

EXCLUSIVE LISTING
SIDEWINDER

CAVE CREEK RD & TOM DARLINGTON DR | CAREFREE, ARIZONA

LOCATION Site is located South of the Southeast corner of Cave Creek Rd & Tom Darlington Dr, Downtown Carefree, Arizona

ACRES ±.97

LOTS Planned for 14 Residential Rental Units | 14.42 DUA

APPROVED ZONING C (Commercial) / Town of Carefree

CASH PURCHASE PRICE **\$1,200,000 | \$85,714/Planned Unit**

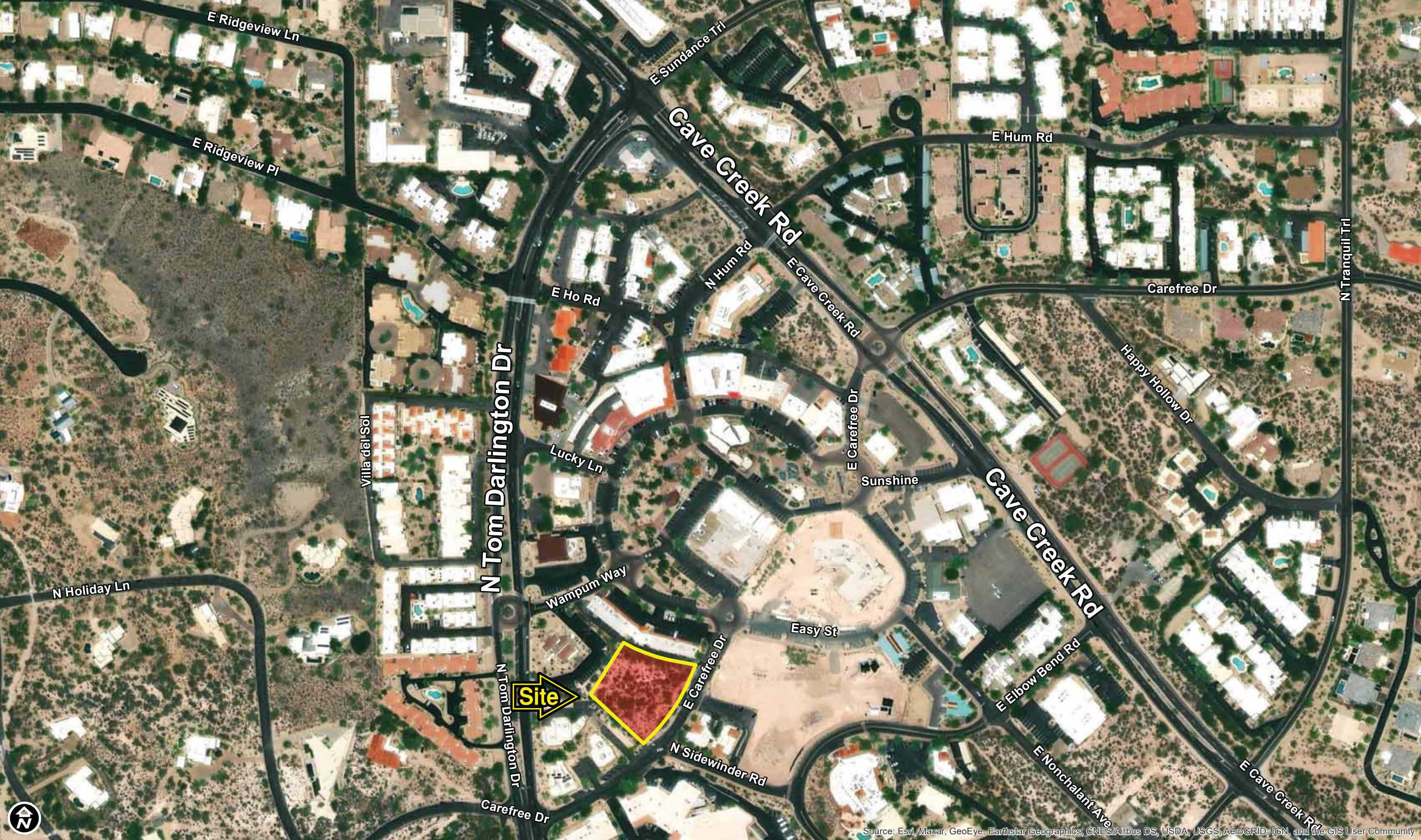
SUGGESTED TERMS Cash. 60-day Feasibility Period with a close of escrow upon Final Engineered Site Plan Approval with the Town of Carefree.

UTILITIES
Water Carefree Water Company
Sewer Liberty Utilities
Electric Arizona Public Service

CONTACT Grant D. Helgeson
Westland Properties Group

COMMENTS This is a rare opportunity to purchase a residential infill parcel in Downtown Carefree close to shopping, restaurants & entertainment. Proposed Housing Product could be sold to individual buyers or built as rental property / VRBO.

2022 Annual Taxes estimated at \$3,153 as Vacant Parcel



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

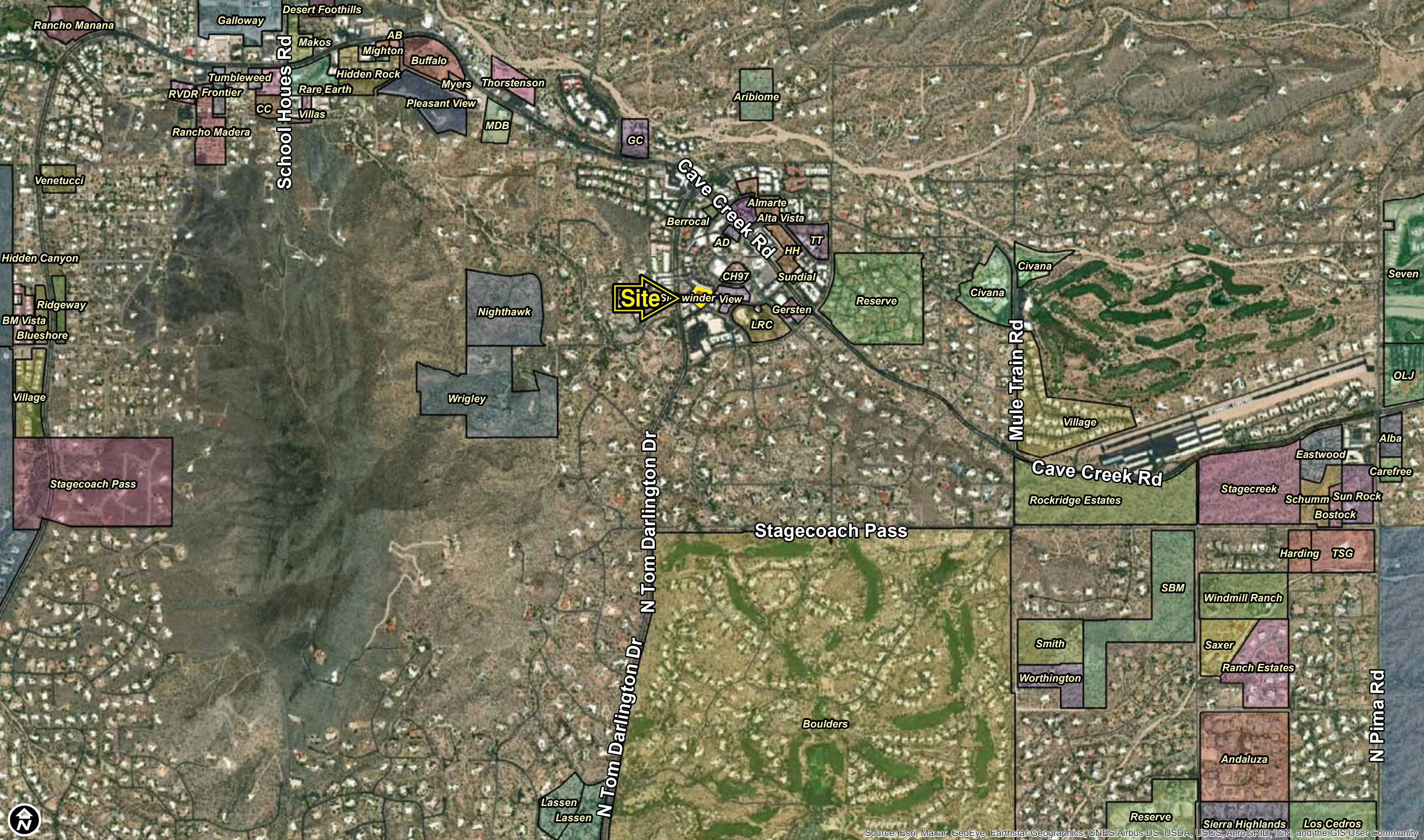
SIDEWINDER
±.97 ACRES | PLANNED FOR 14 RENTAL UNITS | 14.4 DUA
CAVE CREEK RD & TOM DARLINGTON DR
CAREFREE, ARIZONA

Grant D Helgeson, Broker - Direct: (480) 675-5149

Don McCaul, Broker - Direct: (480) 675-5144

WPG | WESTLAND PROPERTIES
GROUP

8141 E Indian Bend Rd, Ste 103 Scottsdale AZ 85250
Tel: (480) 443-8570 / Fax: (480) 443-3736
www.westland-properties.com



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CAREFREE RESIDENCES
 LOT 37 - APN 216-83-037
 CAREFREE, AZ

REVISIONS

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	02/01/2024	ISSUED FOR PERMITS
2	02/01/2024	REVISED PER COMMENTS
3	02/01/2024	REVISED PER COMMENTS
4	02/01/2024	REVISED PER COMMENTS
5	02/01/2024	REVISED PER COMMENTS
6	02/01/2024	REVISED PER COMMENTS

DATE: 02/01/2024
 SCALE: 3/32" = 1'-0"
 PROJECT: LOT 37 - APN 216-83-037
 SHEET: 4
 DRAWN BY: J. W. B.
 CHECKED BY: J. W. B.



Tom Darlington Dr



Carefree Dr



Tom Darlington Dr

Carefree Dr





Carefree Dr

Sidewinder Rd





Carefree Dr





Cave Creek Rd

Tom Darlington Dr

Carefree Dr





Carefree Dr

Tom Darlington Dr