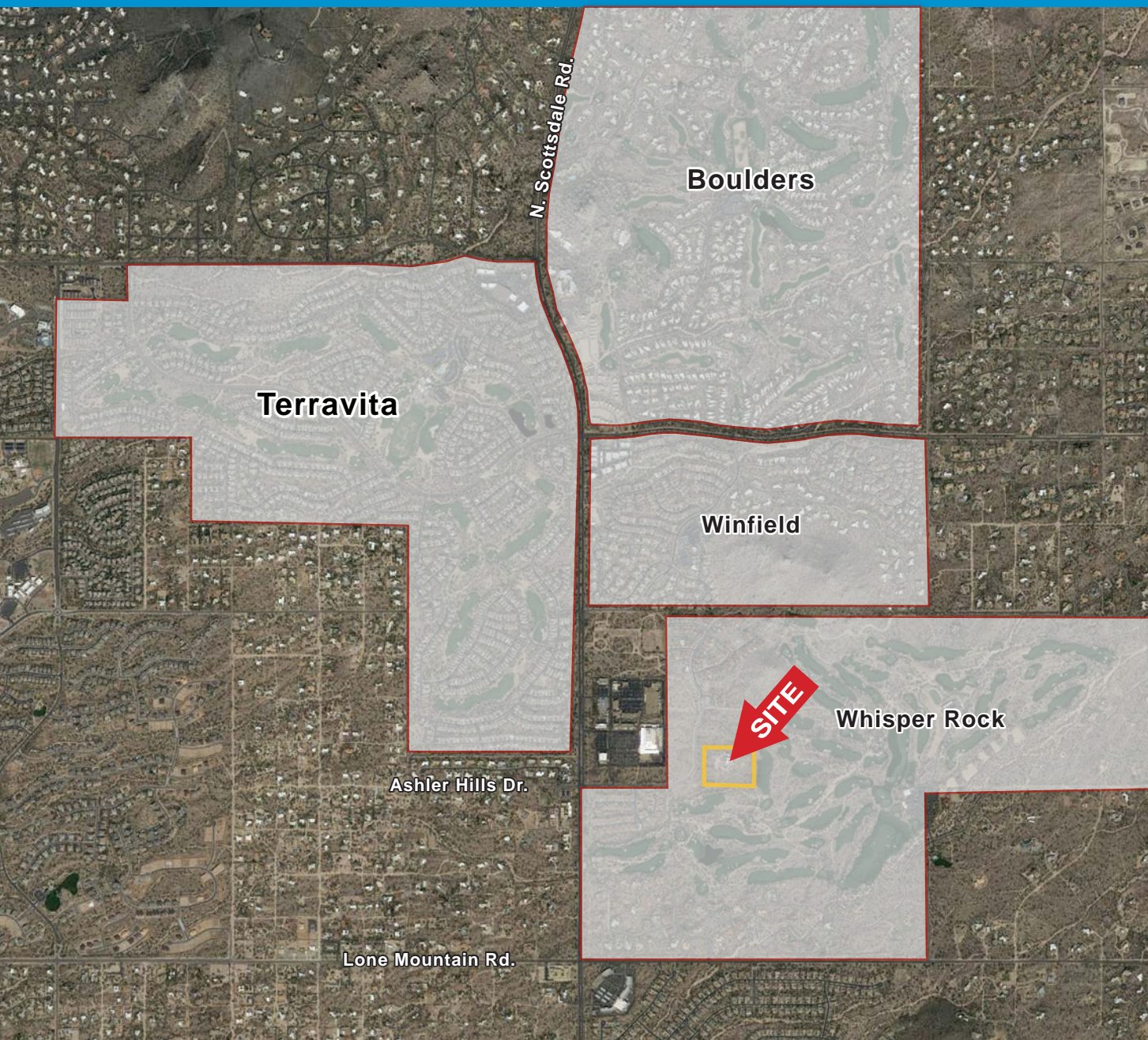


FOR SALE | RESIDENTIAL LAND

10.69 Acres



# 32227 N 74th Way, Scottsdale, AZ



- › Location: 32227 N 74th Way  
Scottsdale, AZ
- › Size: ±10.69 Acres
- › Zoning: R1-70 ESL
- › Jurisdiction: City of Scottsdale
- › General Plan: Rural neighborhood  
natural open space
- › Utilities: Water: City of Scottsdale  
Sewer: City of Scottsdale  
Electric: APS  
Gas: Southwest Gas
- › Description: 10.69 acres of desert land with  
one single family residence

## Property Features:

- › Owner will entertain offers subject to  
entitlements for a higher intense use
- › Currently zoned for 70,000 SF lots
- › Next to award winning Whisper Rock  
Golf Course
- › Retail within walking distance
- › Unmatched views of surrounding  
topography and golf course
- › Single family home can be kept or  
redeveloped
- › Surrounding zoning and development lends  
precedent to townhomes or senior housing
- › Median household income \$145,000+ in  
a 1 mile radius



FOR SALE | RESIDENTIAL LAND

10.69 Acres

# 32227 N 74th Way, Scottsdale, AZ



## Demographics

	1 mi	3 mi	5 mi
Household Income Trend			
2017 Total Population	\$111,695	\$120,624	\$114,354
2017 Households	\$140,804	\$154,598	\$140,586

## 2018 Household Income

\$50,000 to \$74,999	11.8%	11.9%	10.7%
\$75,000 to \$124,999	23.5%	21.2%	23.0%
\$125,000 to \$199,999	22.0%	24.5%	24.3%
\$200,000 or over	21.4%	23.4%	20.5%

## Housing Units Overview

2018 Home Value			
Median Home Value	\$565,236	\$592,036	\$490,613
Average Home Value	\$703,041	\$677,793	\$616,331

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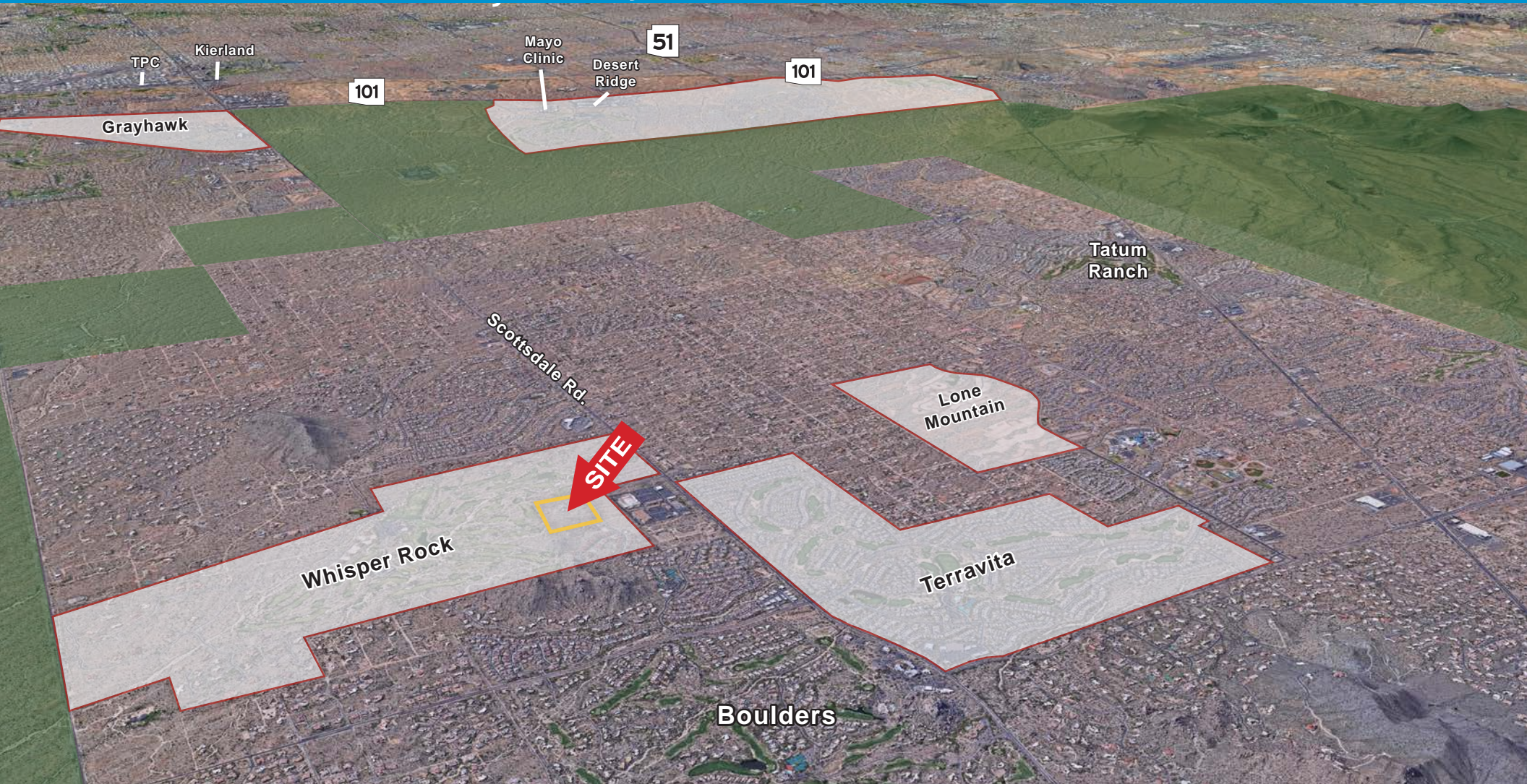


FOR SALE | RESIDENTIAL LAND

10.69 Acres



# 32227 N 74th Way, Scottsdale, AZ



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## 32227 N 74th Way, Scottsdale, AZ



## 85266 Zip Code

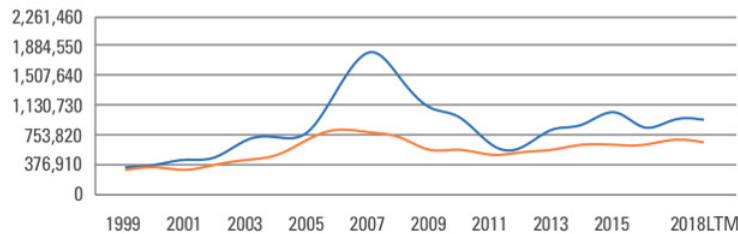
## CLOSING HOME PRICE

■ Sep. 2018 Median SFD New:

\$926,651

■ Sep. 2018 Median SFD Existing:

\$666,793



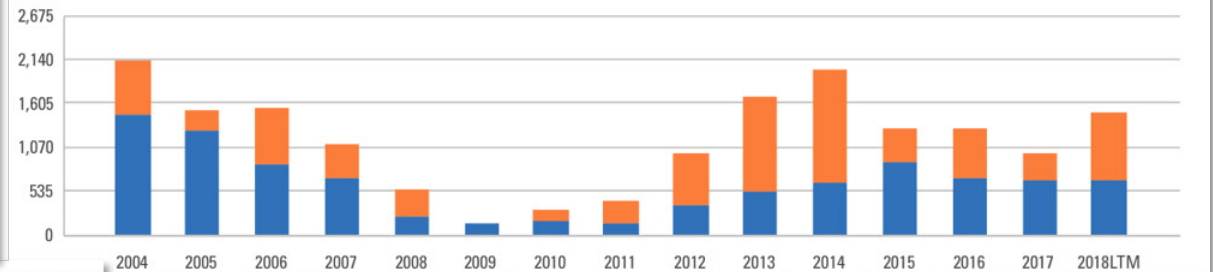
## City of Scottsdale

## PERMITS last twelve months

Sep. 2018 Total Residential Permits:

1,484

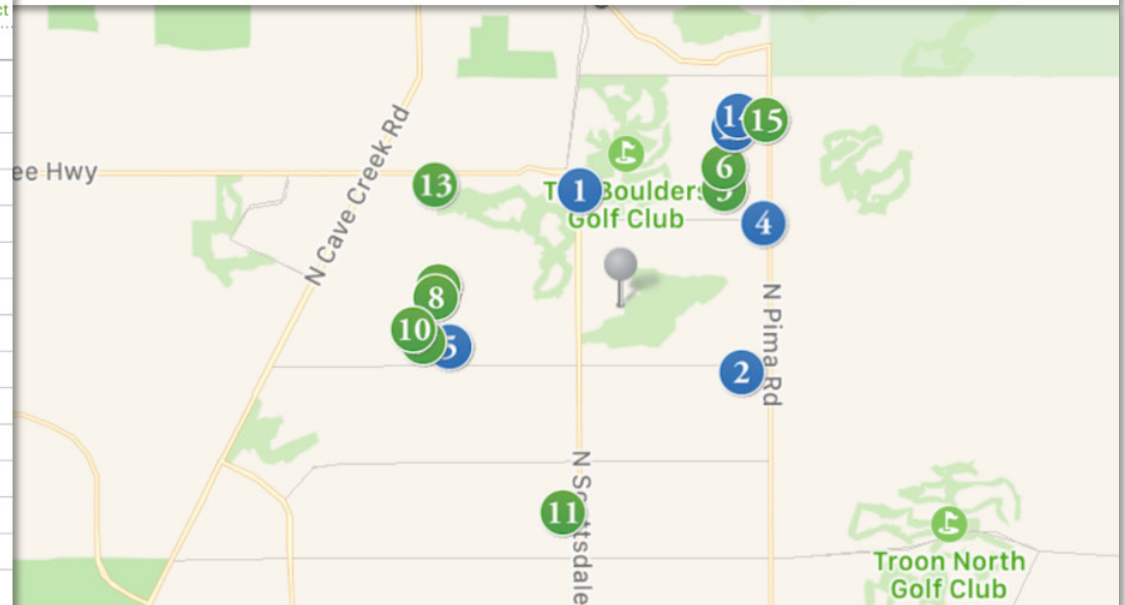
■ Single-family ■ Multifamily



## NEARBY PROJECTS

# Active Project # Upcoming Project # Sold Out Project

NO	PROJECT	BUILDER	UNIT SIZE	PRICE RANGE	TYPE
1	Enclave on the Eighth	Taylor Morrison	2181-2590	\$563,990 - \$699,052	Detached
2	Sincuidados	Cachet Homes	3327-4140	\$1,429,958 - \$1,699,000	Detached
3	Sierra Boulders	Rosewood Homes	4115-5042	\$879,990 - \$959,990	Detached
4	Copper Sky/Capstone	Taylor Morrison	3534-4342	\$790,990 - \$850,990	Detached
5	Lone Mountain/Monarch	Pulte Homes	3216-3949	\$683,990 - \$741,990	Detached
6	Sierra Highlands	Rosewood Homes	4115-5042	\$969,990 - \$1,074,990	Detached
7	Lone Mountain/Pinnacle	Pulte Homes	2426-2426	\$413,990 - \$413,990	Detached
8	Estates at Lone Mountain	Lennar	2856-3628	\$523,990 - \$594,990	Detached
9	Lone Mountain	Richmond American Homes	3262-4019	\$564,990 - \$634,990	Detached
10	Lone Mountain/Summit & Ca...	Taylor Morrison	2691-4294	\$477,990 - \$585,990	Detached
11	Turquesa	Toll Brothers	3637-4981	\$1,064,995 - \$1,186,995	Detached
12	Andaluza/Capstone	Taylor Morrison	3534-4342	\$790,990 - \$850,990	Detached
13	Casa Montana	AV Homes	2413-2648	\$524,900 - \$594,000	Detached
14	Rosewood Ranch Estates	Rosewood Homes	4034-5042	\$1,019,990 - \$1,149,990	Detached
15	Barica Estates	CalAtlantic	2796-4466	\$619,990 - \$619,990	Detached



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