

Builders say development ‘treats site with respect’

Phoenix Business Journal - by [Jan Buchholz](#)

Paradise Reserve is hard to miss. The 46-acre development is directly north of Lincoln Drive at 40th Street in one of the Valley’s most coveted enclaves, Paradise Valley.

Albuquerque, N.M.-based builders Scott Schiabor and Robert Sahd have finished the pricey infrastructure, creating 14 estate lots ascending the hillside to the Phoenix Mountain Preserve. A smaller village-style development at the base of the project also is planned.

“The big thing here was treating this site with respect, and we spent a lot of money to do that,” said Schiabor.

So far, they’ve invested \$25 million in site preparation. They purchased the land in 2004 for \$15 million.

Schiabor said a lot of local developers wanted to get their hands on it, but he and Sahd prevailed in large part because of their reputation in New Mexico for building environmentally sensitive projects.

Although this is the pair’s first Phoenix project, they quickly lined up a team of locals to create a development that provided stunning views with minimal impact on the desert landscape: LVA Urban Design Studio of Tempe, Scottsdale architect Craig Wickersham, Kitchell Master Planned Communities and Kitchell Custom Homes.

The Paradise Reserve gate house has been busy with curious people stopping by, but Schiabor said none of the lots, priced from \$2.5 million to \$5.5 million, has sold. Still, he’s hopeful given the convenient location, the hillside views and the desirable neighborhood.

Meanwhile, Schiabor is negotiating with several developers interested in buying the village site to build the higher density of housing, which is platted for 32 units on 12 acres.

“We’re talking to a couple of local quality custom builders, and we expect to have that put together in a month,” he said.

For more: www.paradisereserve.com.

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