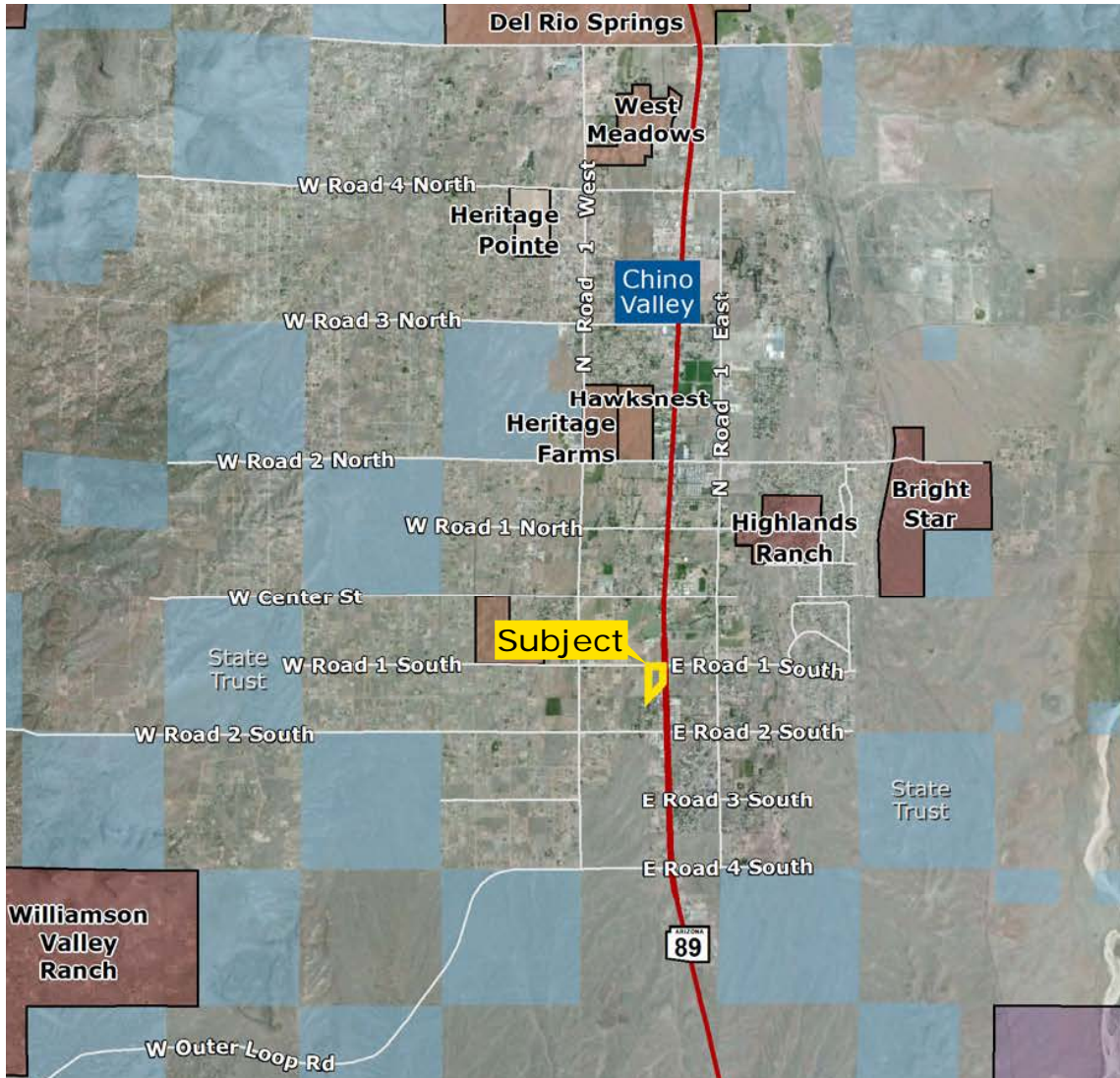


±13 PRIME COMMERCIAL ACRES

EXCLUSIVE LISTING | CHINO VALLEY, ARIZONA



LOCATION The Property is located at the southwest corner of Hwy 89 and Road 1 South in Chino Valley, Arizona

SIZE ±13 acres

ASKING PRICE \$2,000,000 (\$3.53 per sq. ft.)

PARCEL 306-29-034E

PROPERTY TYPE Vacant Commercial Land

ZONING CL/AR-5

PROPERTY TAXES \$11,320 (2015)

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles | 7 Miles |
|---------------------------------------|----------|----------|---------|----------|
| Est. 2016 Avg Population | ±1,922 | ±10,784 | ±16,445 | ±20,622 |
| Est. 2016 Avg Household Income | \$64,554 | \$53,761 | ±56,504 | \$61,225 |

Source: ESRI, 2016

UTILITIES Buyer to determine availability of utilities to site.

Electric: Arizona Public Service

Phone: CenturyLink

Water: City of Prescott (Chino Valley Irrigation District, 3.25 acre feet per year)

Sewer: Town of Chino Valley

Natural Gas: UniSource Energy Services

PROPERTY DESCRIPTION This offering is for vacant land in Chino Valley, Arizona. The property offers high visibility along its Highway 89 frontage with easy access from both Highway 89 and Road 1 South. The current zoning offers a variety of potential uses. The ideal location and flexible zoning of this property make it prime for for commercial development.

Capri Barney | cbarney@landadvisors.com Chad T. Russell, P.C. | crussell@landadvisors.com

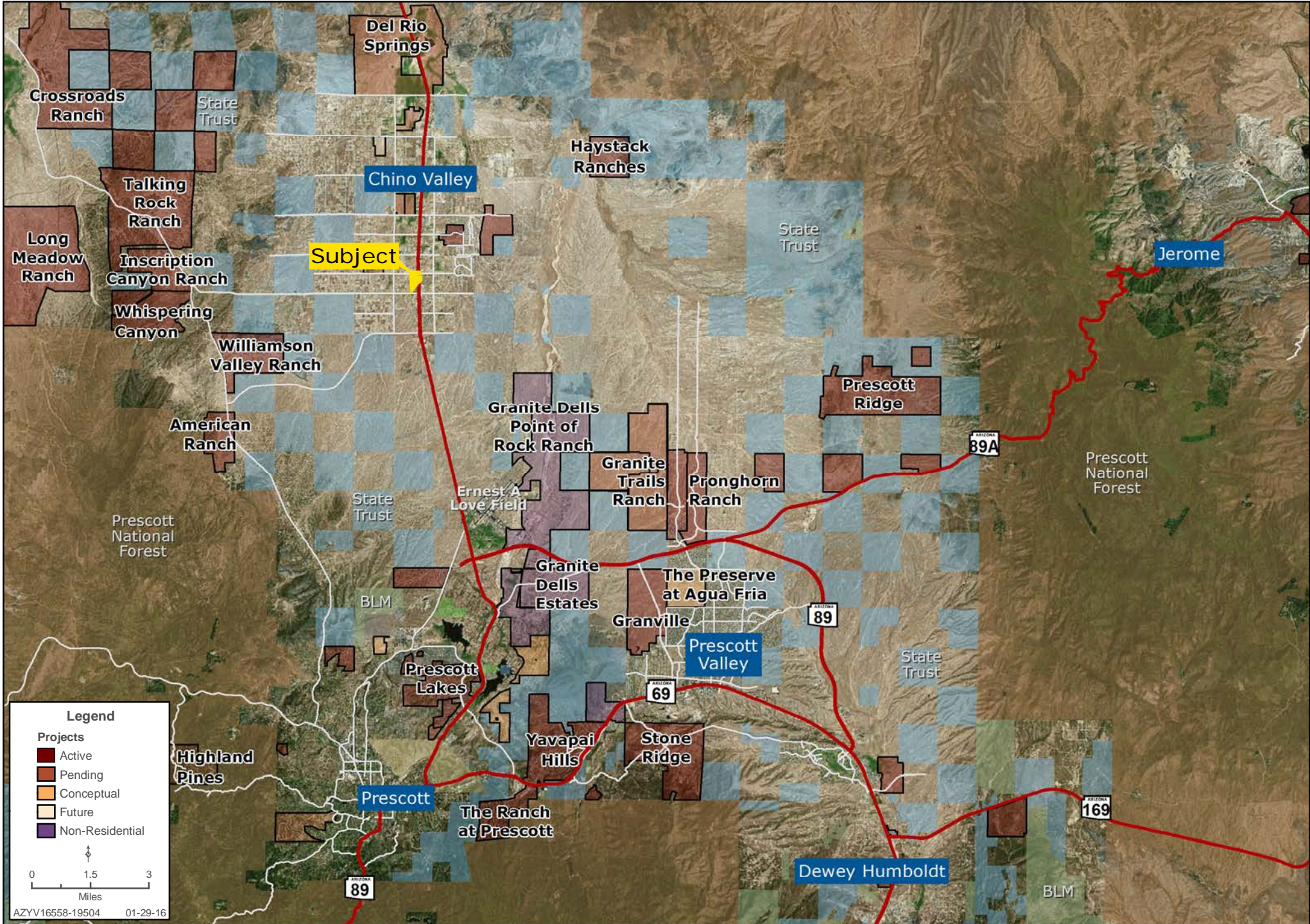
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 928.445.4457 | www.landadvisors.com

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. AZYV16558 - 8.1.16



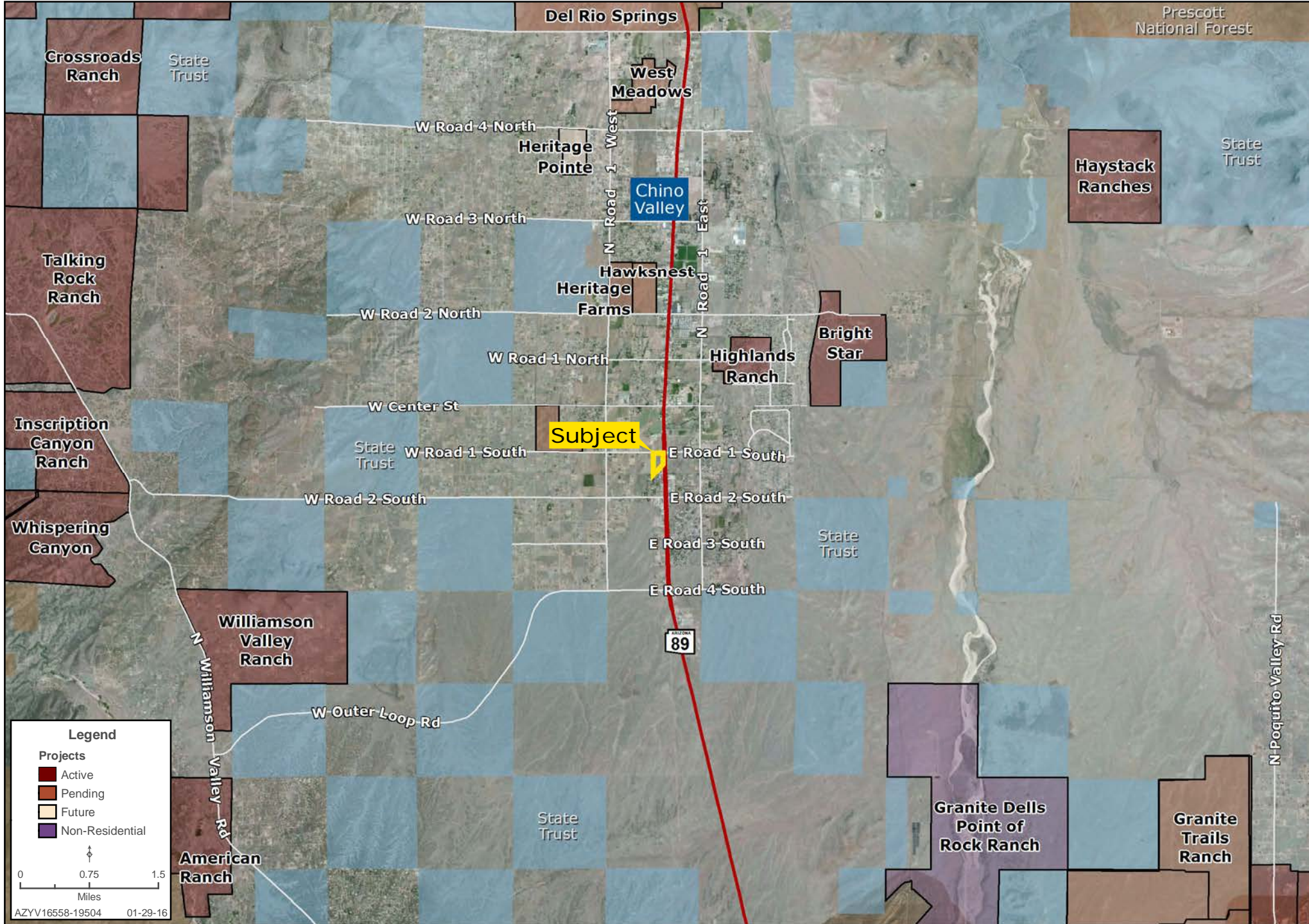
13.02 ACRES, CHINO VALLEY, AZ REGIONAL MAP

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13.02 ACRES, CHINO VALLEY, AZ SURROUNDING DEVELOPMENT MAP

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13.02 ACRES, CHINO VALLEY, AZ PROPERTY DETAIL MAP

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