

# DATA SHEET

## LAND

FOR SALE - \$1,575,000 OR BUILD TO SUIT OR JOINT VENTURE

DEVELOPMENT SITE

CAVE CREEK RD. & BLOODY BASIN RD

CAREFREE, AZ 85377 (West of Pima Rd.)



### Property Features

Approximately +/- 1.84 Acres(+/- 80,521 SF of Land)

Land is Zoned - C, Commercial, Multiple Uses

Dimensions - Approximately 323' (Cave Creek) x

Possible- Retail, Office, Medical, Residential / Multi-family

**281' & 202' (NE) Frontage on Cave Creek Rd.**

**Commercial Zoning- Mixed Use (w/Town of Carefree approval)**

**West of Pima Rd. and 1/2 Miles East of Scottsdale**

**Minutes from I-17, Loop 101, Cave Creek Artery.**

**Rd. (Tom Darlington Dr.) Cave Creek Town Center**

**Power, Water, Sewer, Gas on site.**

### Community Description

Carefree, Arizona is an upscale residential community, bordered by the city of Scottsdale to the south and the town of Cave Creek to the west. Carefree is home to the local landmark Black Mountain, Carefree Sundial and was long-time home to Southwestern Studios. 17 miles west of Bartlett Lake, in the Tonto National Forest. Carefree hosts many free public events, music, art festivals, famers' market. Come and be inspired by this town and the Sonoran Desert with breathtaking views everywhere.

The Carefree sundial, designed by architect Joe Wong and solar engineer John I. Yellott, was erected in the Sundial Circle plaza in 1959 and is the "third largest sundial in the Western Hemisphere". The sundial, which points to the North Star, is made from a steel frame and covered in anodized copper. It measures 90 feet in diameter. The metal gnomon, the shadow-casting portion of the dial, stands 35 feet above the plaza and extends 72 feet.

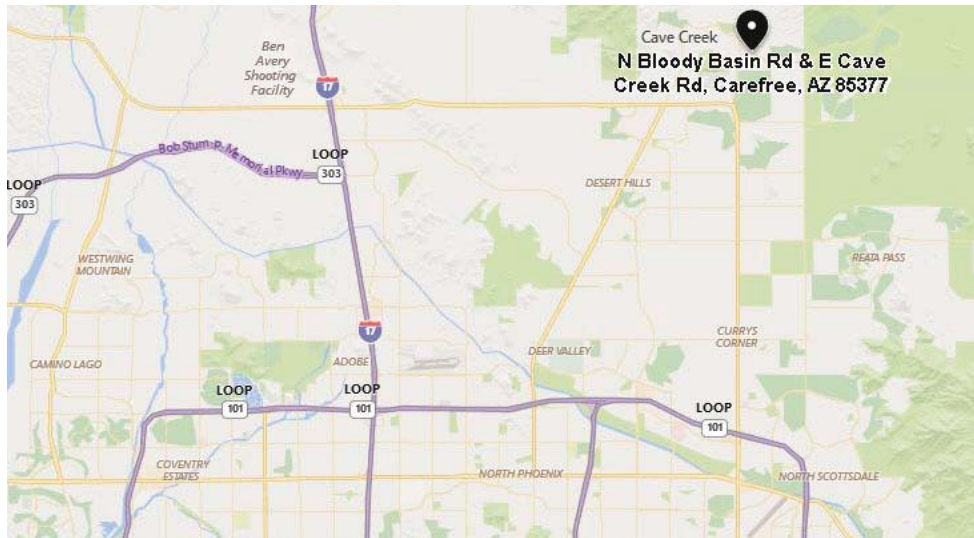
Carefree was the long-time home of Southwestern Studios, originally built in 1968 as Fred Graham Studios by actor, stunt man, and Arizona Film Commissioner Fred Graham. In the early 1970s, Stage 1 of the studio was used for The New Dick Van Dyke Show starring Dick Van Dyke, Hope Lange, Fannie Flagg, and Marty Brill. Stage 1 also was used for the filming of one of Orson Welles' last films, The Other Side of the Wind, with John Huston, Oja Kodar, Susan Strasberg, Bob Random and Peter Bogdanovich.

Carefree is 17 miles west of Bartlett Lake, in the Tonto National Forest.

### Demographics

	1 Mile	3 Mile	5 Mile		1 Mile	3 Mile	5 Mile
Population	1,425	13,408	30,729	Total Businesses	336	992	1,626
Households	\$65,808	\$85,231	\$89,288	Total Employees	2,042	8,760	14,049
Avg. Household Income	78,721	154,735	220,318	Total Residential Population	1,425	13,408	30,729





**Tom Helberg JD**

REALTOR® | Commercial & Residential

**c** 419.262.2498

**e** TomH.AZRealtor@gmail.com

**w** HomeSmart.com

**HomeSmart Terravita**

33725 N Scottsdale Rd, Ste 130

Scottsdale, AZ 85266

**HOME SMART**



**EQUITABLE**  
TITLE AGENCY, LLC



REALTOR

EQUAL HOUSING OPPORTUNITY