

# UPTOWN SEDONA DEVELOPMENT OPPORTUNITY

POTENTIAL MULTI-FAMILY OR SENIOR LIVING SITE

SEDONA, ARIZONA



**Capri Barney** | [cbarney@landadvisors.com](mailto:cbarney@landadvisors.com) **Laurie Sandau** | [lsandau@landadvisors.com](mailto:lsandau@landadvisors.com) **Michele Pino** | [mpino@landadvisors.com](mailto:mpino@landadvisors.com)  
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | [www.landadvisors.com](http://www.landadvisors.com)

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZcoconino214150 - 06.25.2020

 **Land Advisors**  
ORGANIZATION

**LOCATION** The property is located on the west side of Jordan Road just north of the Navahopi Road alignment in the Uptown area of Sedona, AZ

**PRICE** Call for Pricing

**SIZE** ±6.4 Acres

**PARCELS** 401-58-001A and 401-05-004A

**ZONING** RM-2 (Medium-High Density Multi-Family Residential)  
RS-18 (Single-Family Residential)

#### **UTILITY PROVIDERS**

Electric - Arizona Public Service

Water - Arizona Water Company

Sewer - City of Sedona

Natural Gas - Unisource Energy Services

Telephone - CenturyLink

**PROPERTY TAXES** \$9,290 (2019)

**PROPERTY DESCRIPTION** This offering is for a rare development opportunity in the desirable area of Uptown Sedona. The property offers spectacular views of the surrounding red rock mountains and is ideal for multi-family or senior housing. The mixed zoning of the property allows for medium to high density residential with a maximum of 12 units per acre on the generally level west portion of the property. The sloped eastern portion of the property is zoned for single family residential for up to 2 units per acre. The Conceptual Site Plans attached show two potential unapproved development options for the property. All development plans and any increase in density from the current zoning will require approvals from the City of Sedona.

**SEDONA GENERAL PLAN** Sedona's Community Plan designates the west portion of the Property for Medium and High Density use at a density of up to 12 dwelling units per acre. Patio homes, townhouses, condominiums, apartments, and single-family attached product are considered allowed uses. Sedona's Community Focus Area also encourages multi-family residential development.

**AREA AMENITIES** Sedona is a world-renowned tourist destination in Arizona, second only to the Grand Canyon. Residents and tourists enjoy the exquisite views of the red rock mountains and formations that surround the City and relax in the refreshing water of Oak Creek that flows through Sedona. The 1.8 million-acre Coconino National Forest around Sedona provides many outdoor recreational activities including hiking, biking, and horseback riding trails, as well as graded four-wheel drive roads, popular for commercial Jeep tours and private off-road vehicles. The Uptown Sedona commercial district, a short walk from the property, offers local residents and tourists casual and fine dining, art galleries, specialty shopping, and popular resorts and hotels.

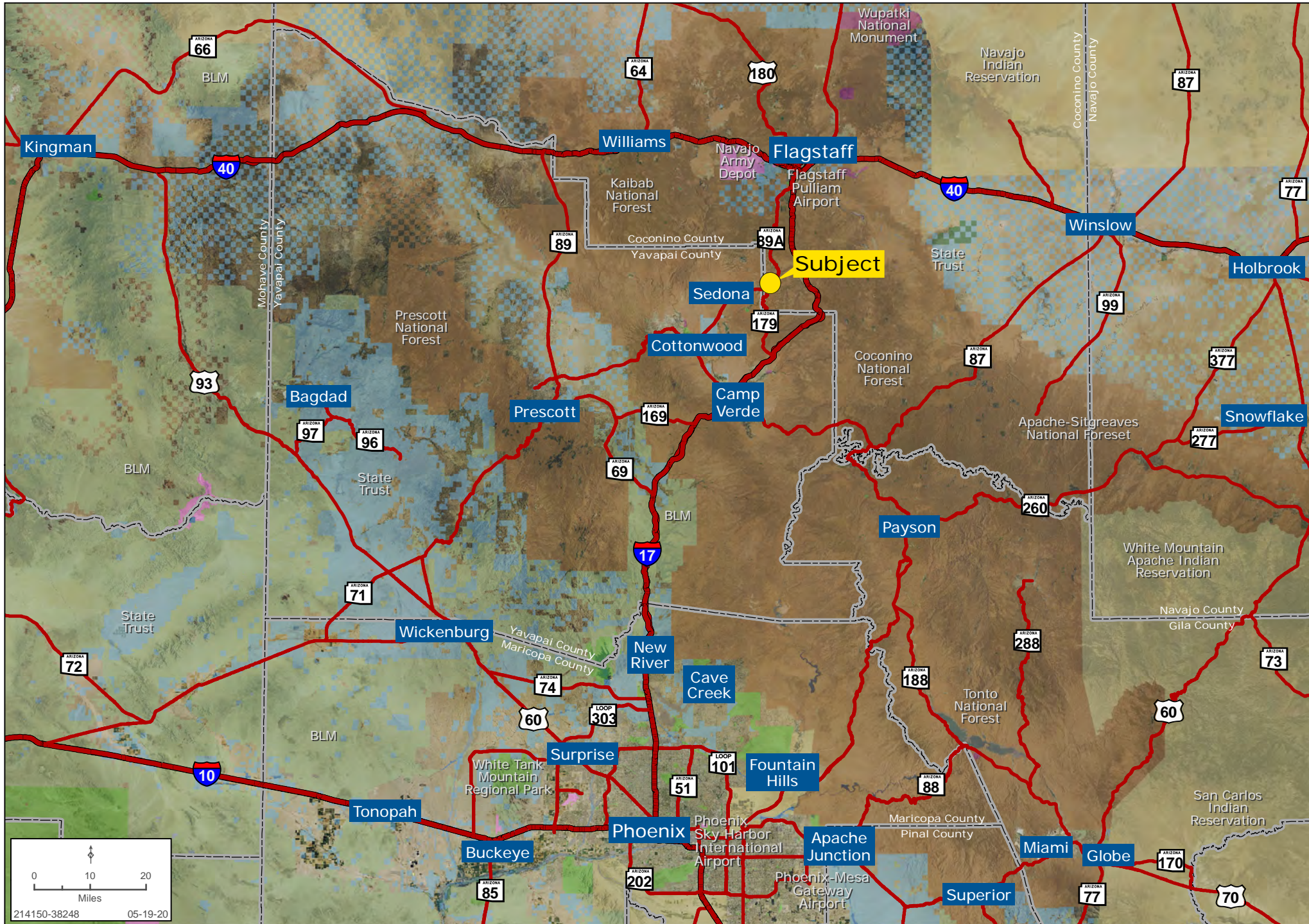
# REGIONAL MAP

Capri Barney | Laurie Sandau | Michele Pino | 928.445.4457 | www.landadvisors.com



# LOCATION MAP

Capri Barney | Laurie Sandau | Michele Pino | 928.445.4457 | www.landadvisors.com



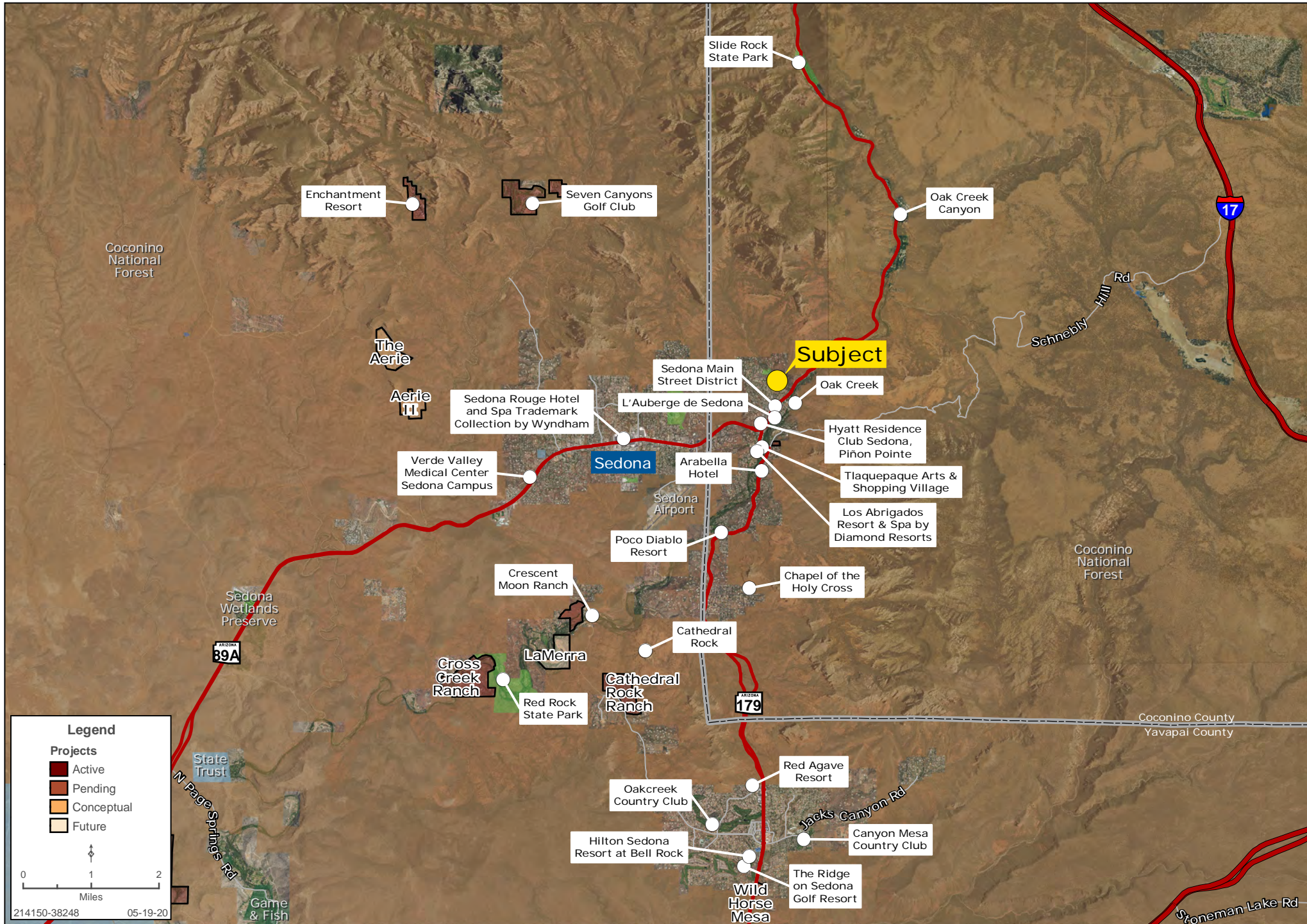
# UPTOWN SEDONA AREA MAP

Capri Barney | Laurie Sandau | Michele Pino | 928.445.4457 | www.landadvisors.com



# SURROUNDING AMENITIES MAP

Capri Barney | Laurie Sandau | Michele Pino | 928.445.4457 | www.landadvisors.com



# PROPERTY DETAIL MAP

Capri Barney | Laurie Sandau | Michele Pino | 928.445.4457 | www.landadvisors.com



# PROPERTY DETAIL & CONTOUR MAP

Capri Barney | Laurie Sandau | Michele Pino | 928.445.4457 | www.landadvisors.com



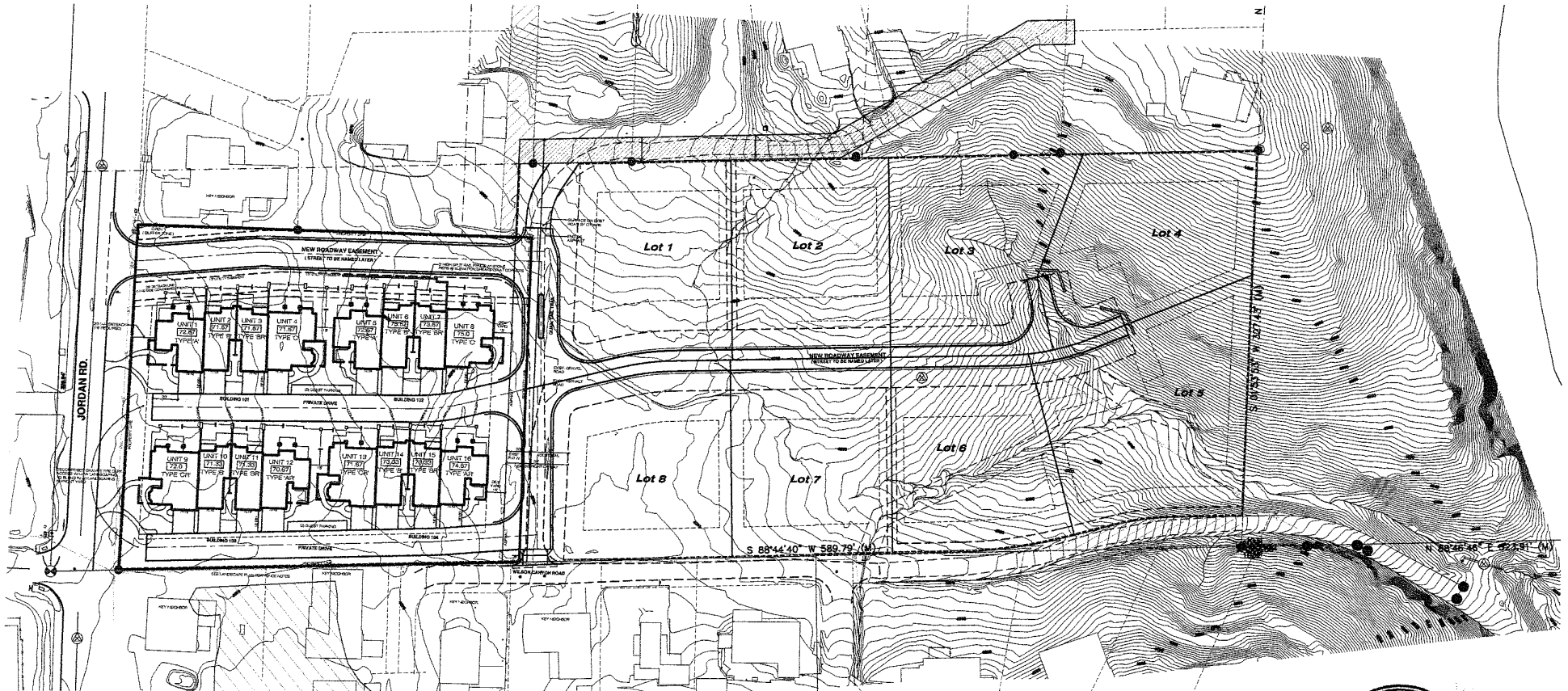


# CONCEPTUAL SITE PLAN

Capri Barney | Laurie Sandau | Michele Pino | 928.445.4457 | www.landadvisors.com

## Overall Site Plan

SCALE: 1"=80'-0"

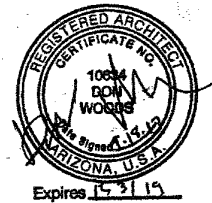


### Jordan Condominium

JORDAN ROAD, SEDONA, AZ.

**DON WOODS ARCHITECT**

Sheet 1 of 6



# PROPERTY PHOTOS

Capri Barney | Laurie Sandau | Michele Pino | 928.445.4457 | [www.landadvisors.com](http://www.landadvisors.com)

