

# Two Large Vehicle Storage Condos Near MMR Planned

We guess it's only a natural outcome: With Barrett-Jackson Auto Auctions located across the street from McDowell Mountain Ranch, it shouldn't be surprising that north Scottsdale residents need a place to store their cool vehicles. Perhaps that's why two developers are planning to build vehicle storage condos nearby.

## The Collector's Garage

The Collector's Garage at WestWorld, an 82,720-square-foot project on 5.09 acres, would be the nearest to MMR, according to the Phoenix Business Journal. The plan calls for six buildings, five

*Auto storage continued on Page 14*



## Spotlight on the Community



Doors, a new pass-through window and the kitchen have been updated at McDowell Mountain Ranch's Community Center.



## Long-Planned Community Center Update Finished

A long-planned update to the McDowell Mountain Ranch Community Center building was completed recently. The update included the installation of a sliding patio

door and a pass-through kitchen window. The Homeowners Association hopes the updates will make it easier to serve food during outdoor events.

## HOA Works on Updating Community

The May and June McDowell Mountain Ranch Homeowners Association meetings were marked by lots of smaller things happening rather than one big item. With no HOA meeting expected in July, we may have to wait until August before any major news. In the meantime, let's explore some of the things the HOA Board is working on.

## New Trail Lights Studied

The Homeowners Association is exploring the replacement of lighting along some of the trails in the community. The first proposal by Abstract Lighting may be a bit too high at \$414,000, so additional bids are being sought.

We've been told one key element of any new system would be durability matching the original lighting system that has lasted for 30 years. Abstract Lighting is offering a 15-year warranty on fixtures and a five-year warranty on bulbs. Under Abstract's proposal, Shamrock Electric would be responsible for the electrical work. Again, no decisions have been made yet.

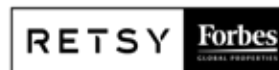
## Trovas to Get New Lights

The McDowell Mountain Ranch Homeowners Association has approved a contract to pay Abstract Lighting \$11,807 to update the lighting at the entrance to Trovas. The HOA waited until the recent

*Spotlight continued on Page 13*

News brought to you by the #1 Real Estate Team in MMR for 28 years!

*Real Estate Section, Pgs. 7-12*



# Resealing of Community, McDowell Center Roofs Completed



The McDowell Mountain Ranch Homeowners Association has resealed the Community Center roof for \$11,240 and the McDowell Center roof for \$12,844. (Photos at left.) The commercial roofs, which use different technology than the ones on our homes, need to be resealed from time to time. The new project by America Roofing includes a 10-year warranty.


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## Nearby Hash Kitchen Closes

Hash Kitchen has closed its location in the Safeway Shopping Center at Thompson Peak Parkway and Frank Lloyd Wright Boulevard after nearly 10 years in operation, according to WhatNowPhoenix. Despite the closure, founder Joey Maggiore plans to open additional locations in the Phoenix area and nationwide. Six other Hash Kitchen's operating in Phoenix, Scottsdale, Gilbert, Chandler and two in Peoria will remain open.

Maggiore also operates The Sicilian Butcher, The Sicilian Baker, The Mexicano, and The Italiano. New York-style Patzy's Delicatessen is expected to open soon in Phoenix. Read about it in WhatNowPhoenix: [tinyurl.com/ymep4b9a](https://tinyurl.com/ymep4b9a)

## Scottsdale OKs Plant Grant

The Scottsdale City Council accepted a \$175,000 grant from the Arizona Department of Forestry and Fire Management to treat and remove invasive plants in the McDowell Sonoran Preserve. The grant, which requires matching funds from the city, is used to reduce invasive plants that endanger native ones while increasing the risk of fire in the 30,580-acre park.

The city will use the money to create fire breaks by applying pre-emergent herbicides that prevent seeds from sprouting. The work, which will include 220 hours of volunteer labor from McDowell Sonoran Conservancy steward volunteers, will be done in three phases over six months.

The city credited a previous application with helping to control the 2024 Boulder View Fire.

Read the report here: [tinyurl.com/bdezm9ub](https://tinyurl.com/bdezm9ub)

## Notre Dame Events Planned

Notre Dame Preparatory High School, which is private, will be holding a number of events during



The Airstream Frank Lloyd Wright Usonian Limited Edition Travel Trailer will be built over the next two years. The 200 tow-able trailers are expected to cost \$184,900 each.

## Airstream Trailer Honors Famous Architect

Airstream, partnering with the Frank Lloyd Wright Foundation, will build 200 tow-able trailers named after the famous architect, according to the Scottsdale Progress.

The Airstream Frank Lloyd Wright Usonian Limited Edition Travel Trailer will be built over the next two years, and each is expected to cost \$184,900 each.

They will feature the popular rear hatch and include two twin beds that can be converted into a king or double as bench seating.

Other amenities include a dining table and desk that collapse into a wall cabinet, a pullout sofa and two collapsible Wright-inspired chairs.

The trailers, which will feature a Wright-inspired color palette, will also "include a never-produced mobile kitchen concept unearthed from a 1939 design, deep-set lounge seating inspired by his signature furniture work, and open shelving that replaces overhead locker cabinetry."

- Scottsdale Progress: [tinyurl.com/4avc2x4z](https://tinyurl.com/4avc2x4z)
- Airstream: [tinyurl.com/mvv5kp6n](https://tinyurl.com/mvv5kp6n)

the 2025-26 school year:

- Sept. 19 (tentative) — **Supporters and Alumni Tailgate:** Come to the big game kickoff party. (For 21 and older.)
- Nov. 8 — **Culinary Festival:** Top restaurants will share signature dishes.
- Dec. 8 — **Golf Tournament:** Four-person scramble across 18 holes at the Grayhawk Golf Club.

• Feb. 17, 2026 — **Mardi Gras Giving Day:** The Annual Mardi Gras Giving Day celebrates past and present students.

• May 9 — **Auction & Fashion Show:** A gala auction fashion show.

Go here for details: [tinyurl.com/yc8w8ck3](https://tinyurl.com/yc8w8ck3)

Note: The Tailgate Party had not been listed at the time of publication.

*Odds & Ends continued on Page 5*

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# Scottsdale Is Seeing Millionaires Everywhere

We have not one but two stories about how millionaires seem to be arriving in Scottsdale and Arizona every day.

## Jump in Rich Is 2nd in World

Scottsdale's millionaire population has increased 125% between 2014 and 2024, which is the second-fastest increase in the world, according to a report called "The World's Fastest Growing Wealth Hubs" by Henley & Partners. There were about 14,800 millionaires at the time of the report. There were also 64 Scottsdale residents who were worth more than \$100 million and five who were billionaires.

The No. 1 city was Shenzhen, also known as the Silicon Valley of China, with 17.5 million residents. The relatively young city saw a whopping 142% growth rate in millionaires to 50,800. The next-highest American city was West Palm Beach, Fla., which came in fourth place and saw a 112% growth rate. A total of eight U.S. cities made the list of 27.

Despite Scottsdale's millionaire growth rate, it has a long way to go before it reaches the Bay Area, which has 342,400 millionaires.

- Report: [tinyurl.com/uf7s43mw](https://tinyurl.com/uf7s43mw)
- Business Journal: [tinyurl.com/4arntk3z](https://tinyurl.com/4arntk3z)

## The World's Fastest Growing Wealth Hubs

INTERACTIVE DATA

City	Country	Millionaire growth % (2014-2024)	Millionaires (2024)	Top Millionaires (2024)	Millionaires per 100k
Shenzhen	China	142%	50,800	158	22
Scottsdale	USA	125%	14,800	64	5
Bengaluru	India	120%	13,600	43	8
West Palm Beach	USA	112%	11,500	78	10
Hangzhou	China	108%	12,200	104	12
Dubai	UAE	102%	81,200	237	20
The Bay Area	USA	96%	342,400	756	92

## Rich Move Into AZ Rentals

The number of millionaire renters in the Phoenix metro area has increased by 500% from 2019 to 2023, according to a RentCafe report. The huge growth in millionaire renters placed the metro area sixth in the nation.

In 2019, there were 21 millionaire renters here, but that number rose to 130 by 2023. One reason the Phoenix area has seen a jump in the number of millionaires living in apartments has to do with the development of high-end complexes,

such as Optima Kierland, in Scottsdale.

The number of millionaire renters is expected to continue surging as new high-end apartment buildings, which offer a large number of amenities, are completed in the near future. Millennials are more likely to rent than Generation X. Baby Boomers trail far behind.

Despite the growth, Phoenix lags far behind traditional millionaire-renting cities like New York, San Francisco and Los Angeles. The Phoenix metro area places only 16th on this list.

Read more at this URL: [tinyurl.com/3vjijm9h](https://tinyurl.com/3vjijm9h)

Odds & Ends continued from Page 4

## Orangedale to Open Mid-July

The Scottsdale City Council approved a liquor license for the Orangedale Lounge that is expected to open in mid-July in the Bashas' shopping center. The restaurant/bar, which has an outdoor patio, will operate 11 a.m.-10 p.m. and will not have dancing, music, DJs or games.

- License request: [tinyurl.com/54rumbrk](https://tinyurl.com/54rumbrk)
- Orangedale site: [orangedalelounge.com](https://orangedalelounge.com)

## Aug. 28-30: Quilting Show

The Quilt, Craft & Sewing Festival will be coming Aug. 28-30 to WestWorld. Details are here: [quiltcraftsew.com/scottsdale.html](https://quiltcraftsew.com/scottsdale.html)

## Sept. 5-7: Abilities Expo

The free Abilities Expo, which includes a climbing wall, adaptive sports, exhibitors and workshops, will be coming Sept. 5-7 to WestWorld. Go here for more details: [abilities.com/phoenix](https://abilities.com/phoenix)

## Sept. 12-14: Junk in the Trunk

The Junk in the Trunk vintage market will be returning Sept. 12-14 to WestWorld. More than 160 craftsman sell a wide range of products at the popular market. Go here for more information: [junkinthetrunkvintagemarket.com](https://junkinthetrunkvintagemarket.com)

## 2025 Bulk Waste Schedule

In 2025 bulk brush and garbage pickup will again be in Area 2 and generally begin on the first Monday of the month with one remaining exception: The September pickup begins on the 8th.

As in previous years, homeowners are expected to separate green waste from other trash by at least 3 feet. Piles should not exceed 10 feet long and 6 feet wide and should not be higher than 4 feet.

In a policy change, homeowners should not put trash out earlier than Friday before bulk pickup dates.

Pickup times in the McDowell Mountain Ranch area begin at 5 a.m. on the dates listed below, but the process may take several days:

- Aug. 4th
- Sept. 8th
- Oct. 6th
- Nov. 3rd
- Dec. 8th

Note: Details are subject to change.

Find bulk and regular waste pickup information here: [tinyurl.com/y43dvm3w](https://tinyurl.com/y43dvm3w)






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# Strife Over Axon Enterprises HQ Continues

Axon Enterprise has pulled out of discussions regarding its corporate headquarter plans, because it felt several Scottsdale City Council members were not "serious about doing business," according to the Phoenix Business Journal. The company still plans to move ahead on building its project, which was previously approved by the City Council and virtually locked into place by a recently signed Arizona bill.

With Senate Bill (SB) 1543 giving Axon the upper hand on building the \$1.3 billion headquarters and a multi-use project on about 70 acres near McDowell Mountain Ranch, the company decided to find some common ground with the city in which several council members strongly oppose the project.

During the discussions, Axon said it was willing to reduce the number of multifamily units from the approved 1,895 to 900 while offering to fund a crime center for the Scottsdale Police Department. Axon was also willing to help build a performing arts center.

Apparently, the discussions did not go well. Axon President Josh Isner told the Business Journal that he "has never seen such a toxic environment in my life," when describing the current state of the City Council. "This group of people is not serious about doing business."

Business Journal: [tinyurl.com/yntyv64b](http://tinyurl.com/yntyv64b)

## Council Meets With Lawyers

The Scottsdale City Council met with lawyers to discuss Senate Bill (SB) 1543 in June, but we don't know much about the outcome of those meetings.

SB 1543 makes it easier for Axon Enterprises to build its headquarters and a mixed-use project near the Loop 101 Freeway and Hayden Road. The law specifically bars the Scottsdale City Council from holding a 2026 election to let residents decide if they want to stop the \$1.3 billion project in its current form, which calls for 1,895 residential units, a hotel, retail space and a dog park.

The city voted 5-2 to spend \$100,000, lowered from the initial proposal of \$200,000, to explore fighting the law.

## Board OKs Cosanti Project

Despite never-ending fights over large apartment complexes proposed along Shea Boulevard, the Scottsdale Development Review Board approved 6-0 in mid-May a 189-unit project called Cosanti Commons. The only stipulation made by the board was that the designers work with city staff to improve building colors and the roof profile.

Cosanti Commons, named after the Cosanti Originals art gallery designed by famed architect Paolo Soleri, would be built on 8.5 acres between 70th Street and 71st Place and include an exhibit

space costing \$1.4 million, according to the Phoenix Business Journal. The project calls for a single-level underground parking garage.

Details:

- Project plans: [tinyurl.com/3s6952hv](http://tinyurl.com/3s6952hv)
- Business Journal: [tinyurl.com/55xzev2m](http://tinyurl.com/55xzev2m)

## Core Sold for \$97.5 Million

The large apartment complex adjacent to the Costco on Hayden Road has been sold for \$97.5 million to MC Companies, according to the Phoenix Business Journal. Known as The



Core, previous owner Starlight Investments of Canada had purchased the property for \$80.4 million about six years ago. The four-story Core consists of 282 units on 4.50 acres and includes a rooftop pool and a top-line fitness center. Story: [tinyurl.com/mt6b6u27](http://tinyurl.com/mt6b6u27)



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# Your McDowell Mountain Ranch Real Estate Expert

## Buyers Remain in Driver's Seat, but Sellers Do OK

The Scottsdale housing market continues to see slightly elevated inventory compared with recent years, according to the Cromford report, leading us to believe that buyers will continue to have a slight advantage.

Perhaps the best indicator of a buyer's advantage is that the total days of inventory for the city peaked at 174 properties for sale in May but remained elevated at 151 by July 3rd. That means it would take 151 days to work through all of the housing up for sale in Scottsdale.

Despite the buyer's advantage, it's not overwhelming to sellers. That's because these numbers are not really that high in comparison with the unusually low-inventory year of 2021. The edge buyers have is still weaker than in 2016 and 2017, when there were more than 200 days of in-

ventory hanging around to be sold.

To get a sense of how much 2025 is in a normal range, take a look at the huge days of inventory during the Great Recession year of 2008, as you can see from the graphic at the bottom of the page. During that year, the number of days of inventory was floating above 500 instead of 151 at the beginning of July. The patterns look similar in the 85255 ZIP Code.

The situation is roughly the same for McDowell Mountain Ranch, which has seen the number of homes for sale falling from 51 in May to 45 at the beginning of July. To be fair, that modest change is just as likely because sellers are taking their homes off the market as summer temperatures make home shopping too uncomfortable.

## Home Prices Remain Strong Despite Buyer's Market

While the inventory has edged up a small amount, buyers may not feel all that emboldened. That's because during the same timeframe prices have continued to rise. In fact, the annual median home price for Scottsdale by July 3rd was \$1.02 million. That's considerably higher than last year, when the median home price was \$795,000 during the same week, according to the Cromford Report. In 2021, the median home price was \$682,500. Because of the relatively small number of sales in McDowell Mountain Ranch, it's difficult to



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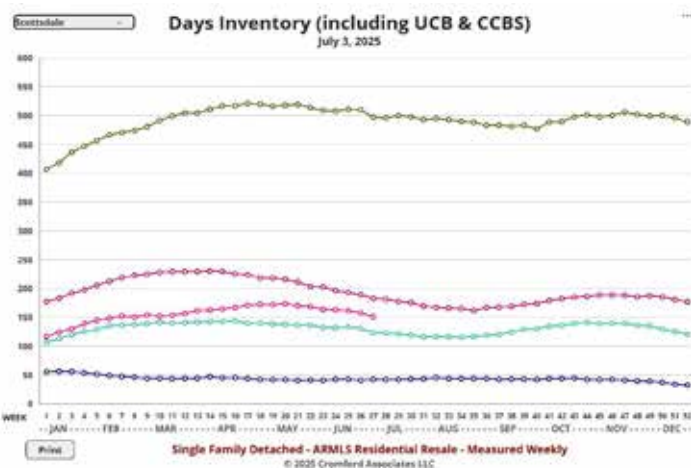
Scan to connect with Christine online!



discern any meaningful patterns, but our community seems to be following similar trends.

We also took a look at some of the wild price gyrations we saw in 2024 and pre-April 2025.

*Christine continued on Page 9*



Rental Values

pg. 12

Interest Rates

pg. 10

Our Listings & Sales

pg. 8

Buyer Needs

pg. 9



Listings, Sales and Sold in MMR

FOR SALE!



**The Ridge**  
**16600 N Thompson Peak Pkwy**  
**#2038**

**3 Bed | 2 Bath | 1,674 SQ FT | 2-Car Gar**  
Located in a gated community & features a spacious living area, eat-in kitchen, plus two balconies, w/ added privacy and no neighbors behind!  
**\$649,900**

FOR SALE!



**Sienna Canyon**  
**10737 E Gelding Drive**

**4 Bed+Den | 2.5 Bath | 2,738 SQ FT | 3-Car Gar**  
Popular split-floor plan w/ eat-in kitchen, and backs to a wash with no neighbors behind. Oversized patio, heated pool, spa, built-in BBQ & sunset views!  
**\$1,299,000**

FOR SALE!



**Cimarron Ridge**  
**11462 E Kora Way**

**3 Bed | 2 Bath | 1,398 SQ FT | 3-Car Gar**  
Guard gated community featuring stone floors, spacious kitchen, tranquil brook, sparkling pool, raised sunning area, built-in BBQ, city lights & mountain views!  
**\$1,350,000**

FOR SALE!



**Sunrise Point**  
**11617 E Raintree Drive**

**3 Bed+Den | 3 Bath | 2,749 SQ FT | 2-Car Gar**  
Guard-gated community, 2025 remodel w/ best VIEW LOT & pool. Primary bedroom + office downstairs. This would make a perfect second home!  
**\$1,399,000**

SOLD!



**Discovery Canyon**  
**14945 N 102nd Street**

**3 Bed | 2 Bath | 1,451 SQ FT | 2-Car Gar**  
Renovated home on a cul-de-sac street, with quartz counters, shaker cabinetry, LVP flooring, and mountain views! New Roof & HVAC!  
**\$828,000**

SOLD!



**Panorama Point**  
**10335 E Morning Star Drive**

**3 Bed | 2 Bath | 1,548 SQ FT | 2-Car Gar**  
Beautifully remodeled home backing to a wash, has new kitchen cabinets, quartz counters & backyard with a 4-hole putting green & mountain views!  
**\$835,000**

SOLD!



**Sunrise Point**  
**11400 E Helm Drive**

**3 Bed | 2 Bath | 1,886 SQ FT | 2-Car Gar**  
Updated split great-room floor plan located on a premium lot in a guard-gated community, with a chef's kitchen and breathtaking mountain views!  
**\$850,000**

SOLD!



**The Overlook**  
**16044 N 106th Way**

**4 Bed | 2.5 Bath | 2,421 SQ FT | 3-Car Gar**  
New LVP plank flooring, w/ white shaker cabinets, quartz counters & stainless appliances. Resort backyard w/ travertine pavers, putting green & sparkling pool!  
**\$1,100,000**

SOLD!



**Arizona Highlands**  
**16526 N 105th Street**

**4 Bed | 3 Bath | 2,093 SQ FT | 3-Car Gar**  
Meticulously remodeled, open, light and bright home with a sparkling pool and mountain views!  
**\$1,350,000**

SOLD!



**Sonoran Fairways**  
**10478 E Sheena Drive**

**3 Bed+Den | 2 Bath | 2,294 SQ FT | 2-Car Gar**  
Golf course lot w/ mountain views in a gated community, renovated w/ LVP flooring & a chef-inspired kitchen. Backyard boasts a HTD saltwater pool & spa!  
**\$1,510,000**

SOLD!



**Cimarron Hills**  
**11339 E Beck Lane**

**4 Bed | 2.5 Bath | 2,788 SQ FT | 3-Car Gar**  
Guard-gated community, updated w/ shaker kitchen cabinets & quartz counters. Backyard has a water feature, fire pit & spa w/ beautiful mountain, city light & sunset views!  
**\$1,590,000**

SOLD!



**Armonico**  
**16389 N 108th Place**

**4 Bed | 3 Bath | 3,013 SQ FT | 3-Car Gar**  
Completely redesigned in 2025! Boasts hardwood flooring, shaker cabinets & sleek porcelain countertops, & backyard w/ HTD pool, spa & built-in BBQ!  
**\$1,700,000**

## Buyer Needs



MMR residents seek to downsize in our community. Property MUST be a 2,500-3,300-square-foot, single-level home with at least 3 bedrooms + den. Prefer kitchen that opens to the family room and has a master bedroom split. Buyers are willing to do cosmetic remodeling but prefer to make final decisions if seller is making changes. A pool is not required. Views would be nice, but back-yard privacy is most important. These cash buyers have flexible moving dates and will pay up to \$1.7 million.



McDowell Mountain Ranch family of 4 has grown out of its current home and wants something larger. The buyers are looking in MMR and Horseman's Park. Must have at least 3,000 square feet, 4 bedrooms + den or loft that could be used as an office, 3 Car Garage and a sizable back yard. Pool would be great, or room to add a pool. They are pre-approved and flexible on closing date. Price range up to \$1.2 million.

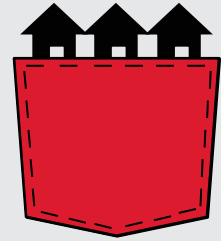


Household of 5 wants to purchase a home in MMR near Desert Canyon schools. They seek 4+ bedrooms on a single level with a pool and decent-sized back yard. Buyers are open to doing cosmetic remodeling and prefer a lot that is not on a steep hill. Price range up to \$1.5 million. Buyers are flexible on closing and moving dates.



INVESTORS are interested in purchasing a home in MMR on a fantastic lot with a view! The ideal home would be single level and original inside, or even distressed. If you don't want to worry about getting your home ready for sale, showing the property to buyers or making repairs, **THEY WILL PAY CASH AND ACCEPT YOUR HOME AS-IS WITH ZERO HASSLES.** Super flexible on timing with a possible option to remain in the home up to 30 days for free after closing.

## Want to Be Our Pocket Listing?



If you've been sitting on the sidelines, unsure of whether to sell, now is the perfect opportunity to take advantage of the current marketplace.

We are working with numerous buyers in McDowell Mountain Ranch who are having a hard time finding their perfect home.

The benefit to you is that these active buyers are serious buyers, not merely "lookers," and they've already seen what little is available in the MLS.

Showings will be done by appointment only, at the homeowner's convenience. Should you choose this option to sell, you will not need to do ANY repairs to your property, no photos taken, no MLS, and NO HASSLE, period.

Call us at [602-989-7492](tel:602-989-7492) first and let's see if we can work something out that is beneficial to EVERYONE. We have many qualified buyers seeking homes in McDowell Mountain Ranch, so call us to see if yours fits what our buyers want.

Are you struggling to find a home in McDowell Mountain Ranch because of the ongoing lack of inventory? If so, call me at [602-989-7492](tel:602-989-7492) for exclusive access to my pocket listings and off-market inventory.

## Giving Back by Christine Espinoza

### Shred-A-Thon & T-Shirt Drive

Christine's Team was proud to host in May our neighborhood Shred-A-Thon, which was a great success! MMR residents stopped by the McDowell Center to safely shred documents and support our T-shirt drive. Thanks to your generosity, we collected over 200 shirts, which were donated to those in need this summer. Thank you for your kindness and generosity — together, we're making a real difference in the lives of others in our community.

\*\*\*



We're excited to announce that our T-shirt drive will continue throughout the summer! Donation boxes will be located at both the McDowell and Community centers until the end of July. If you would like to contribute, drop off your gently used or new T-shirts at either location. Your generosity will help provide comfort to those in need during the hot summer months. Thank you for your support in making a positive impact in our community!

Christine continued from Page 7

From our standpoint, it seemed that buyers and sellers seemed a little unsure about how a Scottsdale home should be priced. By April, however, prices seemed to settle down a bit as the market became more active.

## Home Price Volatility Was Probably a Temporary Blip

Some of these gyrations were caused by a mix of volatile economic news — such as on and off tariffs — and changes in mortgage interest rates.

Christine continued on Page 10

## REAL ESTATE NEWS

Christine continued from Page 9

Another reason for price volatility might have to do with the relatively small number of homes being bought and sold.

We also noticed that more expensive homes were sold in February and April, but a higher volume of less expensive homes were sold in March.

## MMR and Scottsdale's Market Is Mostly Stable

Although it's fun to look at these numbers, the overall message seems to be the same as it has been for the last several years: The Scottsdale market continues to be relatively stable, and for now we expect that it will continue to be so for the near future.

Experts agree. "Even though the number of listings has moved up, we still don't have enough houses for those looking," Sindy Ready, president of Arizona Association of Realtors, told 12 News. "What I'm telling buyers is right now there are more choices."

Regardless what happens, we can help you make decisions on how to react to changing market conditions. Call us at 602-989-7492 or email us at christine@christineespinoza.com

## MORTGAGE INTEREST RATES

### Conforming\* Loans

30 Year	6.490%
20 Year	5.990%
15 Year	5.625%
5-Year ARM	6.250%
7-Year ARM	6.375%
10-Year ARM	6.490%

### Jumbo\* Loans

30 Year	6.375%
20 Year	6.375%
15 Year	6.250%
5/6-Year ARM	6.000%
7/6-Year ARM	6.125%
10/6-Year ARM	6.250%

FHA 30-Year fixed	6.250%
VA 30-Year fixed	6.375%

Rates effective 6/30/2025

Fees vary by lender

\*Rates lower with points. In Scottsdale, *Conforming* refers to loans up to \$806,500 and *Jumbo* from \$802,651 and above.

Call Your Lender For Current Quotes!

## THE KEY

SF = square feet

DOM = Days on Market

% Change = the change in the value per square foot since 01/01/2024

## SALES BY COMMUNITY (JAN.-JUNE 2025)

Community	# Sold	Avg Price	Avg SF	DOM	\$/SF	% Change
Cimarron Hills	8	\$1,411,688	2752	58	\$514.99	-9.13%
Discovery Canyon	7	\$760,786	1727	54	\$449.98	5.14%
Discovery Trails	6	\$755,500	1721	53	\$458.87	6.73%
Sonoran Estates	6	\$2,435,417	3995	44	\$610.01	17.43%
Panorama Point	5	\$855,800	1761	68	\$488.93	7.66%
The Overlook	5	\$963,000	2114	40	\$460.37	-0.98%
Cachet	4	\$549,250	1565	125	\$353.11	-2.91%
The Preserve	4	\$763,250	1868	57	\$413.12	-4.11%
Sunrise Point	3	\$823,667	1887	77	\$436.54	-4.10%
Arizona Highlands	3	\$1,098,333	2171	29	\$508.72	25.38%
The Summit	3	\$1,099,833	2226	24	\$493.60	8.07%
Montecito	3	\$1,108,000	2566	47	\$436.58	3.79%
Vermillion Cliffs	3	\$1,556,500	3315	31	\$468.72	-2.92%
Desert Cliffs	3	\$1,601,667	3360	28	\$494.94	5.72%
Trovas	3	\$2,236,667	3868	30	\$595.01	21.98%
100 Hills	3	\$3,341,667	4433	145	\$754.70	22.31%
The Ridge	2	\$491,500	1594	90	\$305.06	-15.70%
Castle Chase	2	\$808,750	1674	56	\$483.24	6.76%
Eagle Ridge	2	\$1,170,000	2264	85	\$516.35	*N/A
Sonoran Fairways	2	\$1,312,500	2294	39	\$572.14	42.06%
Armonico	2	\$1,375,000	3004	27	\$457.46	14.69%
Cimarron Ridge	2	\$1,565,000	2733	87	\$571.72	-7.53%
Mirador	2	\$2,073,500	3374	44	\$620.55	43.77%
Arizona Vintage	1	\$665,000	1604	54	\$414.59	-4.14%
Sienna Canyon	No properties sold this year to date					
Sunset Point	No properties sold this year to date					
<b>The Ranch</b>	<b>84</b>	<b>\$1,273,393</b>	<b>2482</b>	<b>58</b>	<b>\$513.14</b>	<b>14.78%</b>

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## HOMES CURRENTLY FOR SALE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16600 N TPP #2006	The Ridge	Heritage	\$475,000	1298	2	1	N
16600 N TPP #2031	The Ridge	Heritage	\$485,000	1298	2	1	N
16420 N TPP #2020	Cachet	Heritage	\$500,000	1338	2	1	N
16420 N TPP #2101	Cachet	Heritage	\$515,000	1338	2	1	N
16600 N TPP #2050	The Ridge	Heritage	\$579,000	1318	2	2	N
16600 N TPP #1052	The Ridge	Legacy	\$635,000	1890	2+Den	2	N
<b><u>16600 N TPP #2038</u></b>	<b><u>The Ridge</u></b>	<b><u>Monarch</u></b>	<b><u>\$649,900</u></b>	<b><u>1674</u></b>	<b><u>3</u></b>	<b><u>2</u></b>	<b><u>N</u></b>
10431 E Morning Star Dr	Panorama Point	Mesquite	\$729,900	1548	3	2	N
15806 N 107th Pl	Castle Chase	Carlisle	\$765,000	1489	3	2	N
10323 E Caribbean Ln	Discovery Canyon	Scenic	\$809,900	1837	4	2	N
10591 E Morning Star Dr	Panorama Point	Mariposa	\$819,999	1963	3+Den	2	N
10796 E Betony Dr	Castle Chase	Windsor	\$820,000	1941	2+Den	2	N
10284 E Mallow Ci	The Preserve	Montana	\$824,000	1504	3	<b><u>2</u></b>	<b><u>N</u></b>
10572 E Tierra Buena Ln	The Overlook	Primrose	\$850,000	1679	3	2	Y
14657 N 103rd Wy	Sunset Point	#1912	\$850,000	1908	3	3	N
15691 N 104th Pl	Panorama Point	Mariposa	\$860,000	1963	4	2	N
10329 E Star of Desert Dr	Arizona Vintage	Chablis	\$875,000	2316	3	<b><u>2</u></b>	<b><u>N</u></b>
10572 E Autumn Sage Dr	Castle Chase	Stirling	\$879,000	1775	3	<b><u>2</u></b>	<b><u>N</u></b>
10219 E Le Marche Dr	Arizona Vintage	Chablis	\$919,000	2316	4+Den	3	N
16615 N 109th Pl	Vermillion Cliffs	#919	\$974,900	2285	3	3	N
10448 E Conieson Rd	Sonoran Fairways	Ironwood	\$985,000	2351	4	3	Y
10558 E Meadowhill Dr	Sonoran Fairways	Ironwood	\$1,015,000	2296	4	3	Y
10490 E Morning Star Dr	Panorama Point	Ironwood	\$1,124,500	2655	5	3	Y
10623 E Acacia Dr	The Summit	Aruba	\$1,185,000	2161	4	2	Y
10253 E Indigo Dr	Montecito	San Miguel	\$1,200,000	2396	4+Den	3	Y
10980 E Winchcomb Dr	Sienna Canyon	Catalina	\$1,270,000	2738	4	3	Y
<b><u>10737 E Gelding Dr</u></b>	<b><u>Sienna Canyon</u></b>	<b><u>Catalina</u></b>	<b><u>\$1,299,000</u></b>	<b><u>2738</u></b>	<b><u>4+Den</u></b>	<b><u>3</u></b>	<b><u>Y</u></b>
11490 E Beck Ln	Cimarron Hills	Valencia	\$1,349,900	2514	3	3	N
<b><u>11462 E Kora Wy</u></b>	<b><u>Cimarron Ridge</u></b>	<b><u>Valencia</u></b>	<b><u>\$1,350,000</u></b>	<b><u>2398</u></b>	<b><u>3</u></b>	<b><u>3</u></b>	<b><u>Y</u></b>
10788 E Raintree Dr	Desert Cliffs	#6060	\$1,475,000	2647	3+Den	3	Y
16562 N 109th Wy	Trovas	Alessi	\$1,525,000	2958	4	3	Y
11141 E Greenway Rd	Cimarron Ridge	Laredo	\$1,645,000	2897	4	3	Y
11267 E Beck Ln	Cimarron Hills	Escalante	\$1,749,999	3375	4+Den	3	Y
10875 E Mirasol Ci	Armonico	Espinazo	\$1,799,000	3169	4+Loft	3	Y
11157 E Greenway Rd	Cimarron Ridge	San Rafael	\$1,799,000	3393	4+Den	3	N
11036 E Evans Rd	Sienna Canyon	Talavera	\$1,924,995	3801	6+Loft	3	Y
16670 N 109th Wy	Trovas	Dante	\$1,950,000	3290	4+Den	3	Y
10886 E Ludlow Dr	Sonoran Estates	Saguaro	\$2,100,000	3989	4+Den	3	Y
10951 E Mirasol Ci	Trovas	Dante	\$2,200,001	3297	3+Den	3	Y
16706 N 109th Wy	Trovas	Dante	\$2,300,000	3297	4	3	Y
11320 E Winchcomb Dr	Sonoran Estates	Santana	\$3,000,000	3425	5+Den	3	Y
*16065 N 111th Wy	100 Hills	Valverde	\$3,250,000	3792	4	3	Y
11550 E Paradise Ln	100 Hills	Custom	\$4,000,000	5588	6	3	Y
11475 E Paradise Ln	100 Hills	Custom	\$4,749,000	6782	5+Den	6	Y
*16094 N 113th Wy	100 Hills	Custom	\$6,195,000	6470	4+Den	3	Y

\*Coming soon.

**NOTE:** Although the listings and transactions shown in this publication involve a variety of organizations and agents, you'll note that all of our closed sales are printed in BOLD BLUE TYPE and UNDERLINED.

## CLOSED SALES IN MAY &amp; JUNE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #1002	Cachet	Legacy	\$540,000	1640	2+Den	2	N
16420 N TPP #1009	Cachet	Legacy	\$550,000	1640	2+Den	2	N
10245 E Penstamin Dr	Discovery Trails		\$579,000	1093	2	2	N
10226 E Pine Valley Rd	Discovery Canyon	Scenic	\$715,000	1837	4	2	N
10468 E Raintree Dr	The Preserve	Brisas	\$800,000	2132	4	2	N
<b><u>14945 N 102nd St</u></b>	<b><u>Discovery Canyon</u></b>	<b><u>Sunrise</u></b>	<b><u>\$828,000</u></b>	<b><u>1451</u></b>	<b><u>3</u></b>	<b><u>2</u></b>	<b><u>N</u></b>
<b><u>10335 E Morning Star Dr</u></b>	<b><u>Panorama Point</u></b>	<b><u>Mesquite</u></b>	<b><u>\$835,000</u></b>	<b><u>1548</u></b>	<b><u>3</u></b>	<b><u>2</u></b>	<b><u>N</u></b>
10351 E Morning Star Dr	Panorama Point	Primrose	\$835,000	1874	3	2	N
<b><u>11400 E Helm Dr</u></b>	<b><u>Sunrise Point</u></b>	<b><u>Acacia</u></b>	<b><u>\$850,000</u></b>	<b><u>1886</u></b>	<b><u>3</u></b>	<b><u>2</u></b>	<b><u>N</u></b>
11233 E Butherus Dr	Sunrise Point	Sierra	\$891,000	2083	2+Den	2	Y
10603 E Firewheel Dr	The Overlook	Mesquite	\$930,000	1972	4	3	N
10287 E Verbena Ln	Montecito	San Miguel	\$945,000	2212	3	3	Y
10676 E Acacia Dr	Arizona Highlands	Picacho	\$950,000	2258	4+Den	2	Y
10527 E Acacia Dr	Arizona Highlands	Santan	\$995,000	2161	3+Den	2	N
<b><u>16044 N 106th Wy</u></b>	<b><u>The Overlook</u></b>	<b><u>Ironwood</u></b>	<b><u>\$1,100,000</u></b>	<b><u>2421</u></b>	<b><u>4</u></b>	<b><u>3</u></b>	<b><u>N</u></b>
16861 N 106th Wy	The Summit	Key Largo	\$1,162,500	2219	3+Den	3	N
10423 E Verbena Ln	The Summit	Bali	\$1,175,000	2395	3+Den	2	Y
16427 N 109th St	Vermillion Cliffs	932-5	\$1,245,000	3248	4+Den	3	Y
16526 N 105th St	Arizona Highlands	Santan	\$1,350,000	2093	4	3	Y
<b><u>10478 E Sheena Dr</u></b>	<b><u>Sonoran Fairways</u></b>	<b><u>Palo Verde</u></b>	<b><u>\$1,510,000</u></b>	<b><u>2294</u></b>	<b><u>3+Den</u></b>	<b><u>2</u></b>	<b><u>Y</u></b>
<b><u>11339 E Beck Ln</u></b>	<b><u>Cimarron Hills</u></b>	<b><u>Laredo</u></b>	<b><u>\$1,590,000</u></b>	<b><u>2788</u></b>	<b><u>4</u></b>	<b><u>3</u></b>	<b><u>N</u></b>
<b><u>16389 N 108th Pl</u></b>	<b><u>Armonico</u></b>	<b><u>Montana</u></b>	<b><u>\$1,700,000</u></b>	<b><u>3013</u></b>	<b><u>4</u></b>	<b><u>3</u></b>	<b><u>Y</u></b>
10819 E Butherus Dr	Desert Cliffs	#6060	\$1,730,000	2647	4	3	Y
10811 E Acoma Dr	Mirador	Solana	\$1,997,000	2977	3	3	Y
11127 E Mirasol Ci	100 Hills	Cartegena	\$2,575,000	3600	3+Den	3	Y
10694 E Redfield Rd	Sonoran Estates	Cielo	\$2,575,000	4037	4+Den	3	Y

## PENDING, UCB \* &amp; CCBS\*\* TRANSACTIONS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
16420 N TPP #1064	Cachet	Legacy	\$610,000	1640	2+Den	2	N
16600 N TPP #1072	The Ridge	Legacy	\$630,000	1890	2+Den	2	N
10239 E Salt Bush Dr	Arizona Vintage	Bordeaux	\$729,000	1478	3	2	N
10252 E Butherus Dr	The Preserve	Montana	\$749,000	1504	3	2	N
11081 E Betony Dr	100 Hills	La Jolla	\$900,000	2285	3	2	N
11496 E Pine Valley Rd	Sunrise Point	Acacia	\$940,000	1886	3	2	N
15953 N 111th Wy	100 Hills		\$1,199,000	2565	3+Den	3	N
10415 E Rosemary Ln	Eagle Ridge	#3355	\$1,325,000	2933	4+Den	3	Y
<b><u>11617 E Raintree Dr</u></b>	<b><u>Sunrise Point</u></b>	<b><u>Papago</u></b>	<b><u>\$1,399,000</u></b>	<b><u>2749</u></b>	<b><u>3+Den</u></b>	<b><u>2</u></b>	<b><u>Y</u></b>
10646 E Butherus Dr	Desert Cliffs	#6080	\$1,699,000	3509	4+Den	3	Y
10975 E Greenway Rd	Cimarron Hills	Laredo	\$1,699,990	2788	4	3	Y
10843 E Acacia Dr	Armonico	Ladera	\$1,800,000	3833	5+Den	3	Y
10999 E Acoma Dr	Mirador	Solana	\$1,899,000	3110	4	3	Y

## \*Pending, \*\*UCB, &amp; \*\*\*CCBS

All three categories mean the seller has ACCEPTED an offer on their property. More specifically: Pending: Under Contract, no longer showing or accepting back up offers. UCB: Under Contract, accepting back up offers. CCBS: Under Contract, contingent on buyer sale.

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# FalconEye Purchases Scottsdale Quarter for \$100 Million

FalconEye Ventures plans to spend \$100 million to expand the Scottsdale Quarter, which the company recently purchased for an undisclosed price, according to the Phoenix Business Journal. While it's fairly well known that the Scottsdale Quarter is a top-shopping destination featuring an Apple store, Restoration Hardware and lululemon, it also includes 600 residential units and 300,000 square feet of office space.

FalconEye, owned by tech billionaire George Kurtz, seems most interested in expanding the office and retail portions of the Quarter, according to the Business Journal.

Planned improvements include conference room facilities, a fitness center and a retail makeover. Other planned improvements, set to begin later this year, include updates to landscaping, common areas and general appearance.

Kurtz, who is the CEO of CrowdStrike, is also the developer behind The Parque, a billion-dollar project converting the former CrackerJax amusement park into a mixed-use development that will bring 1,236 housing units, a 223-room hotel and large office building to the 30-acre site.

Read more at the Business Journal: [tinyurl.com/2w2d7ucm](http://tinyurl.com/2w2d7ucm)

## Work on Atavia Set to Begin in August

The developers of Atavia, a 4.5-acre luxury condo community, are expected to break ground this August on the 88-unit complex, according to the Phoenix Business Journal. Chicago-based real estate developer Belgravia Group, which has already built Portico next door, has pre-sold half of the units, which range from \$850,000 to \$1.7 million. The project will include 14 residential buildings, a clubhouse, yoga space, pool, spa and grilling areas. Atavia, located at the northeast corner of North Scottsdale Road and the Loop 101 Freeway, is expected to complete units in 2027.

## CLOSED RENTALS IN MAY & JUNE

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
10438 E Star of the Desert Dr	Discovery Trails	Coronado	\$2,895	1451	3	2	N
10338 E Saltillo Dr	Discovery Trails	Sabino	\$2,995	1622	3	2	N
10335 E Raintree Dr	The Preserve	Avalon	\$2,995	1702	3	2	N
10851 E Le Marche Dr	Castle Chase	Windsor	\$3,200	1936	2	2	N
10778 E Palm Ridge Dr	Sienna Canyon	Borgata	\$3,500	2551	4	3	N
<b><u>10313 E Karen Dr</u></b>	<b><u>Discovery Canyon</u></b>	<b><u>Scenic</u></b>	<b><u>\$3,675</u></b>	<b><u>1837</u></b>	<b><u>3+Den</u></b>	<b><u>2</u></b>	<b><u>Y</u></b>
11327 E Beck Ln	Cimarron Hills	Laredo	\$4,850	2787	4	3	Y
10557 E Cosmos Ct	Arizona Highlands	Catalina	\$5,200	2600	4	3	Y
10705 E Acoma Dr	Mirador	Sereno	\$5,500	3392	4+Den	3	Y
10694 E Firethorn Dr	Mirador	Paraiso	\$8,000	3624	4+Den	2	Y

## AVAILABLE RENTALS

Address	Subdivision	Model	Price	SQFT	BR	GAR	Pool
15849 N 102nd Pl	Arizona Vintage	Merlot	\$2,650	1347	3	2	N
16420 N TPP #2036	Cachet	Heritage	\$2,650	1338	2	1	N
16600 N TPP #2010	The Ridge	Monarch	\$2,650	1737	2	2	N
16420 N TPP #1132	Cachet	Monarch	\$2,650	1737	2+Den	2	N
10360 E Penstemon Dr	Discovery Trails	Coronado	\$2,800	1451	3	2	N
15120 N 102nd St	Discovery Canyon	Scenic	\$2,995	1622	4	2	N
10511 E Morning Star Dr	Panorama Point	Mariposa	\$3,300	1963	4	2	N
16420 N TPP #1057	Cachet	Legacy	\$3,350	1640	2+Den	2	N
15741 N 104th St	Panorama Point	Mariposa	\$3,400	1963	4	2	N
10394 E Morning Star Dr	Panorama Point	Mesquite	\$3,475	1548	3	2	N
10603 E Firewheel Dr	The Overlook	Mesquite	\$3,750	1972	4	3	N
10278 E Blanche Dr	Discovery Canyon	Scenic	\$3,775	1837	4	2	Y
10536 E Firewheel Dr	The Overlook	Primrose	\$3,795	1679	3	2	N
10278 E Bahia Dr	Eagle Ridge	#3335	\$3,795	1998	3	2	Y
10310 E Le Marche Dr	Arizona Vintage	Chablis	\$3,900	2504	5+Loft	2	Y
10551 E Betony Dr	Panorama Point	Ironwood	\$3,995	2655	5	3	N
16609 N 105th Wy	Arizona Highlands	Santan	\$4,000	2161	3+Den	3	N
16861 N 106th Wy	The Summit	Key Largo	\$4,400	2199	3+Den	3	N
10318 E Tierra Buena Ln	Panorama Point	Mariposa	\$4,400	1963	4	2	N
10573 E Sheena Dr	Sonoran Fairways	Cholla	\$4,695	3466	5	3	Y
11183 E Beck Ln	Cimarron Hills	Parada	\$4,799	2911	5	3	N
10655 E Acacia Dr	Arizona Highlands	Catalina	\$5,500	2478	3+Den	3	Y
10412 E Acoma Dr	Sunset Point	#1912	\$5,750	2114	4	2	Y
11173 E Greenway Rd	Cimarron Ridge	Escalante	\$5,950	3648	5+Den	3	N
10835 E Acacia Dr	Armonico	Montana	\$5,950	2994	4+Den	3	Y
11050 E Verbena Ln	Trovas	Alessi	\$5,995	2958	4	3	Y
16335 N 108th Pl	Vermillion Cliffs	#923	\$6,200	3084	4	3	Y
10913 E Butherus Dr	Desert Cliffs	#6080	\$6,400	3509	4+Den	3	Y
16469 N 113th Wy	100 Hills		\$20,000	4870	4+Den	3	Y

\*Coming soon.

**NOTE:** Although the listings and transactions shown in this publication involve a variety of organizations and agents, you'll note that all of our available properties and closed sales are printed in BOLD BLUE TYPE and UNDERLINED.

## Summer Forecast: Hot Mortgage Solutions Ahead

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# Scottsdale Council Approves MMR Facilities District Budget

In 1994, something called the McDowell Mountain Community Facilities District of Scottsdale was formed. The idea behind it was to tax MMR residents for the cost of installing city services such as water, sewer and roads. On July 22nd, 2022, the \$18.86 million in bonds were paid in full and residents haven't been taxed since that year.

But the bond authority will continue to exist for up to five years under Arizona law. For that

reason, the Scottsdale City Council must still vote on the remaining budget of the district until it is dissolved. The \$13,600 in costs this year cover an insurance premium, legal fees, advertising and administrative costs that were approved at a June 10th City Council meeting.

In case you were wondering, MMR residents paid about \$565 a year for a house worth \$1 million.

The bonds for DC Ranch, which has a similar

facilities district, are expected to reach full payment by July 15, 2027. That said, DC Ranch's district is expected to continue past that date for permanent services, though we're unclear how that will work. Other communities that pay a similar tax are the Scottsdale Waterfront Commercial Community and the Via Linda Road Community, which also has repaid its \$3.2 million in bonds.

More details about the MMR and other districts can be found here: [tinyurl.com/2vn9j999](https://tinyurl.com/2vn9j999)

*Spotlight continued from Page 1*

landscaping revamp was complete before determining what lighting changes would be needed.

## Landscaping Fixes Coming

The Homeowners Association is now seeking bids for updating entryway landscaping at the other Special Use areas. Those are Desert Cliffs, Mirador, Sonoran Estates I and III and Sonoran Fairways.

As can happen, some of the recent plants added to update Armonico, The Preserve and The Overlook have died, but they'll be replaced under warranty once it cools down in fall.

## HOA Hires New Pool Firm

Pool Theory is now taking care of the McDowell Mountain Ranch pools under a contract for \$2,400 a month. The former pool-care company was Alliance Aquatics.

Because the chlorination lines regularly become clogged, Pool Theory will be replacing them every 60 days after the HOA determined that that would be the most cost-effective solution to improving overall pool chemistry.

## MMR Residents Enjoy Events

The McDowell Mountain Ranch Father's Day event quickly sold out with 50 families attending. The event was so successful that the Homeowners Association is considering reserving more seats for Father's Day 2026.

The HOA also reported that 32 residents attended the MMR Community Seminar featuring Fire Shield Corp. on inspecting and maintaining home sprinkler systems.

## HOA Revises Umbrella Rules

The McDowell Mountain Ranch Homeowners Association unanimously approved changes to the rules around temporary umbrellas:

- Umbrella fabric shall be made of non-fluorescent, non-reflective woven canvas-type material and shall not be obtrusive to neighboring property.
- Advertising or marketing slogans and logos of any kind are prohibited.
- Straight or cantilevered is acceptable.

## Basketball Courts Resurfaced



*New protective surfaces were added to the Community Center (above) and Recreation Center basketball courts.*

- The diameter of the umbrella shall not exceed twelve (12) feet.
- Height shall not exceed ten (10) feet.
- The Association reserves the right to limit the size or quantity of such umbrellas in any yard based on the size of the yard, the number of the umbrellas, and the overall impact of the umbrellas to Neighboring Properties.

- No part of the umbrella shall be utilized or stored within five (5) feet of the property line.
- Each Umbrella shall be freestanding with no cables.
- Umbrellas shall be closed each night and when not in use.
- Integrated light bulbs shall not be visible from Neighboring Properties.

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Breakfast	Current Price	Proposed Price	% increase
Elementary Combo	\$1.50	<b>\$2.50</b>	<b>67</b>
Middle School Combo	\$1.75	<b>\$2.50</b>	<b>43</b>
High School Combo	\$1.75	<b>\$2.50</b>	<b>43</b>
Lunch	Current Price	Proposed Price	% increase
Elementary Combo	\$2.85	<b>\$3.95</b>	<b>38</b>
Middle School Combo	\$3.10	<b>*\$3.95-\$4.95</b>	<b>27-60</b>
High School Combo	\$3.10	<b>*\$3.95-\$4.95</b>	<b>27-60</b>

\*The proposed price range includes three meal options.

## SUSD Plans to Raise Meal Prices

Parents of Scottsdale Unified School District students will see major increases to the price of school meals now that the school board approved a new rate schedule, according to the Scottsdale Progress. The district estimates that the new rates will generate \$801,139 annually in revenue, according to an internal report.

The school district hasn't increased breakfast or lunch prices since August 2017, but food prices have increased significantly over the intervening years. While we couldn't find the exact dollar amount in food increases since 2017, one report shows that food prices have increased 25.8% nationally since 2020. The prices the district pays increased 20%, according to the Progress. One way SUSD has made up the cost difference was through USDA funds, but those have expired, according to the report.

Under the new price schedule, elementary school breakfasts will go from \$1.50 each to \$2.50, which is a 67% increase. Secondary school

breakfasts will jump from \$1.75 to \$2.50, a 45% increase.

Elementary school lunches will increase from \$2.85 to \$3.95, a 38% increase.

Students buying upper school lunches, which were at \$3.10 before the increase, will have the option of three meals costing \$3.95, \$4.50 or \$4.95.

The cheapest lunch would be a 27% increase over the old rate, while the most expensive meal option would constitute a 60% increase.

Free breakfasts will continue for eligible students at the Coronado, Hohokam, Navajo, Pima, Tavan, Tonalea and Yavapai schools.

Free lunches will continue for eligible students at the Coronado, Hohokam, Tonalea and Yavapai schools.

Here is a breakdown of the increases:

- Scottsdale Progress: [tinyurl.com/4uepy63](https://tinyurl.com/4uepy63)
- SUSD report: [tinyurl.com/mstj6frv](https://tinyurl.com/mstj6frv)
- Food inflation report: [tinyurl.com/4xchnsna](https://tinyurl.com/4xchnsna)

*Auto storage continued from Page 1*

of them for 58 units and a sixth building for a 4,000-square-foot office and clubhouse.

The building would be located at 9909 E. McDowell Mountain Ranch Road, just west of N. Thompson Peak Parkway. Hearings have not yet been scheduled, but zoning changes would be necessary.

- City proposal: [tinyurl.com/5ee995b6](https://tinyurl.com/5ee995b6)
- Video proposal: [tinyurl.com/22fef8t4](https://tinyurl.com/22fef8t4)
- Business Journal: [tinyurl.com/ca8wyhuc](https://tinyurl.com/ca8wyhuc)

## Toy Barn Plans 135 Suites

The Collector's Garage at WestWorld discussed above will be larger than a vehicle storage facility previously proposed by The Toy Barn, which has recently announced it will be building 135 suites on 10 acres at the northeast corner of Bell Road and Loop 101 inside the Mack Innovation Park. The overall two-part project would result in a 205,000-square-foot facility, called Toy Barn North Scottsdale.

Toy Barn North Scottsdale, which will be the third location in the city and ninth overall, will include six buildings and a members-only rooftop lounge. The first phase will require a \$35 million capital investment, according to the Business Journal.

Work on the first units — 98,000 square feet of space that would include the community clubhouse — is expected to begin this winter and should be completed by spring 2026.

Units are expected to begin at \$399,000 and go up to \$1 million.

The second phase, also on five acres within the Mack Innovation Park, would begin after the first portion was completed.

Toy Barn operates a 54-suite facility at 73rd Street and Helm Drive and another at 78th Street and Greenway Road.

The Mack Real Estate Group purchased 124 acres at the northeast corner of Bell Road and the Loop 101 Freeway for \$125 million in March 2022.

The article is here: [tinyurl.com/5ybamxxk](https://tinyurl.com/5ybamxxk)



## Looking Back...

### Just 5 Years Ago\*

**July 2020** — McDowell Mountain Ranch residents were asked to sign a waiver before returning to the community's pools during the Covid-19 pandemic. ... Residents teamed up to make face masks for MMR residents. ... Several area businesses, such as Sapiens Paleo Kitchen Classic Cooking, reopened to serve residents. ... Then-Arizona Gov. Doug Ducey delayed the start of in-person classes.

### Only 10 Years Ago\*

**July 2015** — Scottsdale requested proposals for companies interested in designing the Desert Discovery Center that ultimately was rejected by voters. ... The HOA approved plans for what eventually became The Vig and Foothills Animal Rescue.

### 15 Years Ago\*

**July 2010** — The HOA dropped its contract with Cox Communications, which provided "basic cable" service to the entire community for \$32.73 a month. ... A 4.7-acre parcel on the northeast corner of Frank Lloyd Wright Boulevard and the Loop 101 Freeway was sold and eventually became a wedge-shaped shopping center.

### 20 Years Ago\*

**July 2005** — Scottsdale Unified School District administrators campaigned for a sixth high school that ultimately was not built. ... Circle K considered building in the Bashas' Center. ... Toll Brothers sought OKs for a 10-acre park at Windgate Ranch.

### 25 Years Ago\*

**July 2000** — The McDowell Mountain Ranch Sales Center closed its doors prior to becoming the McDowell Center ... Giant Industries was busily constructing their new gas station/convenience that is now the Shell Gas Station on Thompson Peak.

\*As reported in this newsletter

## Scottsdale Approves \$7.5 Million Contract for Aquatic Center, Pools

The Scottsdale City Council approved extending a one-year \$7.5 million contract for pool work that in recent years was used to repair a leak in the McDowell Mountain Ranch Aquatic Center Leisure Pool, according to a city document. Possible upcoming repairs “may include chemical treatment system removal and/or replacement, installation of on-site chlorine generation systems, filter media replacement, installation of ozone technology, associated electrical work, minor architectural/HVAC improvements, and other as-needed construction associated with the City’s existing aquatic facilities.”

The contract is with Shasta Pools and the Sun Eagle Corporation.

Details can be found here: [tinyurl.com/yck7fn2a](https://tinyurl.com/yck7fn2a)

## Kuza ‘Street Food’ to Open in Scottsdale

The operators of Tell Your Friends (TYF) in Chauncey Social plan to open a restaurant next door called Kuza by late August or early September. Kuza, which will be southeast of Scottsdale Road and the Loop 101 Freeway, is expected to be a “street alleyway type concept that offers three different little vehicles of food,” according to ABC15. The restaurant will specialize “in robatayaki — traditional charcoal-grilled skewers — alongside fresh sushi,

savory noodles, and bold, Asian-inspired street food,” ABC15 reported.

Find details here: [tinyurl.com/3w5ttfex](https://tinyurl.com/3w5ttfex)

## Slick City Slide Park Opens at Talking Stick

A new slide park featuring 13 rides has opened at Talking Stick in Scottsdale, according to the Scottsdale Progress. Rides at Slick City Action Park include Fast Lane, Royal Flush, Mega Launch, Big Wave, Python and Twister. The indoor park also includes a Sport Air Court, a Mini Motors track, Acrobat Alley and a Freestyle Air Court. The Scottsdale park follows facilities in Peoria, Chandler and Queen Creek. Tickets range in price from \$28.99 for 90 minutes to \$33.99 for two hours. Hours are generally 10 a.m.-9 p.m. six days a week and 11 a.m.-9 p.m. on Sundays.

Check here for exact hours: [tinyurl.com/t6u4k62n](https://tinyurl.com/t6u4k62n)

- Here is the home page: [slickcity.com](https://slickcity.com)
- Scottsdale Progress: [tinyurl.com/y75cj85z](https://tinyurl.com/y75cj85z)



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