

EXCLUSIVE LISTING
GALLOWAY CROSSING

CAVE CREEK RD & TOM DARLINGTON DR | CAVE CREEK, ARIZONA

LOCATION Site is located West of the Northwest corner of Cave Creek Rd & Tom Darlington Dr, Cave Creek, Arizona

ACRES ±4.01 / 174,831sf

LOTS 33 Residential Rental Units | 8.25 DUA as follows:

- 16 Units | 3 Bedroom / 2 Bath | 1,439sf + 176sf Patio
- 16 Units | 2 Bedroom / 2 Bath | 1,289sf + 176sf Patio
- Planned as Four 2-Story Buildings
- 32 Garage Spots & 46 Parking Spaces
- Pool / Clubhouse & **detached Casita (33rd Unit)**

APPROVED ZONING MR (Multiple Residence Zone) / Town of Cave Creek

CASH PURCHASE PRICE **\$4,200,000 | \$127,272/Planned Unit**

SUGGESTED TERMS Cash. 60-day Feasibility Period with a close of escrow 30-days thereafter.

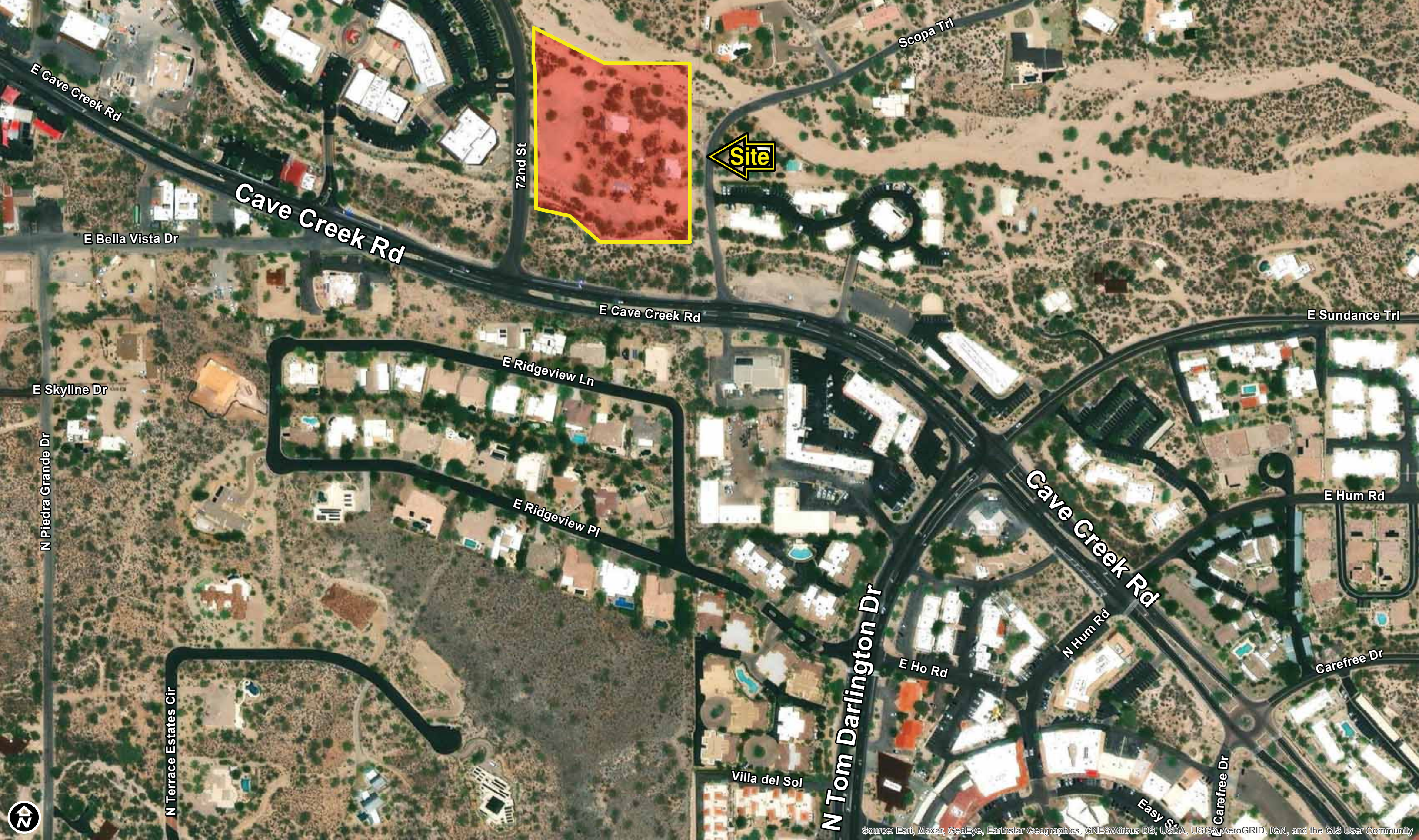
UTILITIES

Water	Town of Cave Creek
Sewer	Town of Cave Creek
Electric	Arizona Public Service

CONTACT Grant D. Helgeson
Westland Properties Group

COMMENTS This is a rare opportunity to purchase a **Fully Entitled & Permit Ready** Residential Infill parcel well-located in Cave Creek adjacent to downtown Carefree. Site is planned for a Rental / VRBO Housing Product. **Final Site Plan shows 32 Units + detached Casita (33rd Unit).**

Purchase price includes all approved House Plans, designs and due diligence. Seller has a contractor who has recently bid out the project and is available for a consultation upon acceptable Letter of Intent.



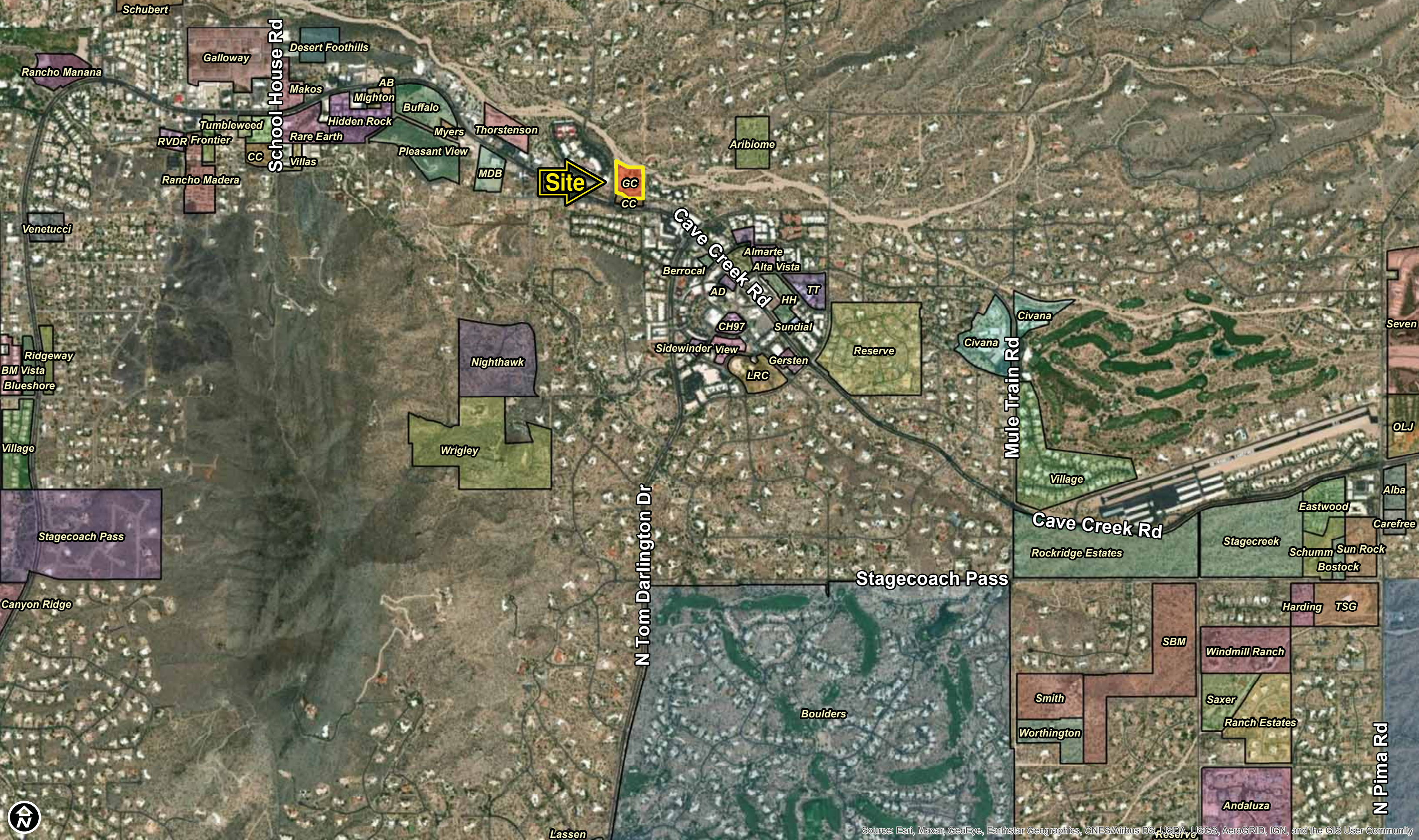
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

GALLOWAY CROSSING
±3.64 ACRES | PLANNED FOR 33 RENTAL UNITS | 8.8 DUA
CAVE CREEK RD & TOM DARLINGTON DR AREA
CAVE CREEK, ARIZONA

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

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

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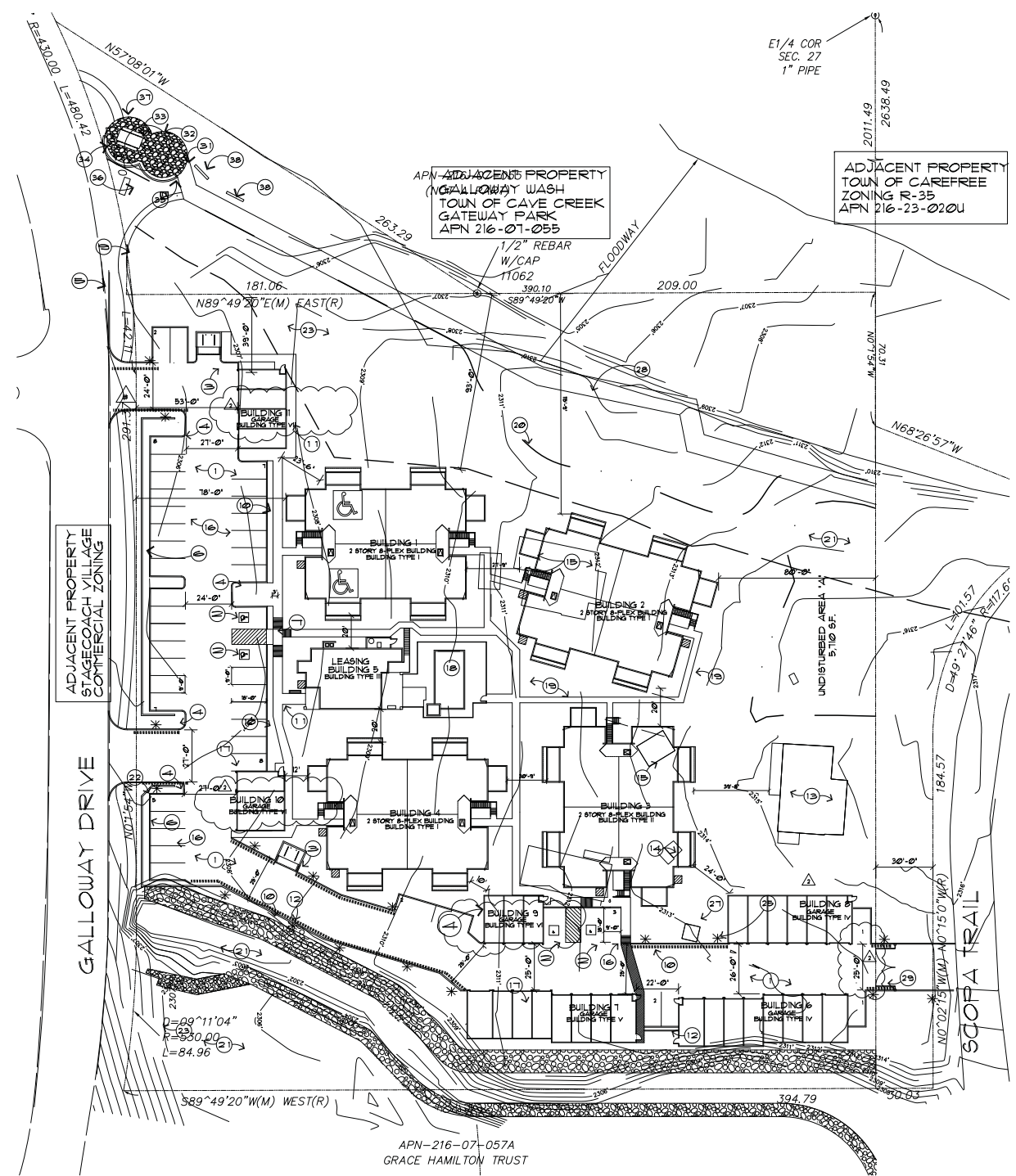
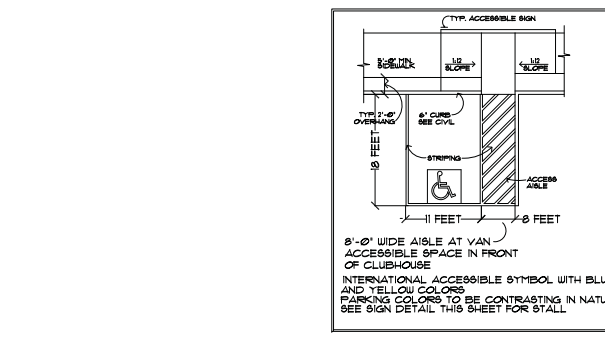
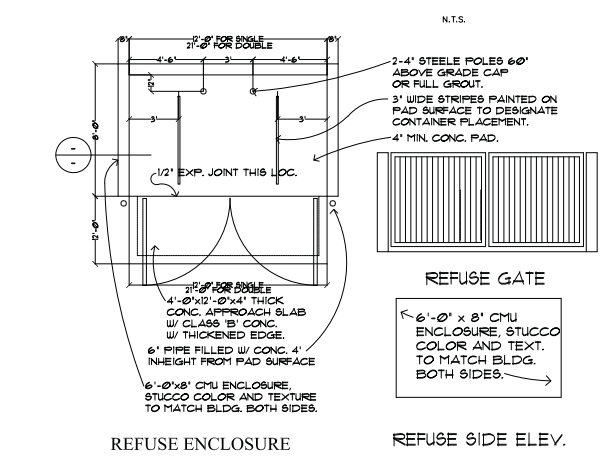
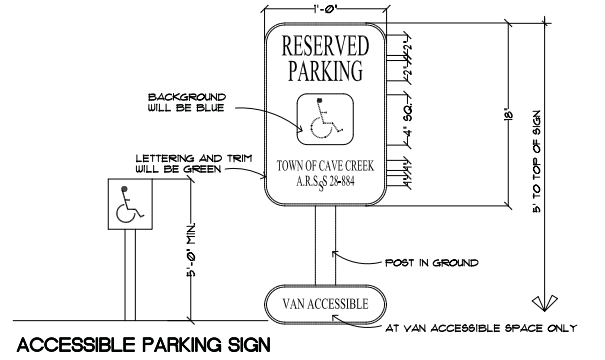
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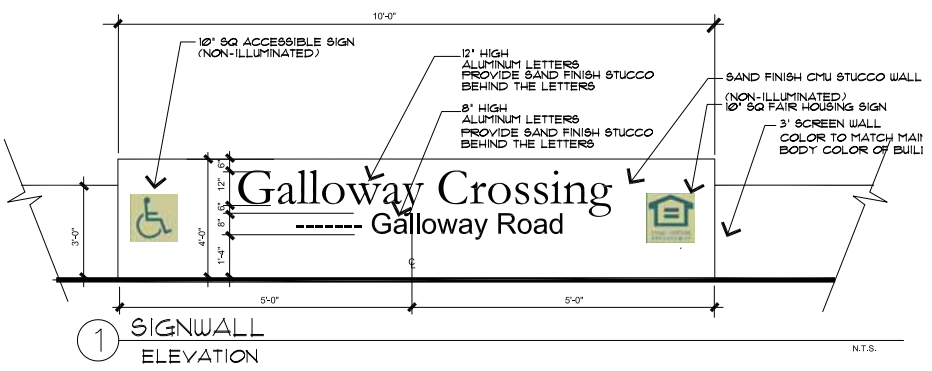
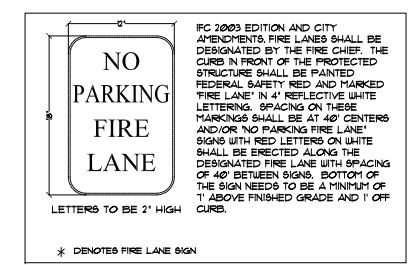
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Site Project Data							
PROJECT ADDRESS: GALLOWAY AND CAVE CREEK	PROJECT PARCEL NUMBERS: APN 216-07-038A						
EXISTING LAND USE: HIGH DENSITY RESIDENTIAL	CURRENT CODES: 2018 IBC, 2018 IM.C., 2018 NEC, 2018 UPC & 2017 NEC 2018 IECC, 2018 IECC						
DATE OF SITE PLAN: MARCH 10-2023	ZONING DESIGNATION: MR						
SCALE OF SITE PLAN: 1" = 40'	LANDSCAPED AREA REQUIRED: 15% 26,275 LANDSCAPED AREA PROVIDED - SEE LANDSCAPE PLANS REQUIRED NON-DISTURBED AREA: 20% 34,996 S.F. PROVIDED NON-DISTURBED AREA: 25% 44,675 S.F.						
PARCEL SIZE: 174,832 S.F. (4.01 ACRES)	LOT COVERAGE ALLOWED (MR): 87,415 S.F. 50% LOT COVERAGE PROVIDED (BUILDING PADS ONLY): 34,523 S.F. 18%						
BLDG HEIGHT PROVIDED: 25 FEET ABOVE NAT. GRADE BLDG HEIGHT ALLOWED: TWO STORY MAX. 25 FEET ABOVE NATURAL GRADE	BUILDING SETBACKS REQUIRED: FRONT: 30', REAR: 25', SIDE: 20' AT STREET SIDE 5' SIDE AT NON-STREET SIDE PROPERTY LINES BUILDING SETBACKS PROVIDED: FRONT: 78', REAR: 80', SIDE: 30' STREET SIDE 5' OTHER						
MINIMUM LOT AREA REQUIRED: 6,000 S.F. MINIMUM LOT WIDTH REQUIRED: 60 FEET LOT WIDTH OF EXISTING PARCEL: 59 FEET							
UNIT MIX	CONSTR. TYPE	GROSS COND. S.F.	PATIO G.S.F.	BALC. G.S.F.	COVERED ENTRY	SPRINK.	
BI 2 BD 16 R-2 V-B 1,287		175	136	62	13R		
CI 3 BD 16 R-2 V-B 1,439		175	136	62	13R		
BUILDING TYPE I TYPICAL OF 3 BUILDING 470 UNITS 4 CT UNITS		BUILDING TYPE II TYPICAL OF 1 BUILDING 470 UNITS 4 CT UNITS		LEASING BUILDING 137 G.S.F. LIV. LEVEL		EXISTING STRUCTURE 1,639 G.S.F. GARAGE STRUCTURE 2,285 G.S.F.	
1ST FLOOR 300 G.S.F. PATIO 700 G.S.F. PATIO 248 G.S.F. ENTRY 6400 G.S.F. TOTAL		1ST FLOOR 300 G.S.F. PATIO 700 G.S.F. PATIO 248 G.S.F. ENTRY 6400 G.S.F. TOTAL		137 G.S.F. PATIO 248 G.S.F. ENTRY 993 G.S.F. TOTAL		GARAGE STRUCTURE 1,077 G.S.F. GARAGE STRUCTURE 884 G.S.F. GARAGE STRUCTURE 1,099 G.S.F.	
GROSS SF & FOOTPRINT SF INCLUDES ALL COVERED AREAS, PATIOS AND DETACHED GARAGES							
PARKING PROVIDED:		QUANTITY	QUANTITY	32 X 2 = 64 REQUIRED			
ACCESSIBLE SURFACE		4	SURFACE 42	46 SURFACE PROVIDED 32 GARAGES PROVIDED			
TOTAL GARAGE S.F. = 8,923 S.F.		TOTAL PARKING		78 PROVIDED			

LEASING BUILDING	OCC TYPE	CONST. TYPE
RESIDENTIAL UNITS	R-2	V-B
GARAGE BUILDINGS	U	VB



Site Plan
SCALE 1" = 30'



- KEY NOTES
1. ASPHALTIC PAVING/ACCESS DRIVE PER CIVIL.
 2. ACCESSIBLE PARKING STALL. SEE DETAILS.
 3. DUMPSTER LOCATION. SEE DETAILS.
 4. CURBED PLANTER AREA - TYP.
 5. EXISTING FIRE HYDRANT-SEE CIVIL.
 6. SCREEN WALL 3'-0" ABOVE TOP OF ASPHALT-SEE LANDSCAPE AND THIS SHEET.
 7. ADA COMPLIANT TEXTURED CROSSWALK PAVING-SEE LANDSCAPE PLANS FOR DETAILS.
 8. PUBLIC GATHERING AREA. SEE THIS SHEET FOR DETAILS.
 9. ADA COMPLIANT DECOMPOSED GRANITE PATHWAY TO PUBLIC SPACE. SEE LANDSCAPE PLANS.
 10. 6" HIGH ASPHALT CURBING-TYPICAL-SEE CIVIL PLANS FOR DETAIL.
 11. 3 FOOT WIDE CONCRETE SIDEWALK ADJACENT TO FRONT OF PARKING BAYS-TYPICAL.
 12. PARKING SCREEN WALL RETAINING WALL 3'-0" ABOVE TOP OF ASPHALT-SEE CIVIL.
 13. EXISTING RESIDENTIAL STRUCTURE TO REMAIN-NOT IN THIS APPLICATION.
 14. EXISTING WINDMILL TO BE RELOCATED TBD.
 15. EXISTING STRUCTURE TO BE REMOVED BY SEPARATE DEMOLITION PERMIT.
 16. 8X18 ASPHALT PARKING SPACE WITH 2 FOOT OVERLAP + 20' FOOT DEEP TOTAL.
 17. DETACHED GARAGE STRUCTURE-SEE EXHIBIT THIS SHEET.
 18. POOL AND SPA-SEPARATE PERMIT REQUIRED.
 19. 4'-0" WIDE CONCRETE SIDEWALK-SEE LANDSCAPE PLAN.
 20. SEE CIVIL FOR EROSION SETBACK LINE.
 21. UNDISTURBED AREA-SEE CIVIL-CIVIL FOR AREAS.
 22. PROJECT SIGN LOCATION-SEE DETAIL THIS SHEET.
 23. RETENTION AREA-SEE CIVIL PLANS.
 24. LANDSCAPE AREA-SEE LANDSCAPE PLANS.
 25. DENOTES FIRE LANE PAINTED CURBING NO PARKING SIGNS LOCATED AT INTERVALS ALONG FIRE LANE-SEE DETAILS.
 26. FIRE DEPARTMENT TURN AROUND.
 27. EXISTING WELL TO REMAIN. TO BE COORDINATED WITH CIVIL DESIGN ON PERMIT PLANS.
 28. NON-VEHICULAR ACCESS EASEMENT FOR PATHWAY PER TOWN TRAIL GUIDELINES.
 29. METAL FIRE ACCESS GATE WITH PAD LOCK.
 30. BIKE RACK LOCATION.
 31. FLAGSTONE PAVING.
 32. SHADE STRUCTURE-SEE STRUCTURAL.
 33. PRE-CAST CONCRETE TABLE.
 34. 3'-0" HIGH CMU STUCCO SCREEN WALL.
 35. 18" HIGH X 18" DEEP CONCRETE BONCO SEAT.
 36. TRAIL SIGN. SEPARATE PERMIT REQUIRED.
 37. DECOMPOSED GRANITE PATHWAY.
 38. WOOD HITCHING POST.
 39. GROUND MOUNTED CONDENSING UNIT FOR LEASING OFFICE WITH 4 FOOT HIGH 8MU SCREEN WALL.

- SITE INTEGRATION NOTES-SEE TRIANGLE SYMBOL
1. ALIGN NORTH ENTRANCE WITH STAGECOACH NORTHERLY ENTRANCE.
- GENERAL NOTES
1. NO PART OF SITE IS WITHIN FLOODPLAIN.
 2. MONUMENT AND BUILDING SIGNAGE SHALL BE SUBJECT TO A SEPARATE REVIEW AND APPROVAL PROCESS.
 3. CONCRETE SIDEWALKS SHOWN ADJACENT TO PARKING TO BE 5'-0". ALL OTHER CONCRETE SIDEWALKS TO BE 4'-0" - TYP.
 4. TYPICAL PARKING SPACE IS 9'-0" X 18'-0".
 5. TYPICAL LANDSCAPE ISLAND WITHIN PARKING LOT IS 15'-0" X 18'-0".
 6. THIS NUMBER NOT USED.
 7. FINAL LOCATION OF ACCESSIBLE LIVING UNITS TO

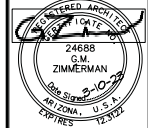
- SEE BLDG. SECTIONS AND ELEVATIONS FOR SIGN LOCATIONS, COORDINATE IN SEE SIGN DETAILS ON SHEET A3
- DENOTES ACCESSIBLE UNIT LOCATION UNIT LOCATED ON LEVEL ONE SEE FLOOR PLANS FOR ACCESSIBLE DETAILS FOR THESE UNITS.
- DENOTES FIRE DEPARTMENT NO PARKING SIGN-SEE DETAILS THIS SHEET

BY: CITY	DATE: 2-22-22
BY: OWNER	DATE: 3-9-23
BY: DATE:	
BY: DATE:	
BY: DATE:	

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Galloway Crossing
Cave Creek, Arizona

Site Plan
1" = 30'



- DESIGN DEVELOPMENT
- PROGRESS SET
- CITY SUBMITTAL
- BID SET-NOT FOR BUILD
- CONSTRUCTION ISSUE
- RECORD DRAWINGS

DRAWN BY: GFCZ
CHECKED BY: GFCZ
PROJECT NO: GC
REVISION: GC 5/16
DATE: 3-1-23
REVISED: 3-1-23
SHEET NO:

AS1.1



G.M. Zimmerman - Architect

P.O. BOX 5402 • CAREFREE, ARIZONA 85377 • (602) 531-7641



TYPICAL FRONT/REAR ELEVATION



TYPICAL SIDE ELEVATION

GALLOWAY CROSSING EXTERIOR ELEVATIONS



CLAY BARREL ROOF TILE



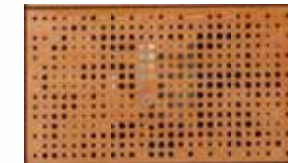
CORRUGATED METAL ROOF CLADDING

SW 7037
Balanced Beige
Interior / Exterior
Location Number: 249-C2

MAIN BODY STUCCO COLOR

SW 7674
Peppercorn
Interior / Exterior
Location Number: 236-C7

SECONDARY BODY STUCCO COLOR



METAL RAILING CLADDING



EXTERIOR STONE VENEER
CYPRUS RIDGE-COUNTRY SIDE STONE

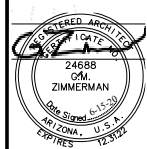


EXTERIOR ADOBE BRICK VENEER
CAPISTRANO ADOBE

△	BY:	DATE:
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GALLOWAY CROSSING
CAVE CREEK, ARIZONA

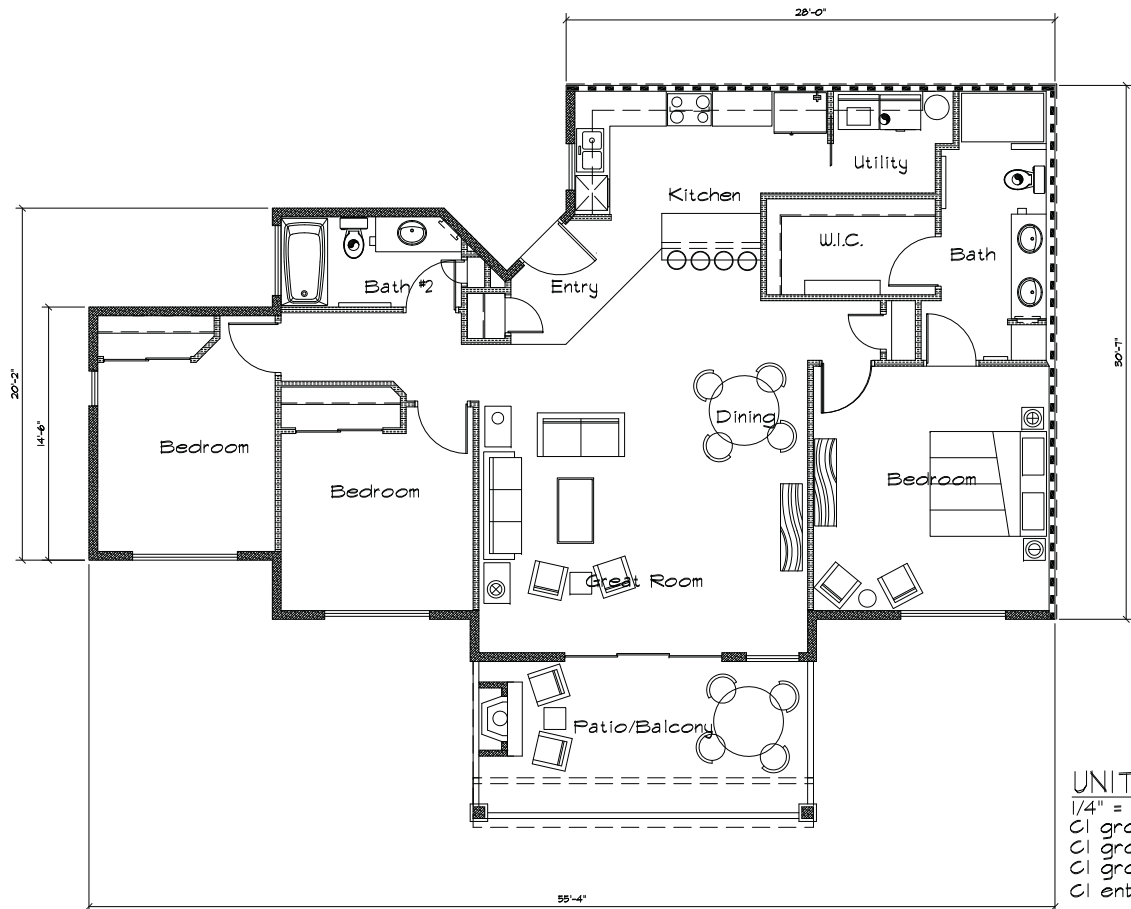
EXTERIOR ELEVATIONS



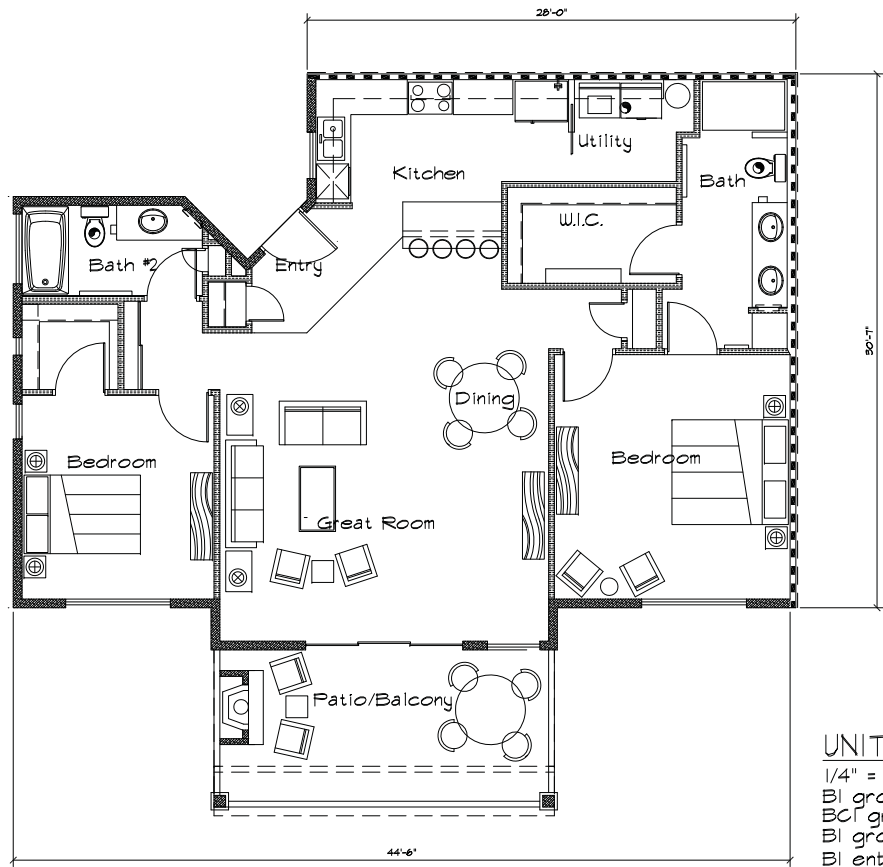
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CHECKED BY:	GH-CZ
PROJECT NO.:	
FILE NAME:	
DATE:	
ISS DATE:	
SHEET NO.:	

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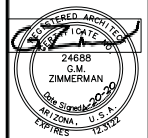
UNIT TYPE C1
 1/4" = 1'-0"
 C1 gross liv. = 1439
 C1 gross patio = 175
 C1 gross balcony = 136
 C1 entry patio = 62



UNIT TYPE B1
 1/4" = 1'-0"
 B1 gross liv. = 1287
 B1 gross patio = 175
 B1 gross balcony = 136
 B1 entry patio = 62

FLOOR PLANS
 1/4" = 1'-0"

Floor Plans
 1/4" = 1'-0"



- DESIGN DEVELOPMENT
- PROGRESS SET
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DRAWN BY: GH-CZ
 CHECKED BY: GH-CZ
 PROJECT NO: GCG
 FILE NAME: GCG
 DATE: 6-1-20
 SIZE: 30x42
 SHEET NO:

Galloway Crossing
 Cave Creek, Arizona

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Galloway Dr

Cave Creek Rd

Scopa Trl



Galloway Dr

Cave Creek Rd

Scopa Trl





Galloway Dr

Scopa Trl

Cave Creek Rd







Cave Creek Rd

Galloway Dr



Cave Creek Rd

Scopa Trl