

COMMERCIAL ACREAGE WITH HIGHWAY FRONTAGE

EXCLUSIVE LISTING | PRESCOTT VALLEY, ARIZONA



LOCATION 12125 East State Route 69

TOTAL ACREAGE ±8.72 acres

LISTING PRICE \$999,000 (Possible seller financing available to qualified buyer)

PARCEL INFORMATION 402-14-225K

TRAFFIC COUNT HWY 69 N/S 24,868 VPD (2020)

ZONING C-3

UTILITIES

Water/Sewer: Town of Prescott Valley Electric: Arizona Public Service
Natural Gas: UniSource Energy Telephone: CenturyLink

INCOME OPPORTUNITY Property includes an existing leased billboard sign generating an income of \$18,600 per year.

CFD

The property is included in Prescott Valley's Southside Community Facility District No. 1, which has provided municipal water and sewer to the property. The annual assessment on parcel 402-14-255K is \$33,376. Buyer shall assume the remaining balance pro-rated at close of escrow with final payments scheduled for June, 2032.

TAXES \$712.14 (2019)

COMMENTS

High visibility commercial acreage with frontage along State Route 69 in Prescott Valley. The property includes paved right in/right out access road from SR 69. The property is adjacent to an existing medical clinic and backs up to a residential neighborhood in the Prescott Country Club. The existing paved road splits the property to allow for commercial use along the frontage and possible transitional use (multi-family residential with zoning approval) adjacent to the existing residential neighborhood to the west. An illustration has been created and is included in this package that shows potential split of parcel 402-14-225K into 6 parcels.

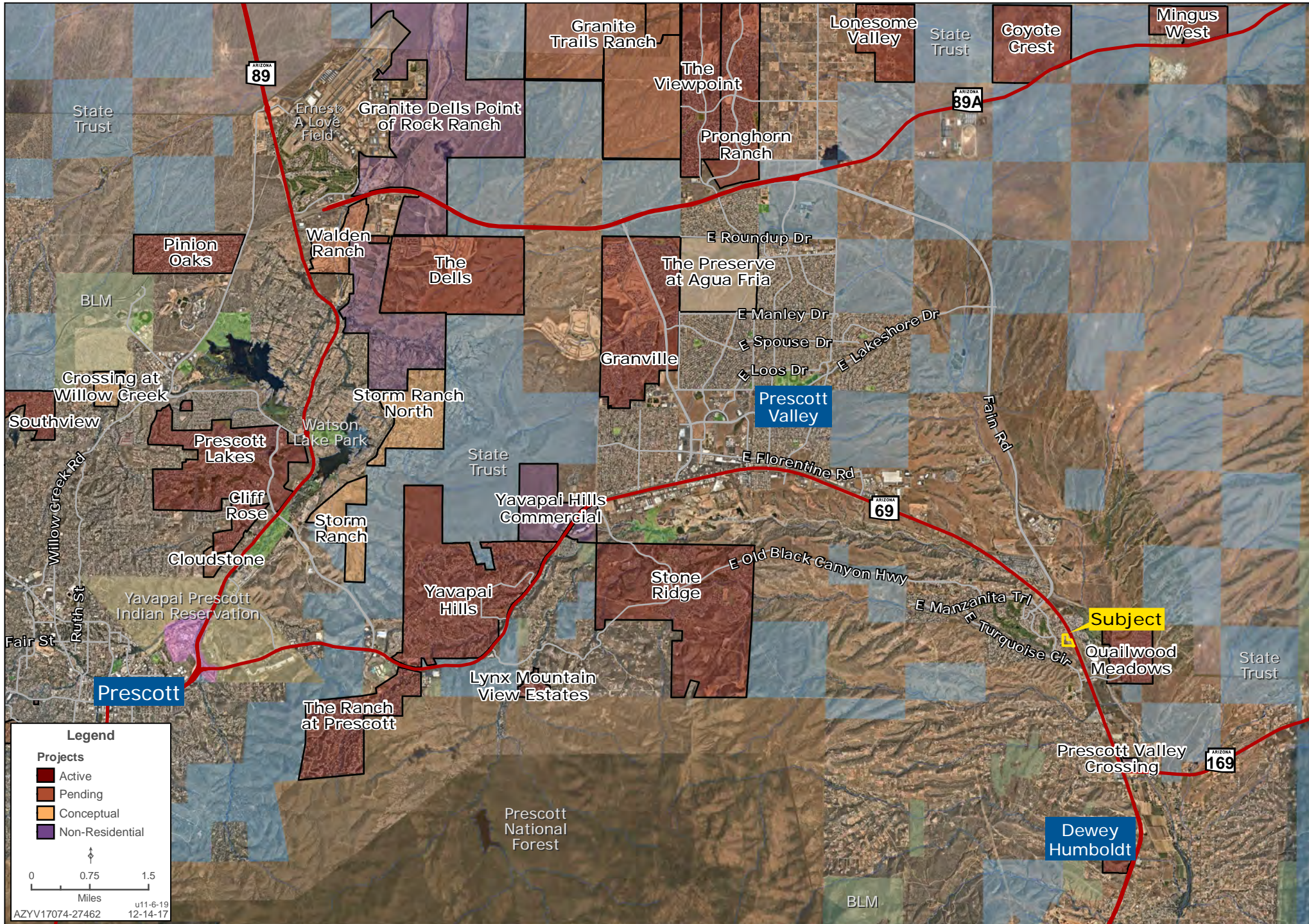
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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZYV17074 - 07.02.2020



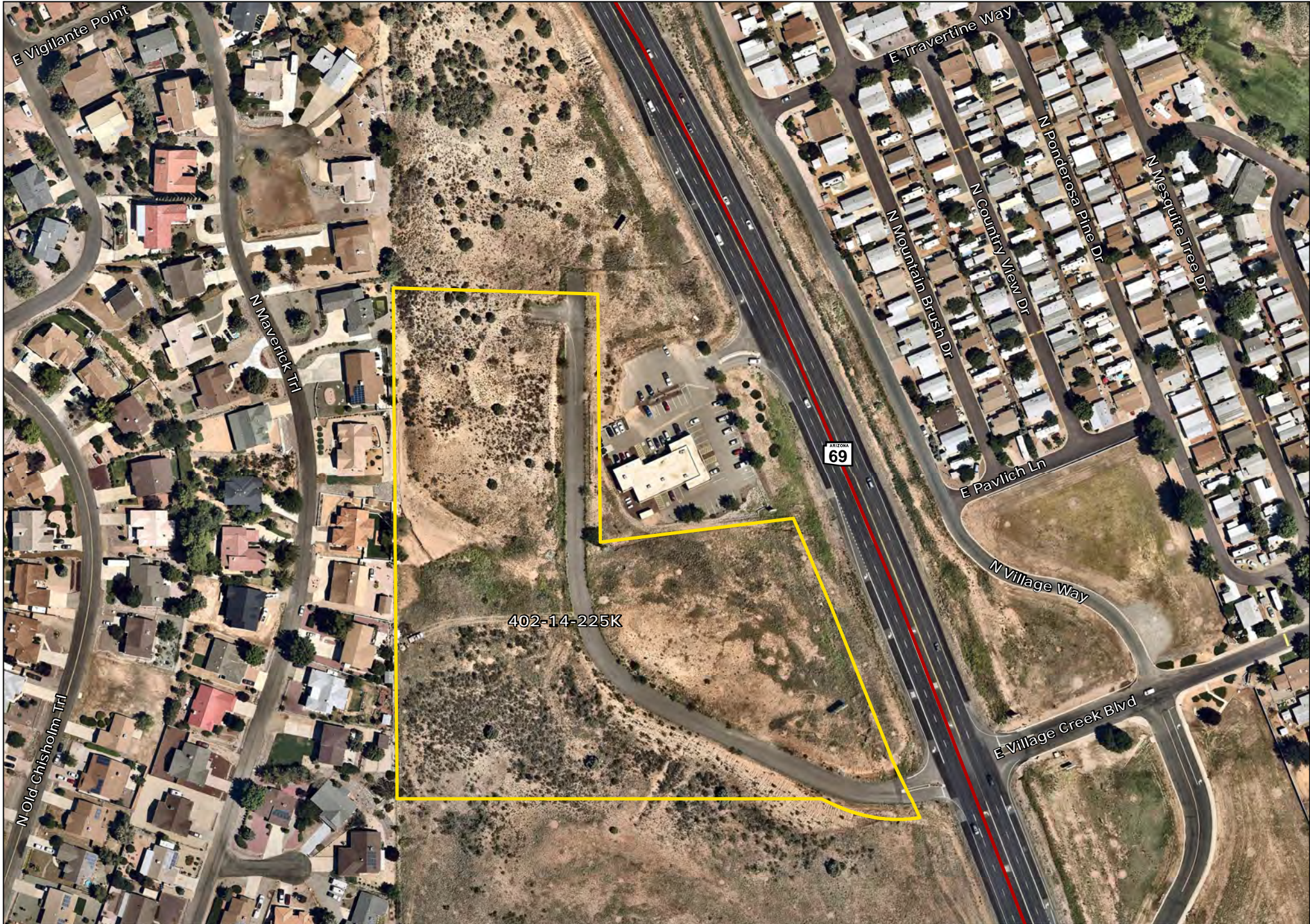
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PARCEL MAP

