

# Dove Valley Ranch Golf Course Master Plan-2 sites

Northeast Phoenix -Carefree Hwy and Cave Creek Road



## Location:

**Parcel M-** Signalized intersection at the NWC of Cave Creek Rd and Rancho Paloma Road

**Parcel Q-** SEC Black Mountain Parkway and Rancho Paloma Road

**Size:** Parcel M 6.4 acres/ Parcel Q 4.7 acres

**Utilities:** to the sites

**Zoning:** R1-18

**Traffic Count:** Parcel M (2022) : 21,832

## Demographics

Average Household Income: \$188,088

Total Housing units : 89,159 (79% single family)

Homes built in 1990 or newer: 72%

Total labor population: 157,092

Source: Sites USA 10mi radius

## Comments:

- \* Last 2 sites within the DVR masterplan
- \* **Parcel M** is the only available parcel at a signalized intersection of Cave Creek Road in Phoenix along the 8 miles from the 101 freeway to Carefree Highway
- \* **Parcel Q** With its efficient square shape and location across Black Mountain Road from the 8th hole of the course site is ideal for a variety of residential uses. See following pages for conceptual site plans.

Available due diligence information upon request: ALTA survey, S & W as-builts, Geotech evaluation

## TRACY GLASS

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# Dove Valley Ranch Master Plan -2 Sites

Northeast Phoenix -Carefree Hwy and Cave Creek Road



## ***Dove Valley Ranch Masterplan***

**Description:** Built in the early 2000's the Dove Valley Ranch is an 850 acre community and home to 1530 residence with a household income of \$123,000. A true mixed-use community including the Robert Trent Jones Dove Valley Ranch Golf course, single family, custom homes, townhomes as well as commercial and office uses.

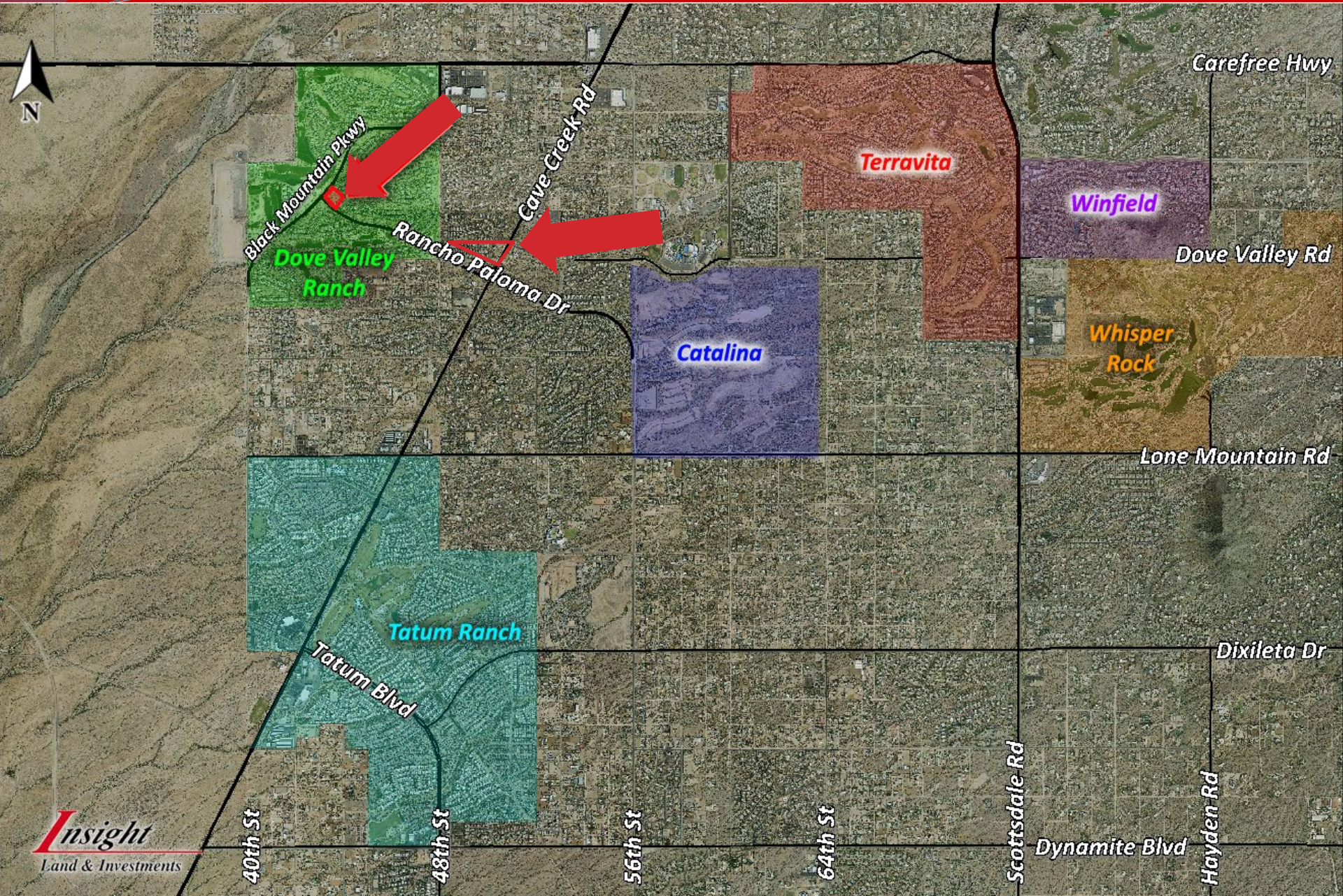


DOVE VALLEY RANCH  
GOLF CLUB

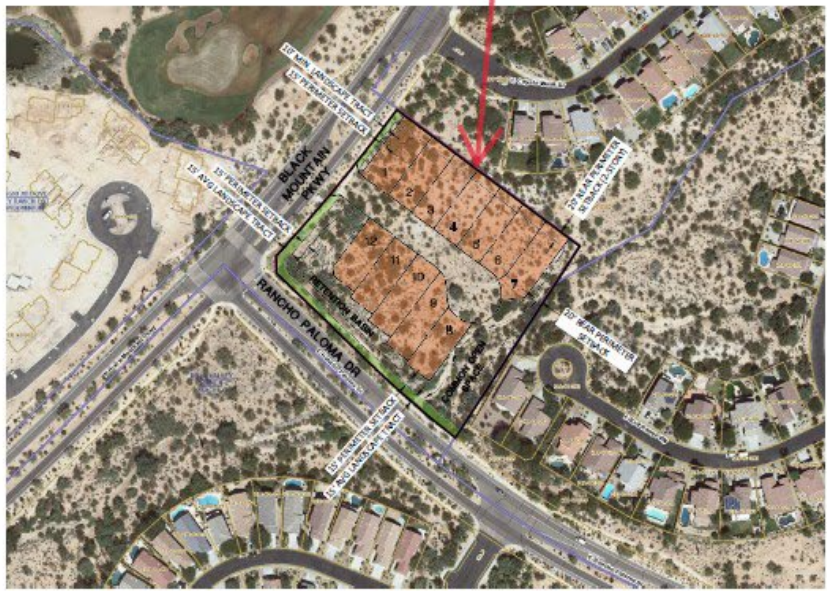


# Dove Valley Ranch Master Plan 2 sites

Northeast Phoenix -Carefree Hwy and Cave Creek Road







NEC BLACK MOUNTAIN PKWY & RANCHO PALOMA DR  
3.7 ACRES  
LOT SIZE = 50' X 120'  
LOT COUNT = 12



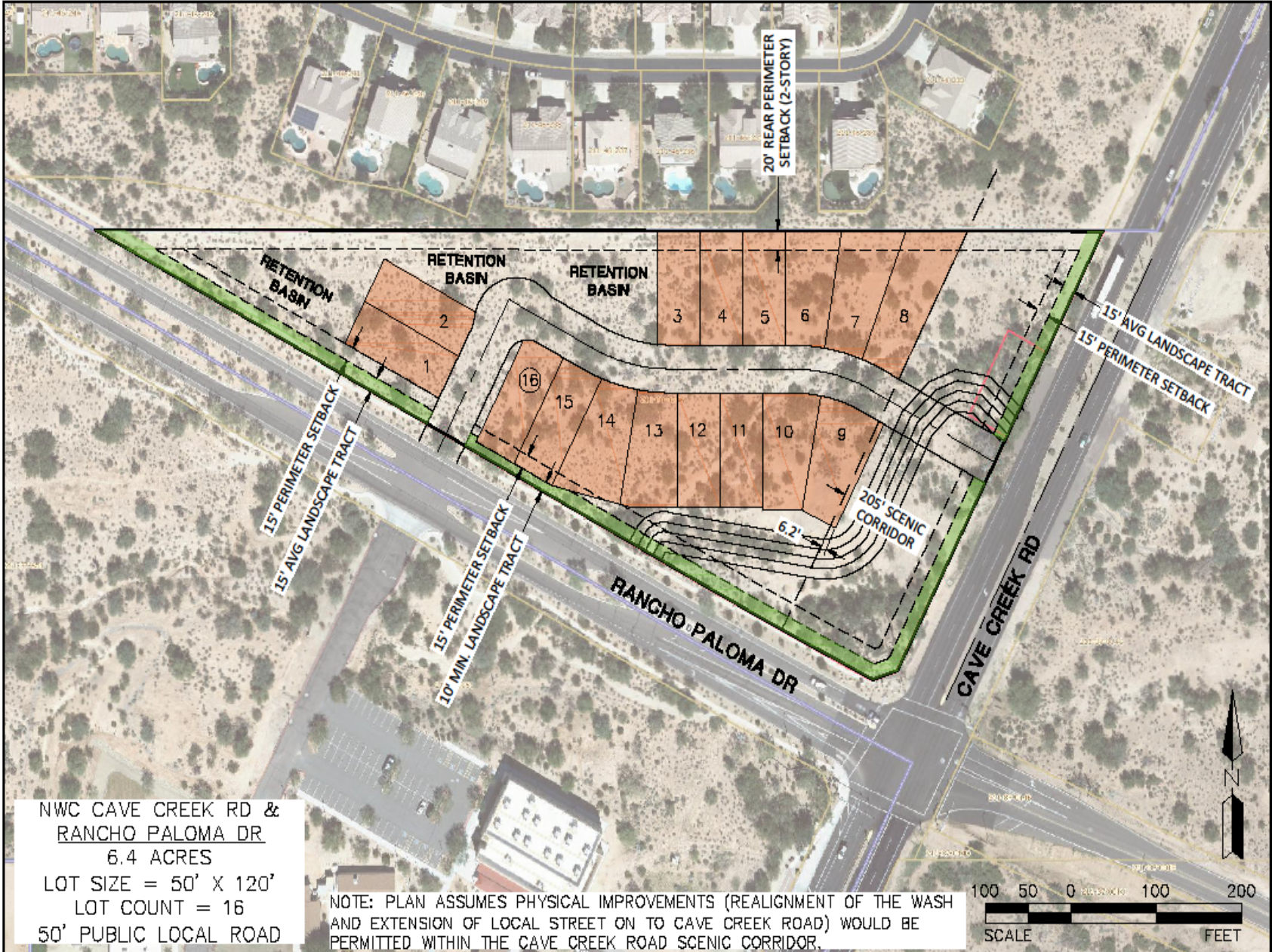
NWC BLACK MOUNTAIN PKWY & RANCHO PALOMA DR  
6.4 ACRES  
LOT SIZE = 50' X 120'  
LOT COUNT = 18

<p><b>HILGART-WILSON</b> PLANNING &amp; ARCHITECTURE 201 E. WILSON AVE., STE. 200 PHOENIX, AZ 85004</p>	
<p><b>DOVE VALLEY RANCH - RANCHO PALOMA</b> RANCHO PALOMA PHOENIX, AZ</p>	
<p><b>CONCEPTUAL SITE PLAN 01</b></p>	
<p>PROJ. NO.: 1035.01 DATE: JAN 13 2015 SCALE: 1"=100' DESIGNED: APANDIS APPROVED:</p>	<p>DWG. NO.: 1</p>









NWC CAVE CREEK RD &  
RANCHO PALOMA DR  
6.4 ACRES  
LOT SIZE = 50' X 120'  
LOT COUNT = 16  
50' PUBLIC LOCAL ROAD

NOTE: PLAN ASSUMES PHYSICAL IMPROVEMENTS (REALIGNMENT OF THE WASH AND EXTENSION OF LOCAL STREET ON TO CAVE CREEK ROAD) WOULD BE PERMITTED WITHIN THE CAVE CREEK ROAD SCENIC CORRIDOR.



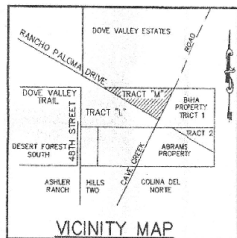
**HILGART WILSON**  
2141 E. HIGHLAND AVE., STE. 250  
PHOENIX, AZ 85016  
P: 602.480.0835 / F: 602.388.2438

DOVE VALLEY RANCH - RANCHO PALOMA  
NWC RANCHO PALOMA & CAVE CREEK  
PHOENIX, AZ

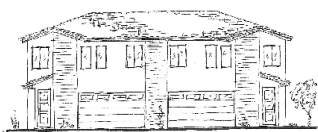
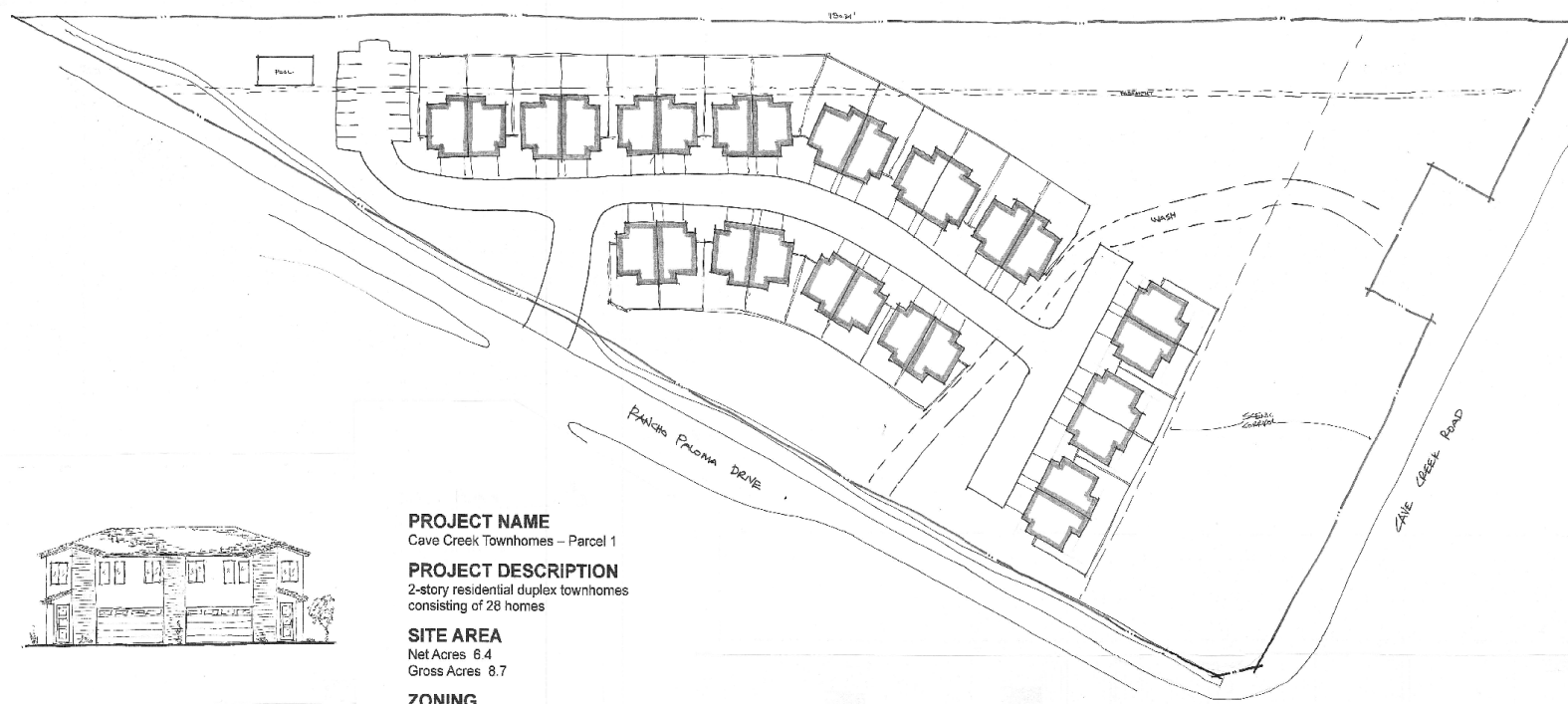
**CONCEPTUAL SITE PLAN 03**

PROJ. NO.:	1535
DATE:	FEB. 12, 2015
SCALE:	1"=100'
DRAWN BY:	DD
CHECKED BY:	





YEARLING DEVELOPMENT, LLC  
Jason J. Ottman, Principal  
(480) 369-4655 p  
jottman@yearlingdevelopment.com



**PROJECT NAME**  
Cave Creek Townhomes - Parcel 1

**PROJECT DESCRIPTION**  
2-story residential duplex townhomes  
consisting of 28 homes

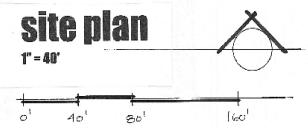
**SITE AREA**  
Net Acres 6.4  
Gross Acres 8.7

**ZONING**  
Existing S-1  
Proposed R-2

**DENSITY**  
Allowed 1.0 du/net acre  
Proposed 3.2 du/gross acre

**BUILDING HEIGHT**  
Allowed 2 stories, 30'  
Proposed 2 stories, 30'

**SETBACKS (R-2)**  
Public Street 20'  
Adjacent Property Line 10'



**Cave Creek Townhomes**  
Parcel 1



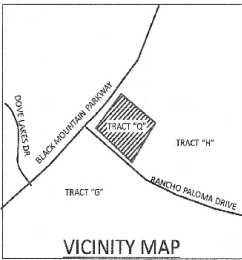
**Tyler S. Green - Architect**  
11410 N. 38th Street Scottsdale, Arizona 85240  
480-368-5471

Date: 10-21-21  
Revisions:









YEARLING DEVELOPMENT, LLC  
Jason J. Ottman, Principal  
(480) 369-4655 p  
jottman@yearlingdevelopment.com

**PROJECT NAME**

Cave Creek Townhomes - Parcel 2

**PROJECT DESCRIPTION**

2-story residential duplex townhomes  
consisting of 29 homes

**SITE AREA**

Net Acres 3.7  
Gross Acres 4.7

**ZONING**

Existing R-18 PRD  
Proposed R-2

**DENSITY**

Allowed - 2.05/gross acre, 2.34 with bonus  
Proposed - 6.2 du/gross acre

**BUILDING HEIGHT**

Allowed 2 stories, 30'  
Proposed 2 stories, 30'

**SETBACKS (R-2)**

Public Street 20'  
Adjacent Property Line 10'

**Cave Creek Townhomes**  
Parcel 2



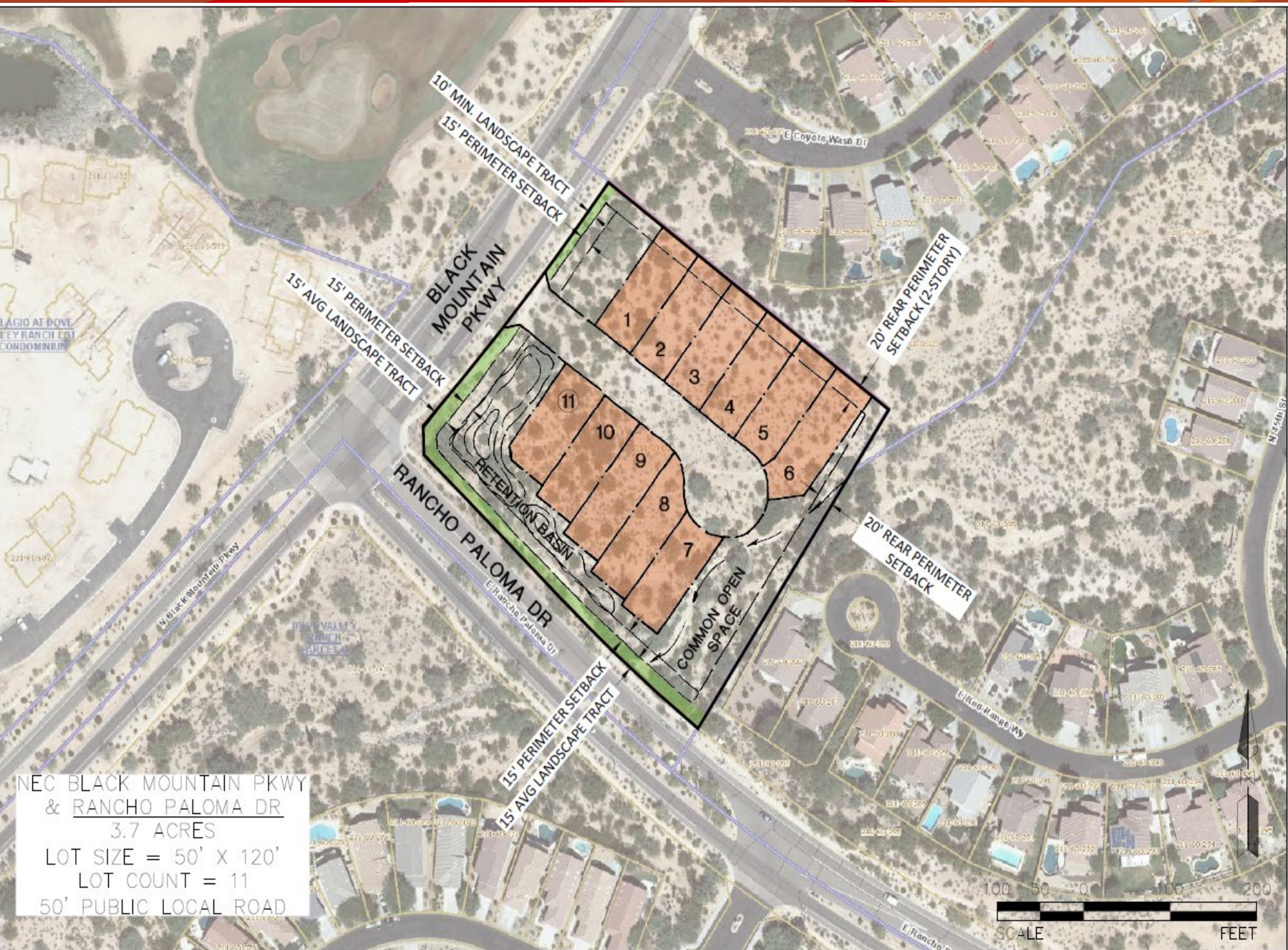
Date: 01-21-21  
Revisions:

**site plan**

1" = 20'







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DOVE VALLEY RANCH - RANCHO PALOMA  
NEC RANCHO PALOMA & BLACK MTN  
PHOENIX, AZ

CONCEPTUAL SITE PLAN 02

PROJ. NO.:	1535
DATE:	FEB. 12, 2015
SCALE:	1"=100'
DRAWN BY:	DD
CHECKED BY:	

NEC BLACK MOUNTAIN PKWY  
& RANCHO PALOMA DR  
3.7 ACRES  
LOT SIZE = 50' X 120'  
LOT COUNT = 11  
50' PUBLIC LOCAL ROAD