

The Hemingway at Fountain Hills

Land for Sale | Zoning Approved: Senior Assisted and Independent Living



NWC SHEA BLVD AND SAGUARO BLVD, FOUNTAIN HILLS, AZ

Asking Price

> \$2,000,496 (\$8.00 per SF)

Land Size

> 5.74 Acres

Zoning of Land

> C-1. Zoned approved for 134-bed assisted living, memory care and independent living

> 250,062 SF

Exclusively Listed By

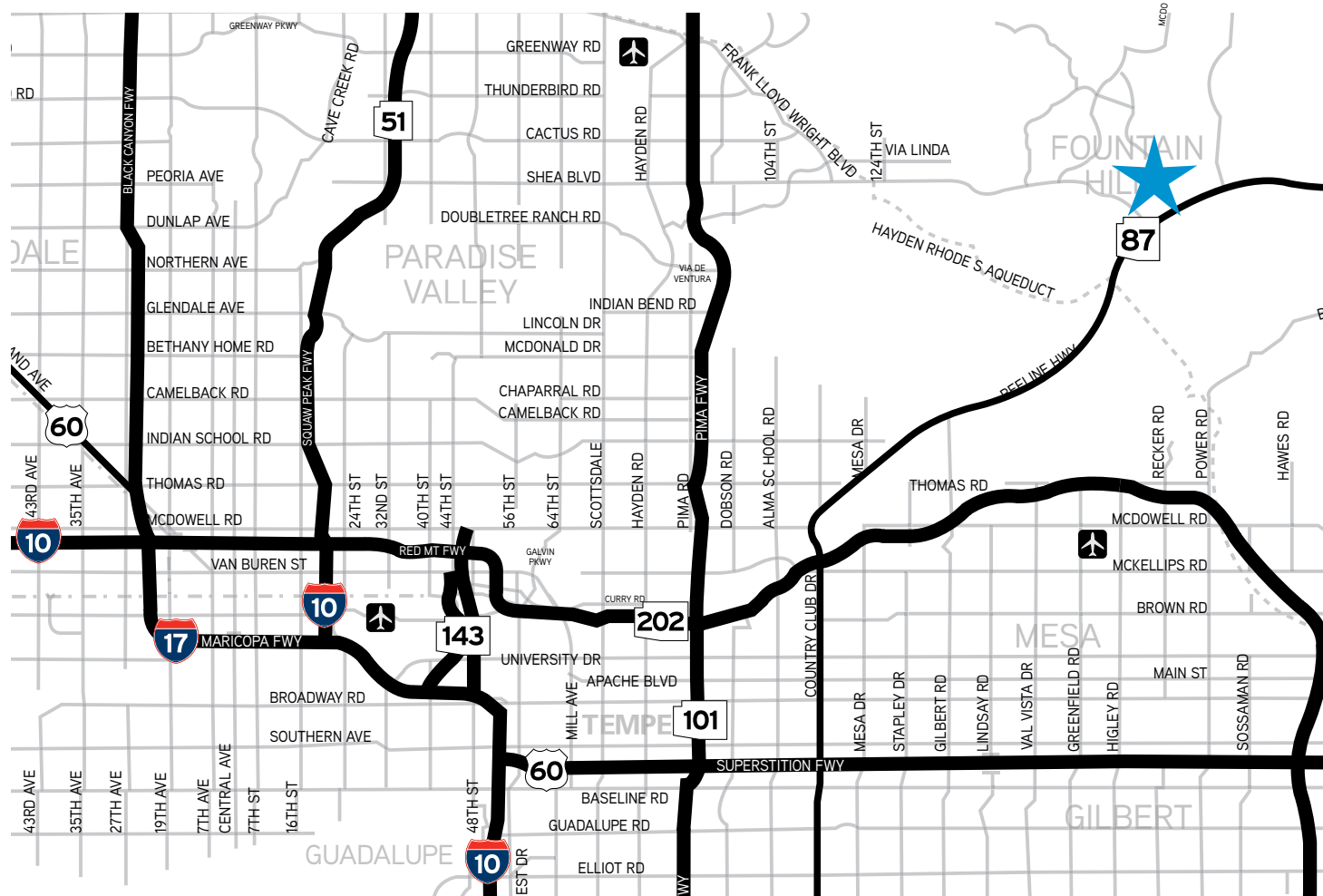
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5.74 Acres Land Available

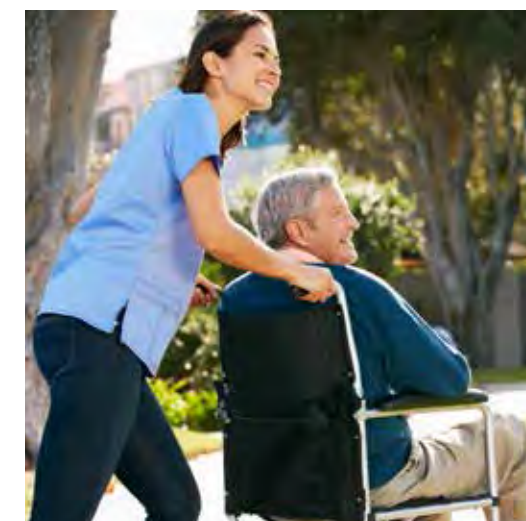
Address:	Northwest corner of Saguaro Blvd and Trevino Drive, Fountain Hills, AZ
Square Feet:	250,062
Price Per SF:	\$8.00
Asking Price:	\$2,000,496

Price includes all working construction drawings, design plans and entitlements.

The Hemingway at Fountain Hills

This planned senior housing land site is entitled for seven separate assisted living/memory care buildings, two independent buildings and one clubhouse building. Each building includes offices, laundry, beauty parlor, medicine storage, living room, library, dining area, warming kitchen and patio area.

5.74 ACRES LAND FOR SALE



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Proposed Elevation Drawings



Entitlements

- > 134 senior housing units on 5.74 acres with 90 parking spaces

Site Data

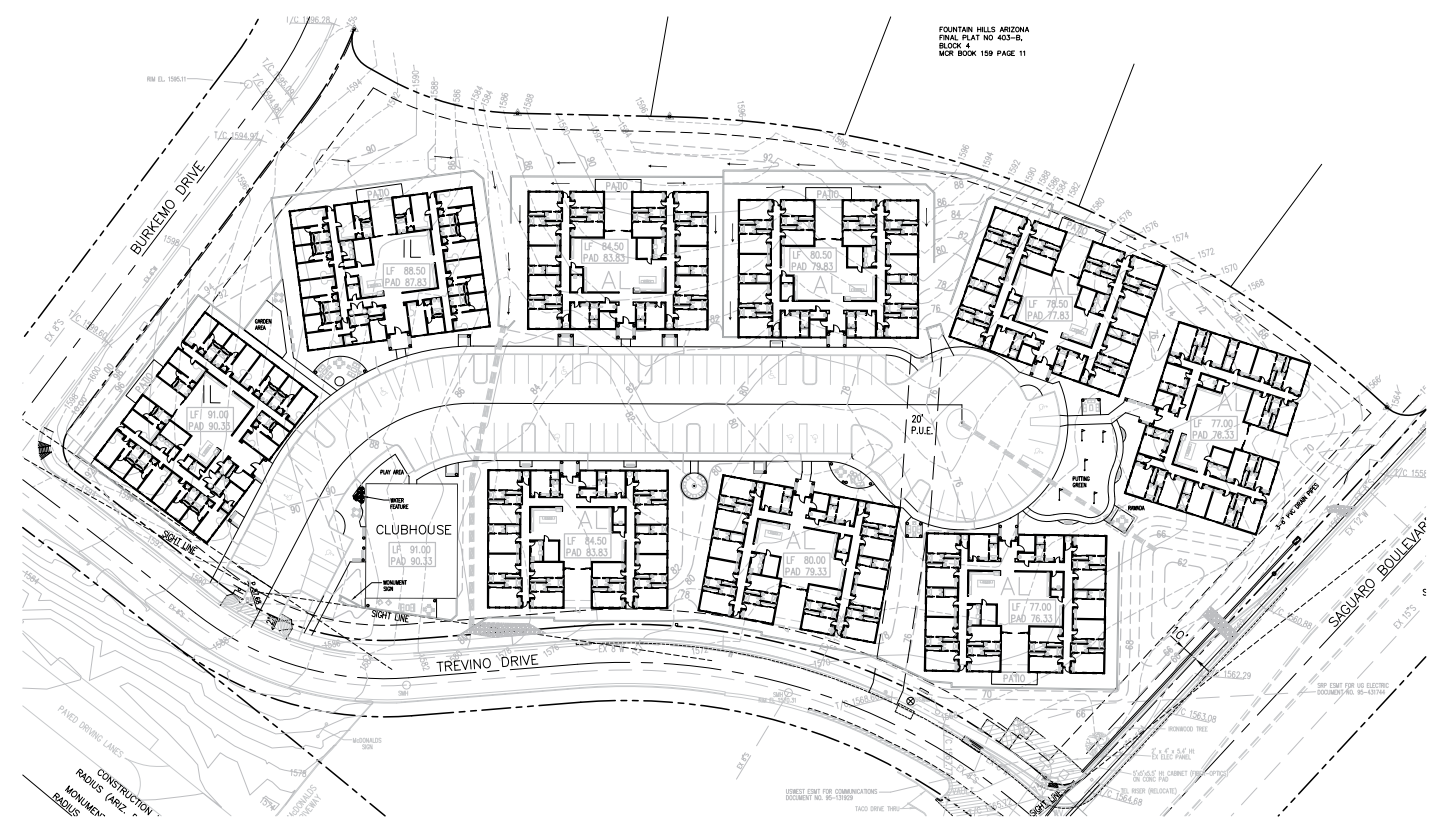
- > Zoned and entitled for 7 buildings of assisted living at 16 units per building and 2 buildings of independent living with 11 units per building, plus clubhouse

Sizes

- > Buildings: AL - 10,679 SF
IL - 11,169 SF
- > Assisted units - 343-414 SF (interior units)
- > Independent units - 548-909 SF (interior units)
- > Clubhouse - 4,620 SF (commercial kitchen, dining area)

Comments

- > Construction plans complete, ready to submit for city permit
- > 14,500 population in all age categories 50 years and older ad \$101,000 incomes both within a 5-mile radius
- > Scottsdale Mayo Hospital is 5 miles away and Scottsdale Memorial Hospital is 9 miles away
- > Shea corridor zoned for senior housing use is extremely rare; currently none exist

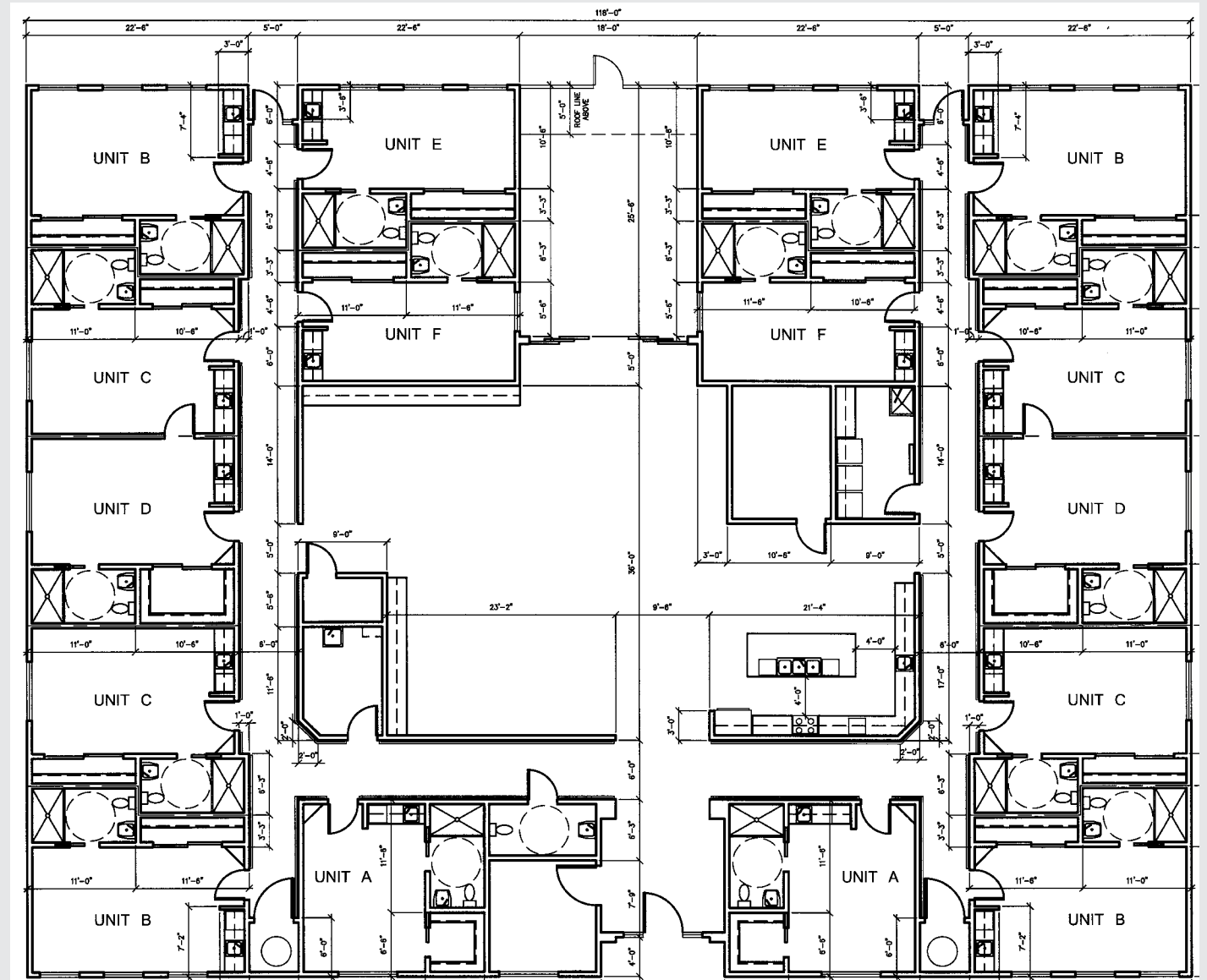
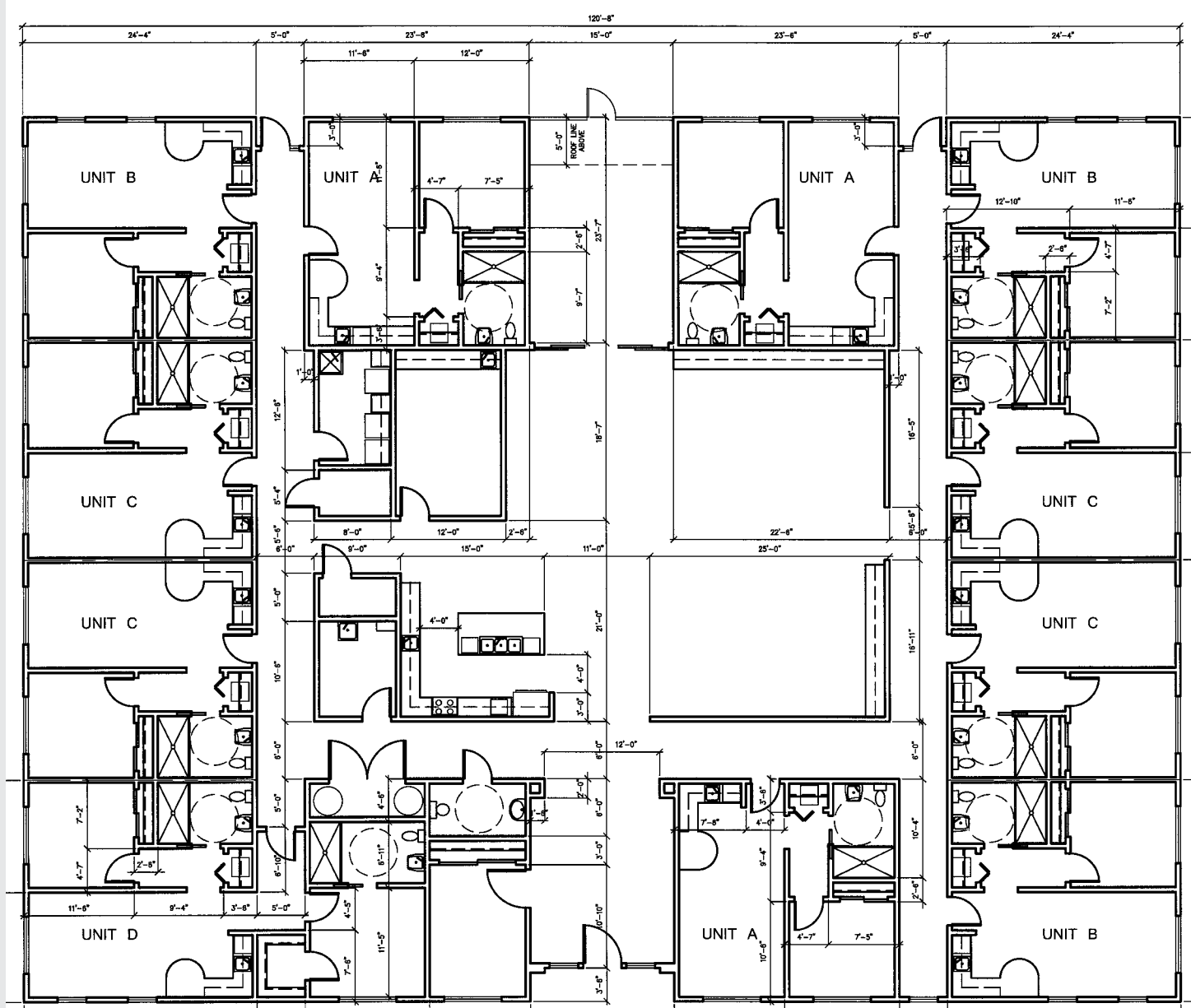


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Independent Living Floor Plan



Assisted Living Floor Plan



Fountain Hills, Arizona

FOUNTAIN HILLS is a destination like no other! With our painted Arizona skies, outdoor recreation and adventure, hiking and biking, special events, Sonoran Golf Trail, arts and culture, unique restaurants and award winning spas, the weekend never looked so good.

FUN – An array of outdoor adventures is waiting for you! Hiking, horseback riding, off road Jeep tours, kayaking, golfing, luxurious spas, and fine dining are all within minutes of each other. A Fountain Hills adventure is truly right around the corner.

FRESH – Why live the same day twice? Experience more than

40 special events every year and gain a fresh perspective on what it means to live for the weekend.

FAMILY – Jump from sprinkler to sprinkler in our splash pad, browse the Thursday afternoon Art Walk and Farmers Market, or spread out your blanket for a movie in the park for family friendly fun.

FAST – Located on the outskirts of the valley, a mere 25 minutes from the airport and Downtown Phoenix, Fountain Hills is closer than you think. A world of activities less than a world away.

Source: experiencefountainhills.org



Art Walk

ARE YOU ALL ABOUT ART?

At over a staggering 150 pieces, Fountain Hills is home to one of Arizona's largest public art collections. From our public Art Walks to the Fountain Hill's Artists' Gallery Special Events, there is no shortage of creativity here! Fountain Hills features Docent Led, Self Guided and Special Reservation tours November through April each year.

Source: experiencefountainhills.org

Veterans Memorial Plaza

Fountain Hills' peaceful Veterans Memorial Plaza is the setting for our annual Veteran's Day tribute. The plaza is a wonderful illustration how vision and dedication bring wonderful public-private projects to fruition.

TRIBUTE TO EACH WAR'S HEROES

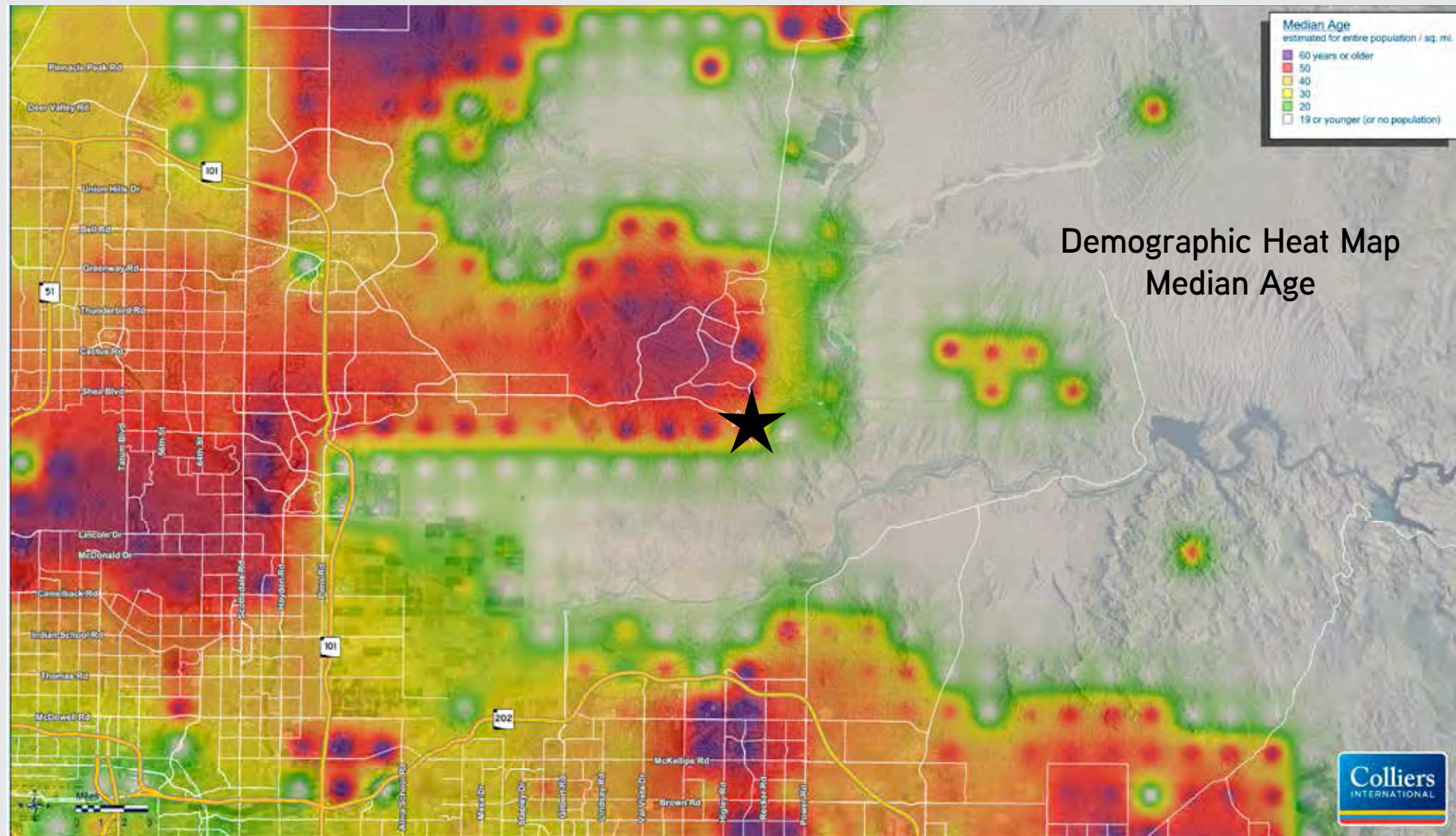
Honoring all branches of the Armed Services, the commemorative plaques by local sculptor and Navy veteran Carlos Hadaway offer thanks and recognition of those who have served our county. Overlooking the lake and mountains, it is a peaceful place of contemplation and remembrance. Hadaway's tribute to the men who served on the USS Arizona and his loving rendition of Bob Hope's long service are worth a visit in themselves.

Source: thesonoranlifestyle.com

Stroll in the Glow

Every year the town of Fountain Hills spends weeks putting thousands of lights up on the Avenue of the Fountains for the holiday season. On the first Saturday of December, all of this preparatory effort culminates in a much-loved event called "Stroll in The Glow." After dark, a brief ceremony ends with the master switch being thrown, bathing the Avenue in a multicolored glow of holiday cheer!

Source: experiencefountainhills.org



Demographic Heat Map
Median Age

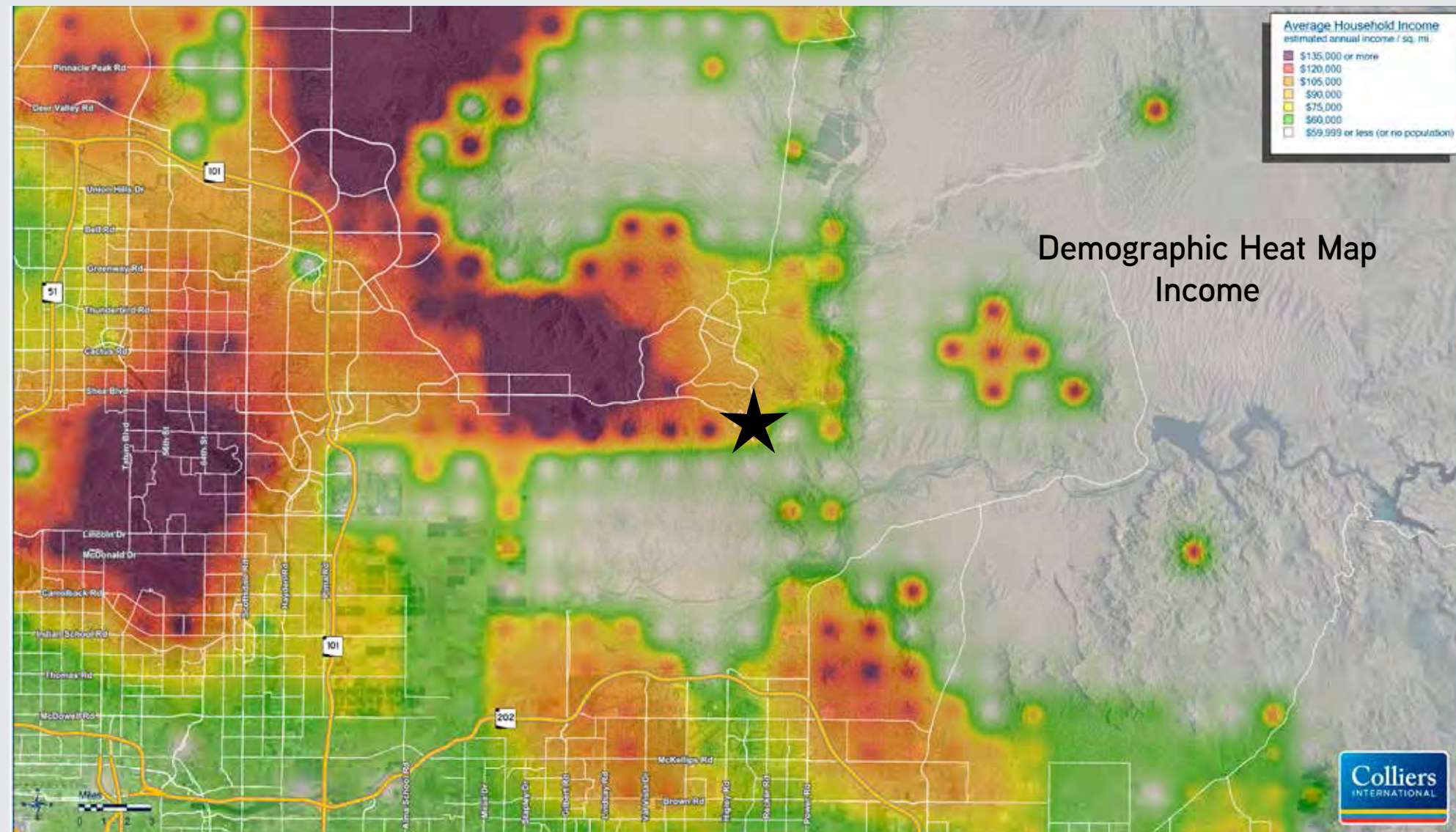
FOUNTAIN HILLS BASIC INFORMATION / ECONOMICS

Incorporated	1989
Elevation	1,905-2,100 feet
Nearby freeways	SR-87
2016 population	24,008
Average age	53.8 years
# of occupied homes	11,352
# of homes with 65+ resident	7,243
Average Household Income 2016	\$101,904
Average Household Net Worth (2016)	\$1,045,249
Education (some college or higher)	14,979 (77.3%)

POPULATION	1 mi Ring	3 mi Ring	5 mi Ring
2010 Population	1,804	14,399	27,513
2015 Population	1,943	15,921	28,844
2020 Projection	2,090	17,218	30,853
% Population Change 2010 to 2015	7.71%	10.57%	4.84%
% Population Change 2015 to 2020	7.57%	8.15%	6.97%
Growth 2015-2020	7.57%	8.1%	6.97%

HOUSEHOLDS	1 mi Ring	3 mi Ring	5 mi Ring
2010 Households	808	6,775	12,220
2015 Households	848	7,414	12,683
2020 Projection	908	8,004	13,542
Growth 2015-2020	7.08%	7.96%	6.77%
Growth 2010-2015	4.95%	9.43%	3.79%

SENIOR HOUSING	1 mi Ring	3 mi Ring	5 mi Ring
Independent Living	0	0	106
Assisted Living	0	63	91
Nursing Care	0	0	48



INCOME	1 mi Ring	3 mi Ring	5 mi Ring
2015 Median Household Income	\$81,097	\$73,518	\$83,555
2015 Average Household Income	\$114,674	\$100,733	\$111,130
2015 Households by HH Income (\$100,000-\$125,000)	78	631	1,257
2015 Households by HH Income (\$125,000-\$150,000)	49	470	929
2015 Households by HH Income (\$150,000-\$200,000)	106	886	1,444



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