



Moon Valley Luxury Infill Development Opportunity

Project: Coral Gables Estates | Moon Valley, Phoenix, AZ 85023

Addresses: 13824 & 13802 N Coral Gables Drive, Phoenix, AZ 85023

Strategy: Scrape & Build Luxury Gated Community of 12 Spec Homes

Investment Highlights

- Location: Premier hillside lots in Moon Valley with golf course frontage and panoramic mountain views
- Total Lot Size: 13+ Acres (566,280 sq ft)
- Zoning: R1-10 (Single-Family Residential – Urban Subdivision)
- Purchase Price: \$1,650,000 (\$3.03/sf land cost)
- Zoning Potential: Ideal for 12 luxury single-family homes with private drive and gated entry
- Market Segment: \$2.5M–\$3.5M luxury spec homes, 4,000–5,000 sq ft

Category	Amount
Total Revenue (ARV)	\$33,000,000
Purchase Price (Land)	\$1,650,000
Construction (Est. \$275/sf)	\$14,850,000
Soft Costs + Entitlements	\$2,345,000
Contingency (7.5%)	\$1,022,000
Total Project Cost	\$19,867,000
Estimated Profit	\$13,133,000
Return on Cost (ROC)	~66%
Investor IRR (24 mo)	30%+ (est.)

Comparable Sales

- 2436 E Moonlight Way | 4,800 sf | \$3.25M | \$677 PSF | New custom with mountain views
- 1123 E Desert Cove Ave | 4,600 sf | \$3.00M | \$652 PSF | Gated new build
- 6824 N 21st St | 4,400 sf | \$2.85M | \$648 PSF | Spec modern with pool & views

Key Advantages

- Rare Moon Valley hillside site with contiguous view lots
- Opportunity to create a premier luxury gated enclave
- Long private drives and elevation changes offer unique architectural potential
- Proximity to golf, hiking, top schools, and urban amenities
- Strong builder margins and luxury demand supported by recent comp activity