

NATHAN & ASSOCIATES, INC.  
EXCLUSIVELY PRESENTS

# SHALIMAR GOLF COURSE

## N/NEC COUNTRY CLUB AND SOUTHERN

CITY OF TEMPE, ARIZONA

Shalimar Golf Course  
Looking Northeast



Country Club Wy.



NATHAN & ASSOCIATES, INC.  
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# SHALIMAR GOLF COURSE

## TEMPE, ARIZONA

### LOCATION:

Site is located north of the northeast corner of Country Club Way and Southern Avenue in Tempe, Arizona.

### SIZE:

±42.66 Acres

### PARCEL NUMBERS:

133-47-002C, 133-47-002D, 133-47-003, 133-47-055, 133-47-069B and 133-47-069C

### ZONING:

Current Zoning: AG | Tempe, AZ

### PRICE:

Submit

### TERMS:

Submit for Seller Consideration

### COMMENTS:

Shalimar represents a well-cared for municipal golf facility located in the heart of Tempe, Arizona. With direct access to freeways and close proximity to jobs as well as the Arizona State University main campus, the opportunities for potential redevelopment are numerous. Shalimar remains open for daily fee play and is subject to an existing golf deed restriction that does have a pending expiration date in the near future. The owners of the property will consider both outright sale and venture opportunities.

## TEMPE, ARIZONA

Located in nearly the center of the booming greater Phoenix metropolitan area, the City of Tempe is bordered by Phoenix to the west, Mesa to the East, Chandler to the South and Scottsdale to the North. Tempe is bounded on three sides by major freeway infrastructure offering unmatched proximity and access to both Sky Harbor Airport and all job centers throughout the sprawling Phoenix MSA.

Given the presence and growth of Arizona State University, Tempe has become a major target for employers and currently enjoys one of the strongest rates of job creation across the Valley that is spurred by in-migration from around the country and abroad. With its diverse youthful population and large employment base, Tempe maintains a competitive edge in attracting both established and emerging companies, residents, new retailers and company headquarters. The metro area's desirable weather, active lifestyle, diverse retail and dining experience and recreational variety are key drivers for the employers and job seekers relocating to Tempe. Further, its built out nature has forced City leadership to embrace density and height where appropriate in support of continued residential development.

Unique in all ways, Tempe boasts the only available shoreline development opportunities in the region which further ensures its place as one of the most dynamic cities in the state of Arizona. Tempe is the place to live, learn, work, play, and raise a family.









Public Land Ownership  
 Federal Land  
 National Forest  
 Indian Community  
 Regional Parks  
 State Trust Land



ASU Gammage



Tempe History Museum  
 Tempe Public Library  
 Joyce Park

Hollis Park



Rotary Park

60 60 60 60

SOUTHERN AVE.

101  
 ARIZONA



Daumler Park

Roosevelt Elementary School



SUBJECT SITE

Selleh Park

Curry Elementary School

McClintock High School

Connolly Middle School

BROADWAY RD.

DORSEY LN/APACHE BLVD

MCCLINTOCK DR/APACHE BLVD

SMITH RD-MARTIN LN/APACHE BLVD

APACHE BLVD.

PRICE FWY/APACHE BLVD

Valley Metro Valley Metro Rail

DOBSON RANCH  
 DESIGNATION

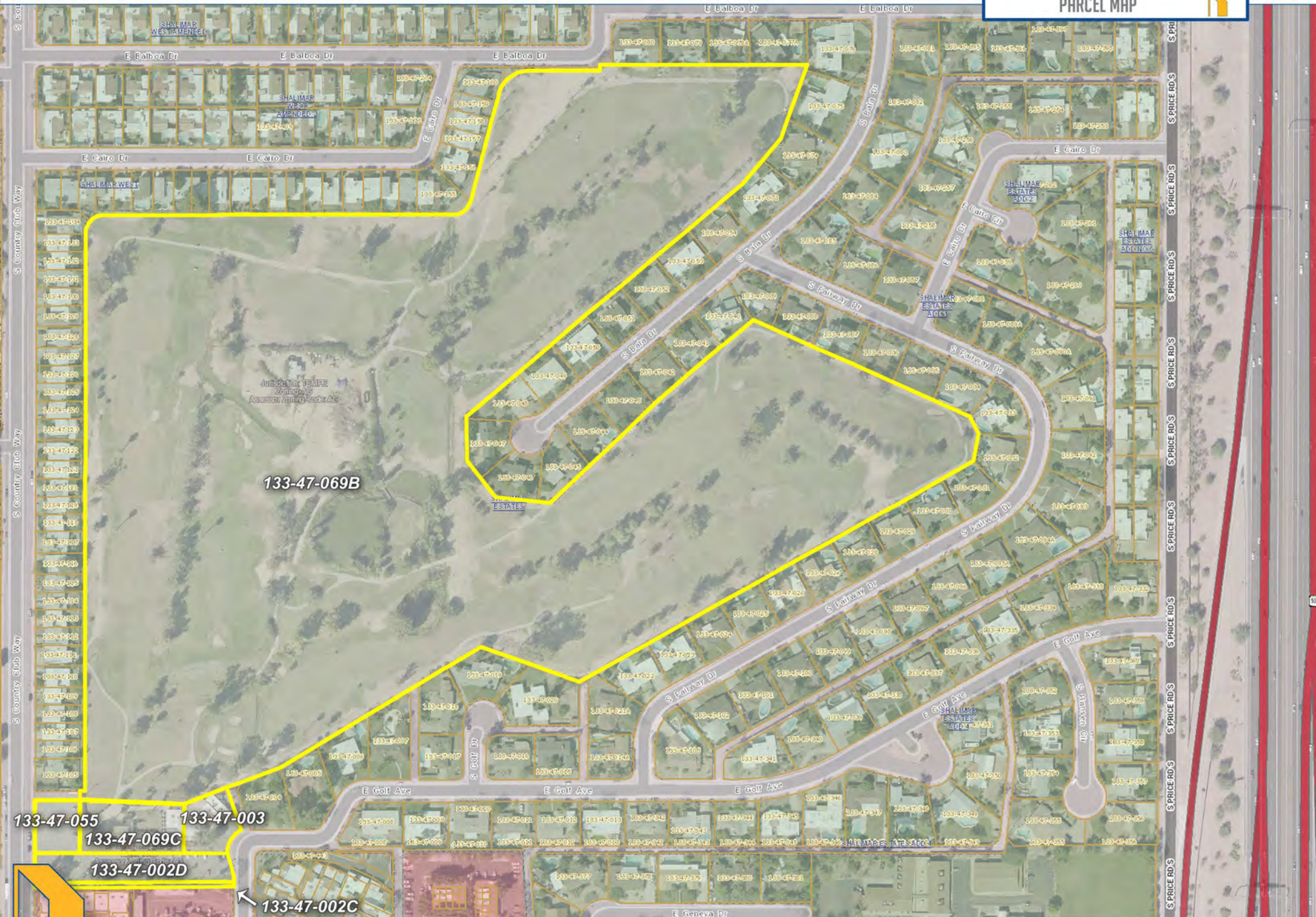
DOBSON RD.

Mesa Community College

BANNER DESERT MEDICAL CENTER



# PARCEL MAP







Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

McClintock  
High School

LOS FELIZ DR.

COUNTRY CLUB WY.

SOUTHERN AVE.

101

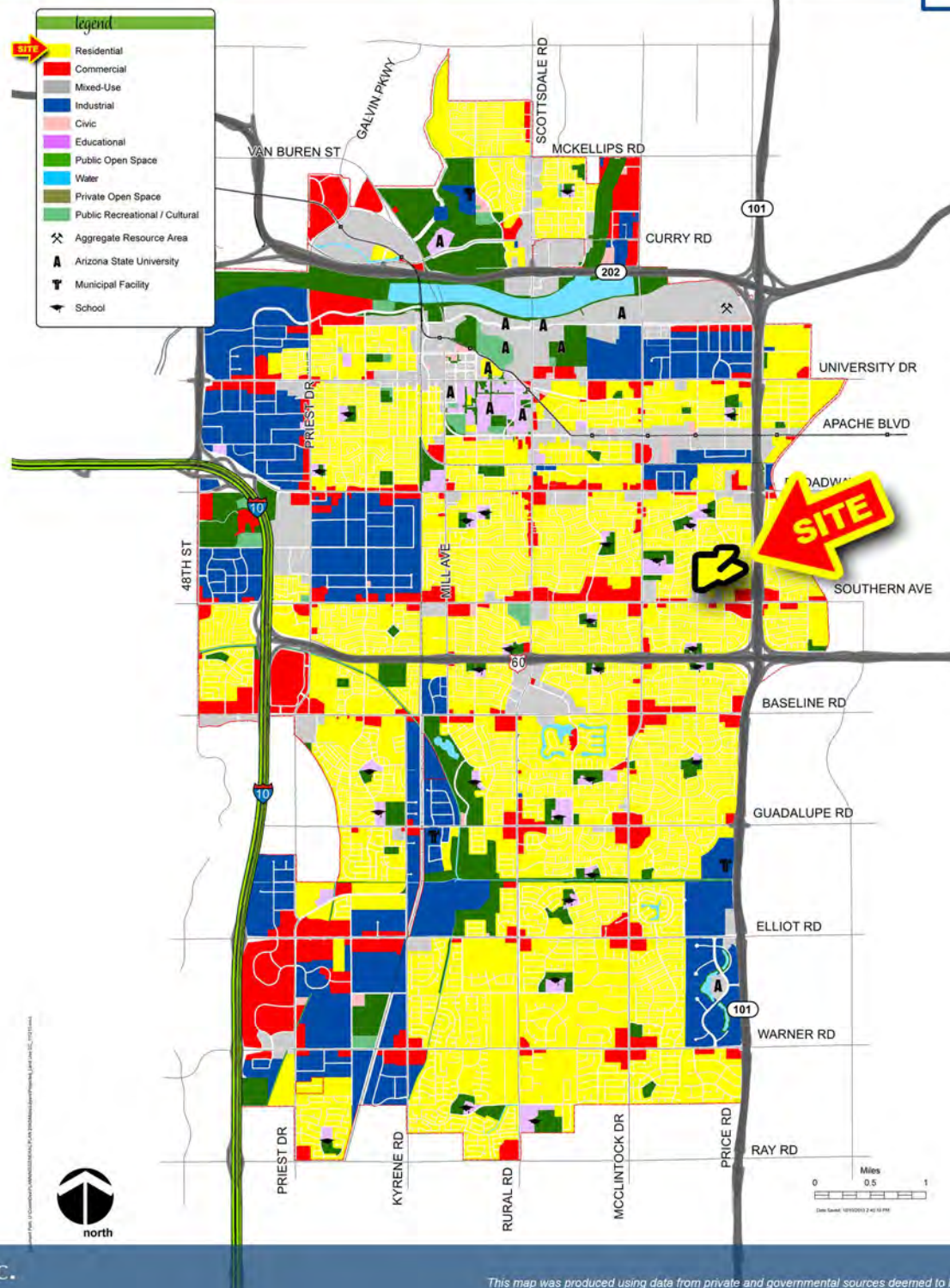
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**SUBJECT  
SITE**









Projected Land Use  
City of Tempe  
**2040**  
general plan

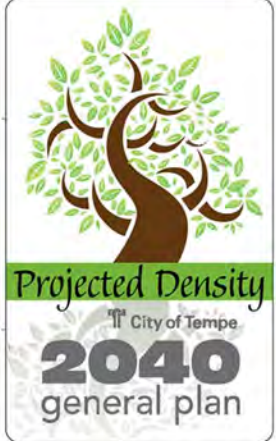
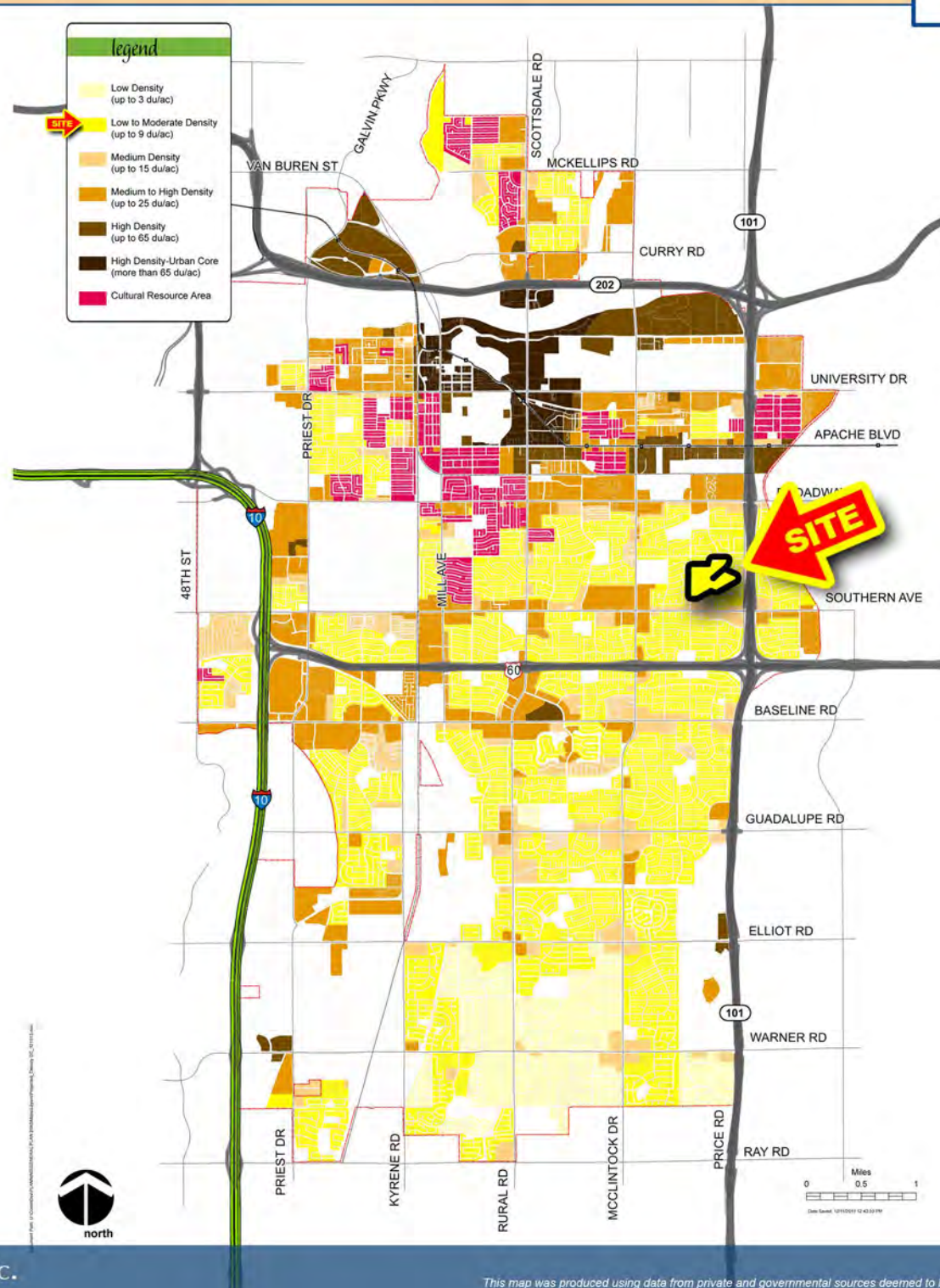


**SITE**

0 0.5 1 Miles  
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**SITE**



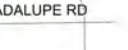
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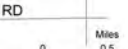
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**SITE**





**In the game of states, people vote with their feet, and Arizona is winning. With our high quality of life, growing economy and abundance of new jobs, and some of the best schools in the nation, Arizona continues to prove itself as an unbeatable place to live, raise a family and retire.”**

*– Governor Doug Ducey in response to being ranked the 4th fastest growing state by the Census Bureau*

## PHOENIX MARKET OVERVIEW



Median age

**36.4  
YEARS**

one of the  
**youngest in the  
nation** compared  
to 38.1 years for  
the U.S.

*Source: Elliott D. Pollack & Company*

### EDUCATION OPPORTUNITIES

	Arizona State University	72,000
	University of Arizona	38,000
	Northern Arizona University (Flagstaff)	26,000
	Grand Canyon University	20,500
	Maricopa County College System (FTSE)	71,000

*\*Excludes online students / Source: Elliott D. Pollack & Company*



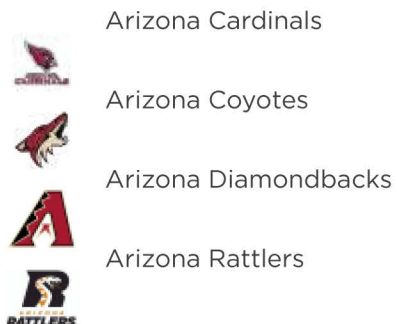
# PHOENIX MARKET OVERVIEW

Sunny **85%** of the time  
Source: U.S. News & World Report

**TOP 10**  
homebuyer market for millennials  
Realtor.com 2019

One of few cities with franchises in all **FOUR** major professional sports leagues

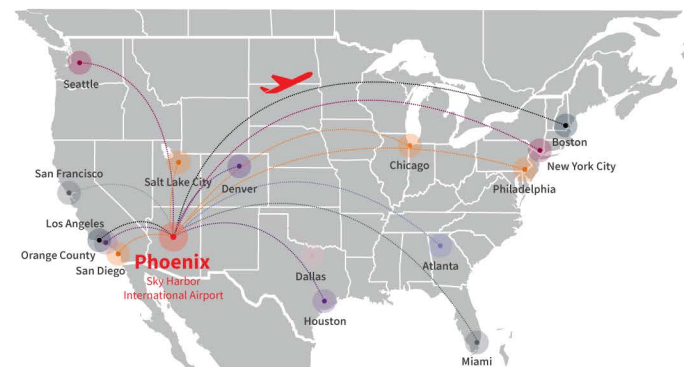
## 7 PROFESSIONAL SPORTS TEAMS



Phoenix Sky Harbor, with more than **100** non-stop U.S. destinations, is one of the busiest airports in the U.S. serving approximately 44 million passengers each year.

Source: PHX Sky Harbor Airport

**NON-STOP FLIGHTS TO EVERY MAJOR AMERICAN CITY**  
through Phoenix Sky Harbor International Airport



Population Growth was **11.1%** in Phoenix versus **7.5%** in the U.S. between 2013-2018



**MEDIAN HOME PRICE**

New **\$340K** & Existing **\$268K**

Source: National Association of Home Builders



**ARIZONA TOP 10 IN**  
**POPULATION GROWTH**

Source: Elliott D. Pollack & Company

2013  
**8<sup>TH</sup> PLACE**

2014  
**6<sup>TH</sup> PLACE**

2015  
**8<sup>TH</sup> PLACE**

2016  
**8<sup>TH</sup> PLACE**

2017  
**8<sup>TH</sup> PLACE**

2018  
**4<sup>TH</sup> PLACE**





# PHOENIX MARKET OVERVIEW

## EMPLOYMENT GROWTH BY INDUSTRY

### PHOENIX METRO NON-FARM WAGE & SALARY EMPLOYMENT

INDUSTRY	# EMPLOYED	12-MONTH % CHANGE
Financial Activities	190,900	30.0%
Construction	135,300	14.9%
Information	39,700	12.1%
Manufacturing	134,200	6.8%
Professional & Business Services	372,800	5.6%
Leisure & Hospitality	235,000	4.9%
Education & Health Services	327,800	4.1%
Mining & Logging	3,300	3.1%
Trade, Transportation & Utilities	416,300	1.8%
Government	251,600	1.7%
Other Services	66,200	1.2%
Total Non-Farm	2,173,100	4.2%

## EMPLOYMENT GROWTH PHOENIX VS U.S.

EMPLOYMENT GROWTH	1970-2018	2013-2018
U.S.	110.0%	9.1%
<b>Greater Phoenix</b>	<b>540.7%</b>	<b>15.7%</b>

Data through November 2018

Sources: Elliott Pollack & Co.; UofA Forecasting Project; BLS; AOEO

## AFFORDABILITY

### INCOME & AFFORDABILITY OF MSA

#### Median Sales Price

	New as of Jan 2019	Existing as of Jan 2019	Median Income	Homes Affordable for Median Income
Los Angeles County	\$680,000	\$577,000	\$69,300	7.6%
Orange County	\$961,500	\$675,000	\$92,700	9.5%
San Diego County	\$682,000	\$543,000	\$81,800	14.1%
Denver MSA	\$384,651	\$395,000	\$89,900	42.9%
Las Vegas MSA	\$395,055	\$265,000	\$64,800	47.6%
<b>Greater Phoenix</b>	<b>\$341,832</b>	<b>\$257,000</b>	<b>\$69,100</b>	<b>56.6%</b>

Source: DataQuick Information & National Association of Home Builders

## PERMITS HISTORICAL /FORECAST

### NEW PERMITS & RESALE STATISTICS

\*as of April 2019

YEAR	UOFA	BREC	NEW PERMITS	RESALES
Average since 1985			+/- 26,000	+/- 52,000
2019	+/- 24,618	+/- 22,000	+/- 23,500	+/- 114,000
2020	+/- 25,121	+/- 23,500	+/- 23,500	+/- 114,000
2021	+/- 25,177	+/- 25,000	+/- 26,000	+/- 114,000
2022	+/- 25,164	+/- 26,000	+/- 26,500	+/- 114,000
2023	+/- 25,108	+/- 26,000		

Source: RL Brown - House Market Forecast

Belfiore Real Estate Consulting