

Shadow Ridge North

1/13/2022

24550 N 128th Street

Current zoning is R1-130 proposed zoning is R1-43 ESL PRD

29.5 acre site

PROPERTY within 5 miles				Zoning/Prop	SALE DATE w/				
			ACREAGE	SQ FOOT	osed Use	Last Year	SALE PRICE	PRICE/AC	PRICE/SQ FT
SOLD COMPS									
1	120th & Rio Verde	SOLD	38.3	1,668,348	R1-130	9/23/2021	\$ 5,700,000	\$148,825	\$ 3.42 216-78-007A
2	128th and Pinnacle Peak	SOLD	10.6	461,736	R1-43	9/24/2021	\$ 1,150,000	\$108,491	\$ 2.49 217-01-009G
3	11663 E Del Cielo Dr	SOLD	33.31	1,450,984	R1-43	9/9/2021	\$ 3,900,000	\$117,082	\$ 2.69 multiple
4	0 E 144th St	SOLD	13	566,280	R43	9/9/2021	\$ 1,600,000	\$123,077	\$ 2.83 219-39-187Y
5	N 128th St	SOLD	94.37	4,110,857	R1-35	3/29/2021	\$ 9,800,000	\$103,847	\$ 2.38 217-55-718
AVERAGES							\$3,164,286	\$85,903	\$2.76
Shadow Ridge North project		CURRENT VALUE=	\$	306,655					

PROPERTY within 5 miles				Zoning/Prop	SALE DATE w/				
FOR SALE COMPS		ACREAGE	SQ FOOT	osed Use	Last Year	ASKING PRICE	PRICE/AC	PRICE/SQ FT	
1	119th Way at Casitas Del Rio Drive	FOR SALE	18.80	818,928	R1-130	na	\$ 1,500,000	\$79,787	\$ 1.83 multiple
2	27441 N 160th Street	FOR SALE	23.00	1,001,880	R43	na	\$ 3,900,000	\$169,565	\$ 3.89 219-37-010V
3	NEC 122nd St & Sonoran Sky	ESCROW	41.00	1,785,960	R1-130	na	\$ 4,510,000	\$110,000	\$ 2.53 multiple
4	12880 E Jomax Rd	FOR SALE	18.39	801,068	R1-130	na	\$ 2,800,000	\$152,257	\$ 3.50 216-77-043
5	Lone Mountain 138th St	FOR SALE	10.00	435,600	R43	na	\$ 1,200,000	\$120,000	\$ 2.75 218-14-025
AVERAGES							\$1,987,143	\$90,230	\$2.90
Shadow Ridge North project		CURRENT VALUE=	\$ 321,996						