDRESS:  
7300 E. MCDOWELL ROAD  
SCOTTSDALE, AZ 85257

**LEGAL DESCRIPTION:**

THE BEST TWO FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, THENCE EAST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 481 FEET TO A POINT, THENCE NORTH, AT A RIGHT ANGLE TO THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 390 FEET TO A POINT, THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 481 FEET, THENCE SOUTH A DISTANCE OF 390 FEET TO THE POINT OF BEGINNING.

**REQUIRED OPEN SPACE CALCULATION:**

TOTAL AREA = 91,353 SF  
AREA ADJUSTED FOR 10% BUFFER OF  
OPEN SPACE REQUIRED FOR OPEN SPACE  
(91,353 X 0.10) = 9,135 SF

**PROJECT DATA**

EXISTING ZONING	C-3
PROPOSED ZONING	C-3
NET AREA (TOTAL PARCEL)	91,353 SQ. FT. OR 2.097 AC
REQUIRED OPEN SPACE	9,135 SQ. FT. 10.00%
PROVIDED OPEN SPACE	9,207 SQ. FT. 10.08%
PARKING LOT AREA	8,494 SQ. FT.
REQUIRED PARKING LANDSCAPE	1,274 SQ. FT. 15.00%
PROVIDED PARKING LANDSCAPE	1,283 SQ. FT. 15.15%
BUILDING SQUARE FOOTAGE	1,499 SQ. FT.
TOTAL STRUCTURE SQUARE FOOTAGE	1,499 SQ. FT.
DENSITY PROVIDED	5.08%
OUTDOOR DISPLAY SPACES	27 SPACES
PARKING SPACES REQUIRED	1/200 S.F. (EMPLOYEE), 8 SPACES
TOTAL PARKING SPACES REQUIRED	1/200 OUTDOOR DISPLAY (EMPLOYEE), 2 SPACES
PARKING SPACES PROVIDED (INCLUDING 1 ADA SPACE)	17 SPACES



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