

**REALTY
EXECUTIVES**

COMMERCIAL

LAND FOR SALE

**EXCEPTIONAL NORTH SCOTTSDALE ESTATE /
5.86+- ACRES DEVELOPMENT OPPORTUNITY**

31602 NORTH BLACK CROSS ROAD, SCOTTSDALE, AZ 85266



Exclusively Represented By:

BILL CLARKSON, CCIM 480.481.0032 bill@wpclarkson.com

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,249,500
Available SF:	
Lot Size:	5.86 Acres
Price / Acre:	\$213,225
Zoning:	R-130 ELS
Market:	Scottsdale
Submarket:	North Scottsdale

PROPERTY OVERVIEW

Rare 5.86-acre estate parcel in prestigious Pinnacle Peak Ranchos. One of the largest remaining properties in the community with exceptional privacy, towering saguaros, mature Sonoran High Desert vegetation, and panoramic mountain views. Zoned R-130/ESL, (1 house per 3 acres/130,000 sf) creating exclusivity and privacy. Build your dream luxury residence, estate, guest house, horse facilities, (up to 3 horses) or private compound. Electric, water, phone and cable are to the property line, Black Cross is paved. Property has 581.20+- feet of frontage on Black Cross Road. Surrounded by multi-million-dollar custom and luxurious homes. Corners staked and flagged with orange engineers tape.

PROPERTY HIGHLIGHTS

- Zoned R-130 ESL
- Prestigious Pinnacle Peak Ranchos
- Minimum 3 acre homesites
- 581.2 +- feet of frontage on Black Cross Road



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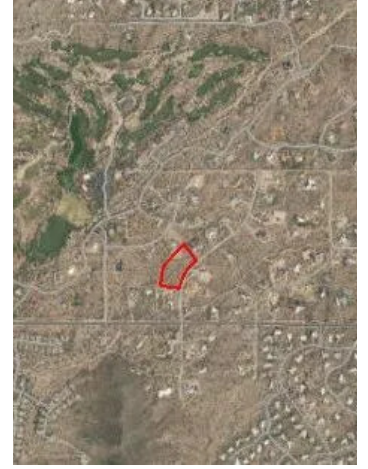
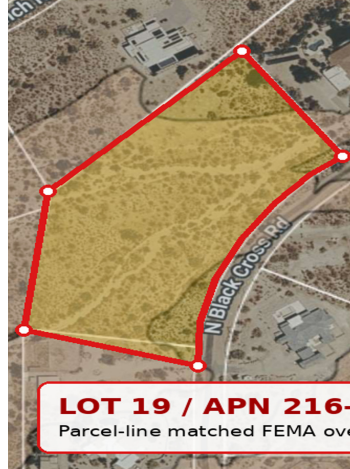
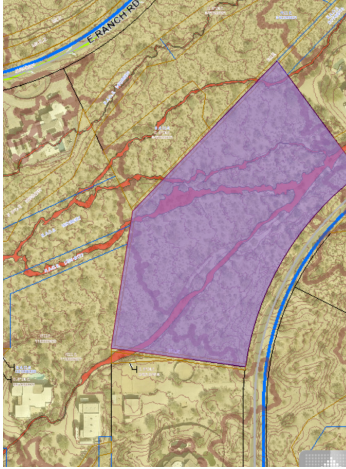
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ADDITIONAL PHOTOS



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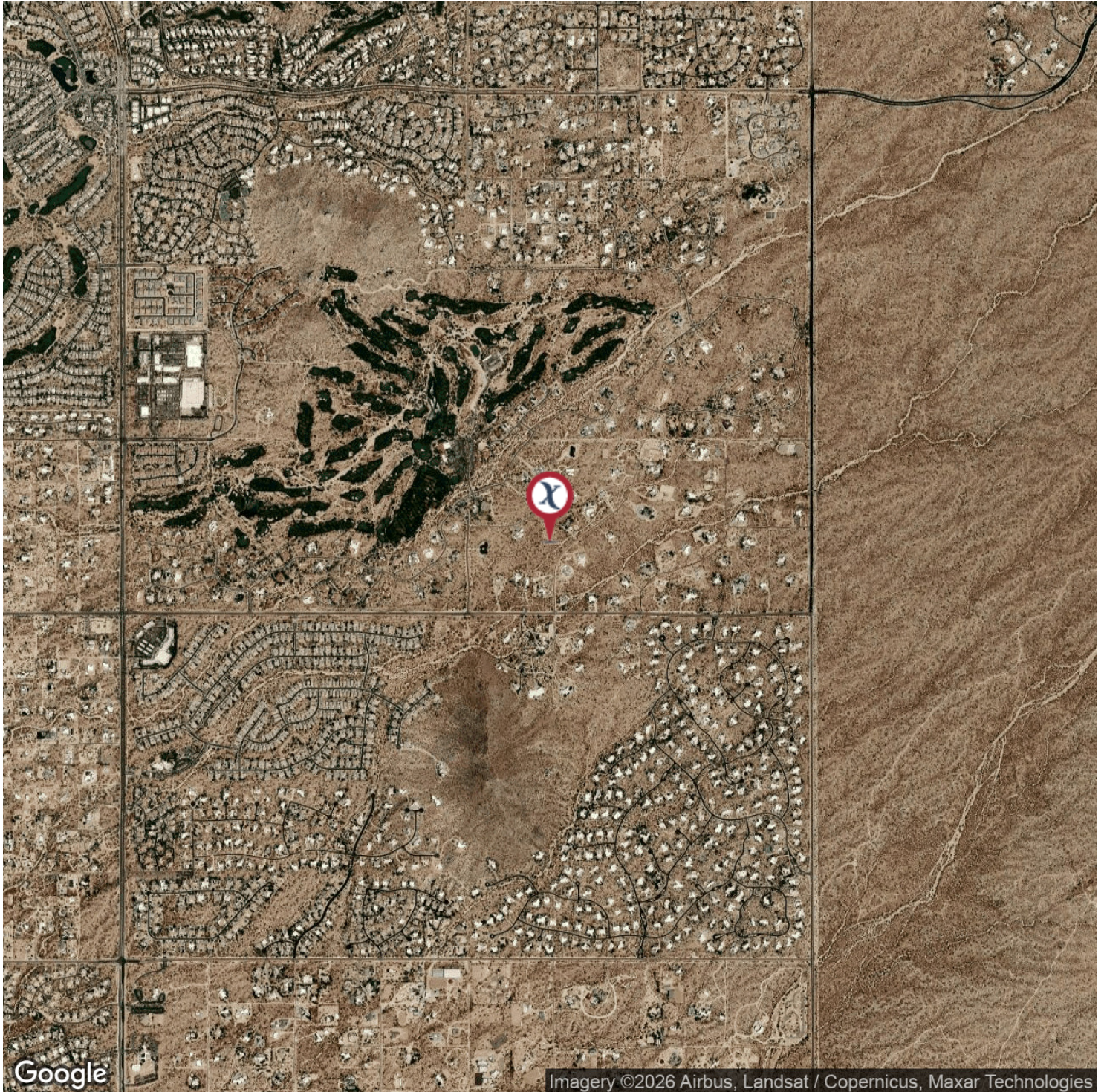
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LOCATION MAP



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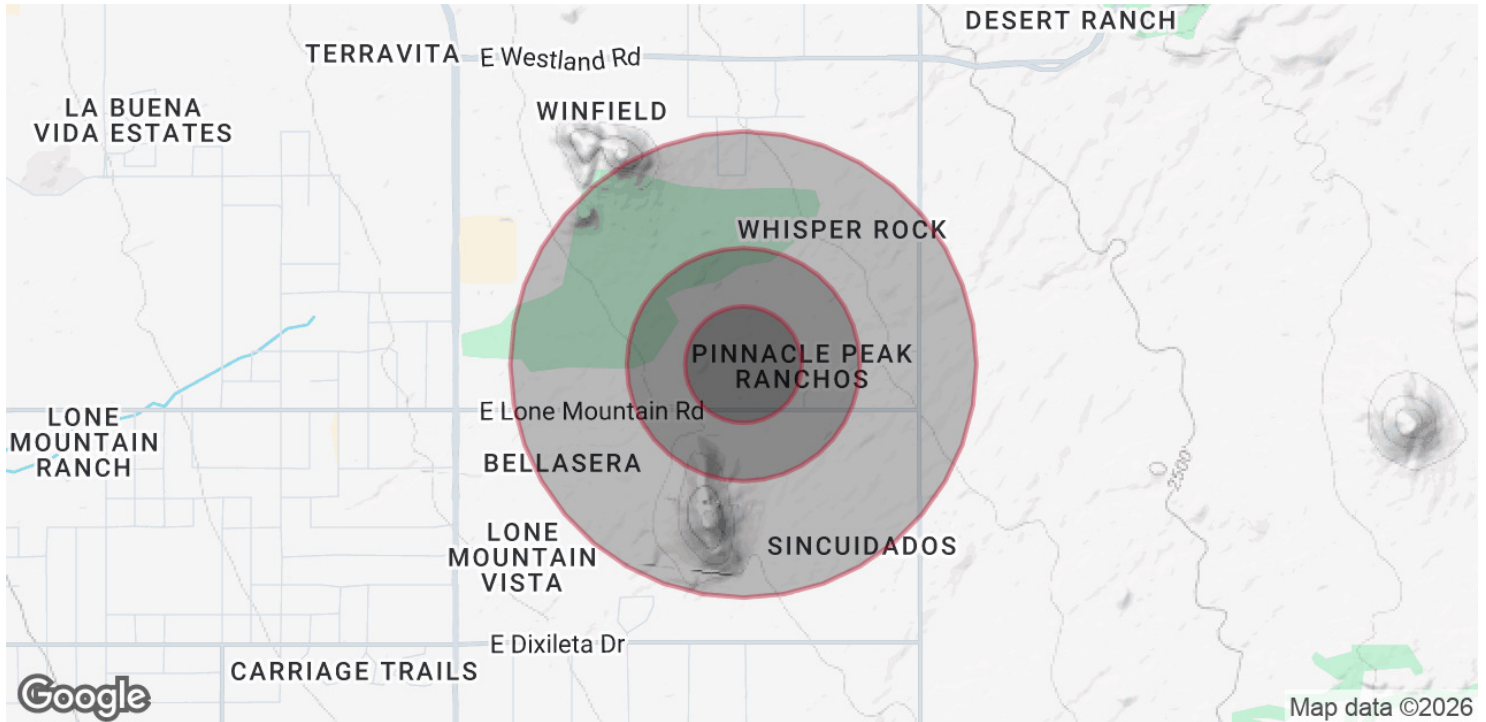
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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	113	483	1,876
Average Age	67.1	66.7	66.7
Average Age (Male)	68.0	67.4	67.3
Average Age (Female)	65.0	65.1	65.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	53	228	885
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$206,019	\$201,305	\$200,258
Average House Value	\$1,388,103	\$1,333,284	\$1,316,135

2023 American Community Survey (ACS)



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