

Arizona Golf Resort

MESA, AZ



OFFERING MEMORANDUM

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MESA, AZ

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ARIZONA GOLF RESORT

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

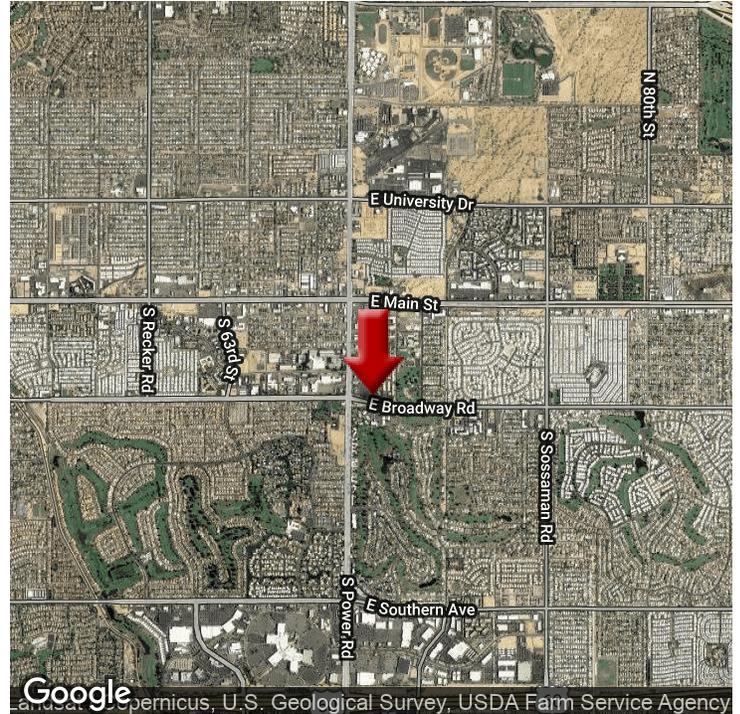
ADDITIONAL PHOTOS

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	143 Acres
YEAR BUILT:	1967
BUILDING SIZE:	20,000 SF
RENOVATED:	2016
ZONING:	C-G, RM-3, RM-4,
MARKET:	Phoenix
SUBMARKET:	Mesa
PRICE / SF:	-

PROPERTY OVERVIEW

One of Mesa's biggest real estate development opportunities. Your chance to own and operate while additional development occurs. Property has a 6700 yard, 143 acre 18 hole golf course. Includes hotel with a total of 187 rooms, 20,000+ sqft convention and meeting space, heated pools, several jacuzzis, gym, full sports bar and fine dining restaurant. City of Mesa says you can go up 4 stories to develop large multi-family or high density residential community. Conversion of part of the property to apartment house has already started. This is time to purchase the project before it becomes a \$100m property.

PROPERTY HIGHLIGHTS

- 143 Acres
- Property Grosses over \$5.2m yearly
- 4 stories available for development
- High density RM-3, RM-4, RS-6 zoning already in place
- Already has a stabilized \$80,000 monthly rental roll for Apartment House
- Great location to Banner Baywood regional medical center and heart hospital
- 18 hole golf course
- 187 room hotel with 20,000+ sqft on convention center space

Property Description

PROPERTY OVERVIEW

Situated on an 18-hole championship golf course, the Arizona Golf Resort features a newly renovated 187-room hotel. While the course is majestic in its own right, the Arizona Golf Resort is much more than just golf. The hotel features 20,000 square feet of indoor convention space and 25,000 square feet of outdoor function space - giving you that much needed space for all kinds of activities. The hotel also features four food and beverage outlets, two pools, two man-made lakes, five jacuzzies, and nine lavish room types starting from 518 square feet going all the way up to 2,000 square feet villas.

LOCATION OVERVIEW

Located on the corner of Broadway Road and Power Road in Mesa, Arizona. Centrally located near local attractions and fortune 500 companies; just minutes from Superstition Springs Mall, Banner Hospital, M.D Anderson Hospital, Phoenix Getaway Airport, and a variety of Sport Complexes.



For More information please contact:

Additional Items Available:

Proforma
2018 Actuals
NDA/NCA
Property Tours

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Property Details

SALE PRICE

SUBJECT TO OFFER

LOCATION INFORMATION

Building Name	Arizona Golf Resort
Street Address	425 S Power rd
City, State, Zip	Mesa, AZ 85206
County/Township	Maricopa
Market	Phoenix
Submarket	Mesa
Cross Streets	Power & Broadway
Market Type	Large
Nearest Highway	US 60
Nearest Airport	Phoenix Sky Harbor International

BUILDING INFORMATION

Building Size	20,000 SF
Price / SF	-
Year Built	1967
Last Renovated	2016
Number Of Floors	2
Load Factor	Yes

PROPERTY DETAILS

Property Type	Hospitality
Property Subtype	Full Service
Zoning	C-G, RM-3, RM-4,
Lot Size	143 Acres
Submarket	Mesa

Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



ARIZONA GOLF RESORT

LOCATION INFORMATION

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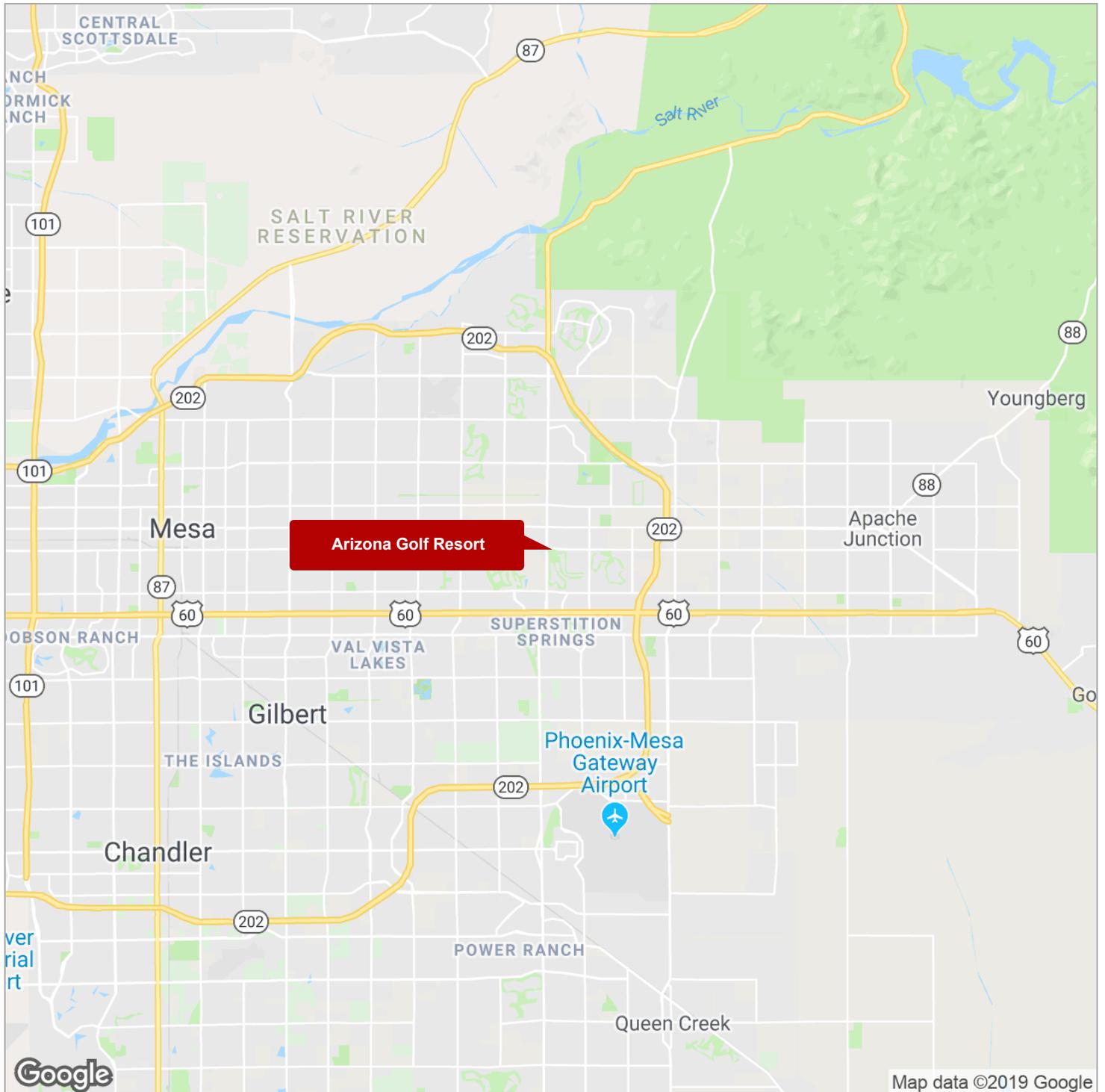
REGIONAL MAP

LOCATION MAPS

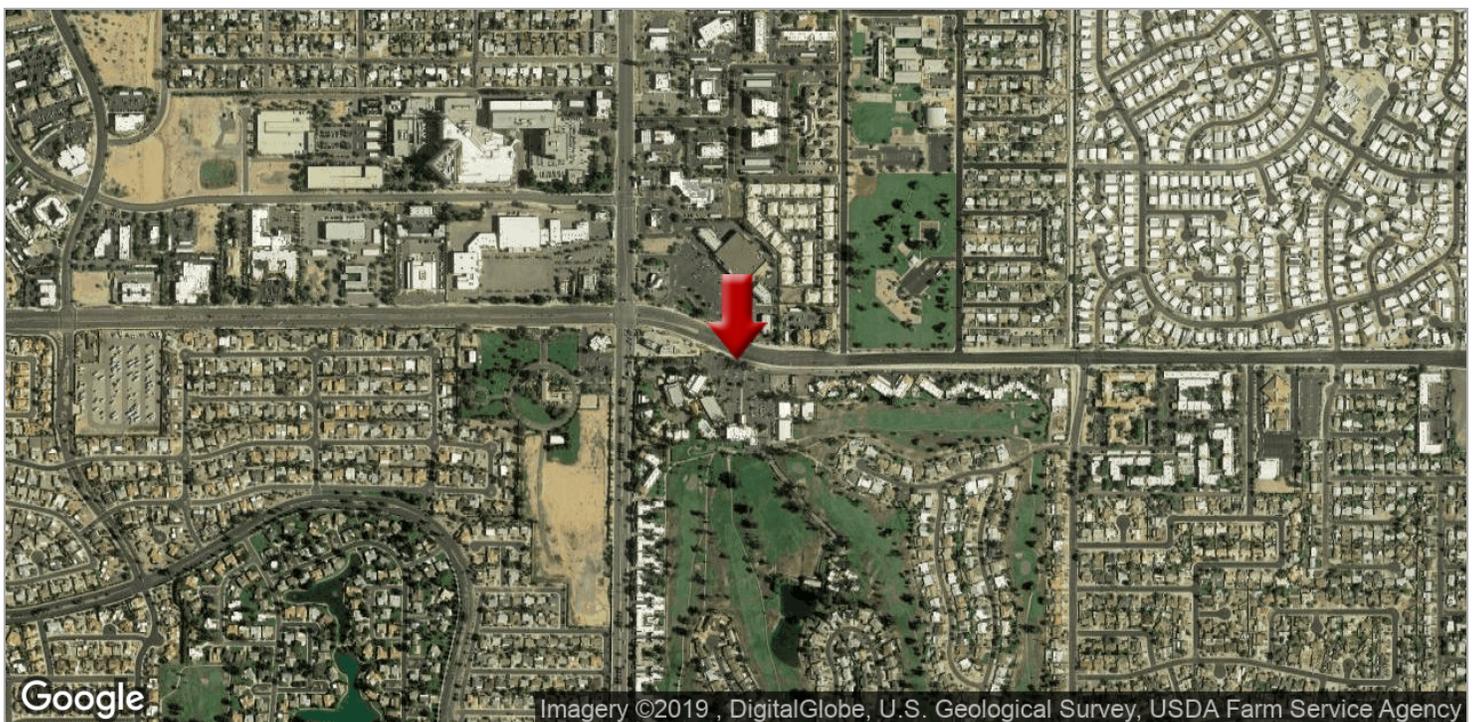
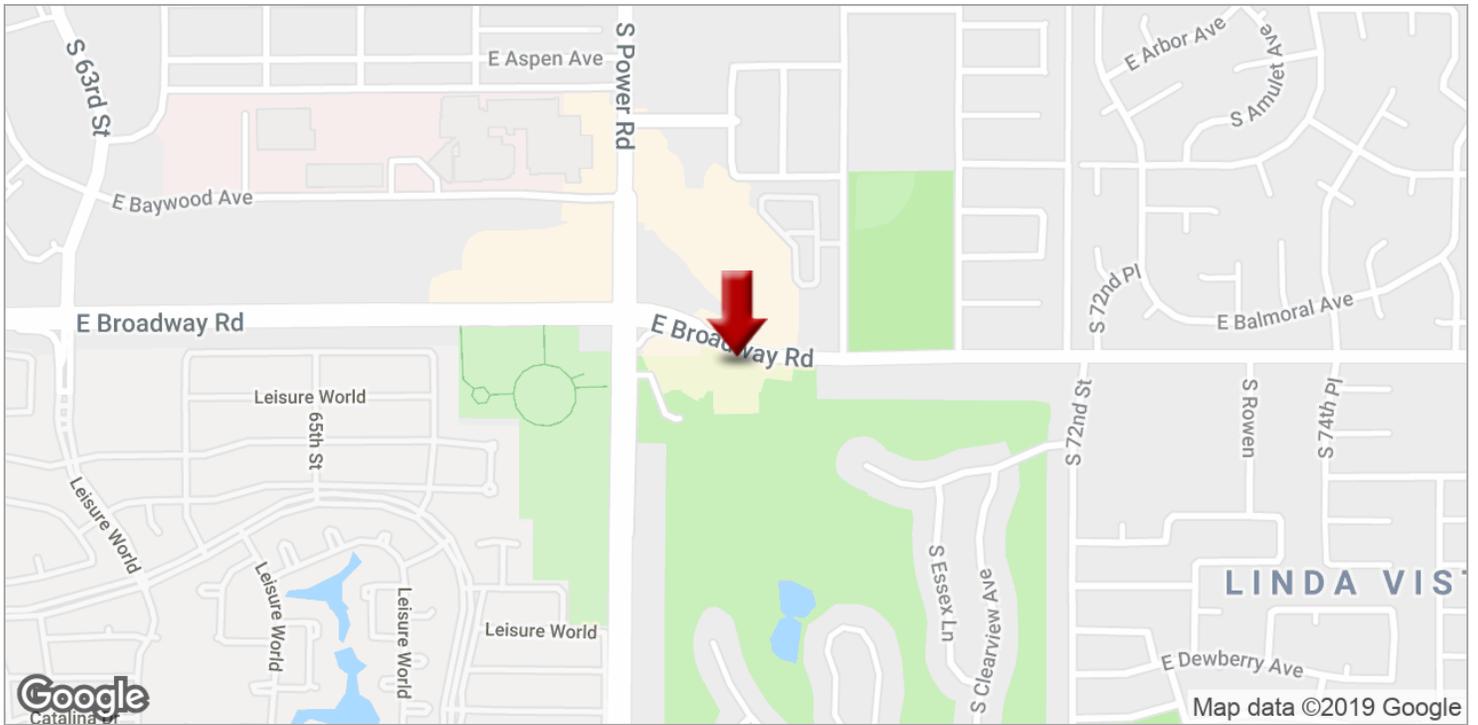
AERIAL MAP

DEMOGRAPHICS MAP

Regional Map



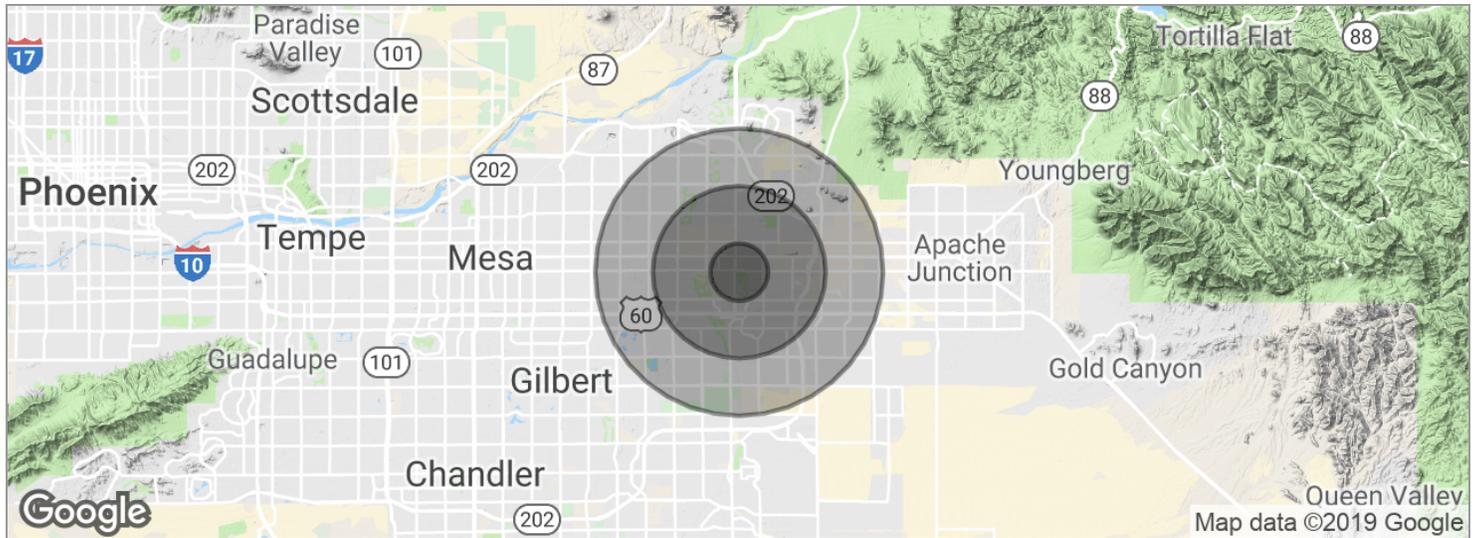
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,283	100,129	242,639
Median age	52.3	47.0	42.8
Median age (male)	50.7	45.4	41.7
Median age (Female)	53.4	48.2	44.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,294	43,292	97,656
# of persons per HH	2.1	2.3	2.5
Average HH income	\$46,099	\$56,899	\$65,111
Average house value	\$148,645	\$184,197	\$204,020

* Demographic data derived from 2010 US Census