

Interstate 17 & SR 260 Property Camp Verde, Arizona



Offered for sale by:

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Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

Location

The property consists of four separate tracts available in bulk or separately near the intersection of Interstate 17 and SR 260 in the Town of Camp Verde, Arizona. This is the most strategic location for commercial development in north central Arizona on the I-17 corridor between Phoenix and Flagstaff. The intersection is 90 miles north of Phoenix, 50 miles south of Flagstaff, 50 miles west of Payson, 40 miles east of Prescott, 15-20 miles southeast of Cottonwood/Clarkdale/Jerome and 25 miles south of Sedona. Please see the map for individual parcel location.

Description

Tract #1: Located 2/3rds of a mile north and west of the intersection of I-17 & SR 260 on the west side of SR 260. Tract 1 has over ¼ mile frontage on SR 260 and is zoned by the Town of Camp Verde C3, a commercial and minor industrial district in the Town of Camp Verde. Tract 1 has been site leveled to some extent over its native state, dimensions of tract 1 are fairly rectangular measuring about ¼ mile north to south by ¼ mile at the south end to 930' at the north end east to west. According to FEMA FIRM Map #04025C Panel #2185F with an effective date of 6/6/01, tract 1 does not have any flood hazards. However, there is a wash at the north and south ends of tract 1 that do run water with heavy rainfall. Tract 1 borders Prescott National Forest to the east and most of the south boundaries, to the north is vacant land, to the east is SR 260. Tract 1 consists of Assessor Parcel Number 403-23-150A.

Tract #2: Located ½ of a mile north and west of the intersection of I-17 & SR 260 on the east side of SR 260. Tract 2 has about 475' frontage on SR 260, tract 2 also has frontage and access from Dreamcatcher Drive on the east side. Tract 2 is zoned by the Town of Camp Verde C3, a commercial and minor industrial district in the Town of Camp Verde. The dimensions of tract 2 are fairly triangular measuring about 475' north to south by 130' at the south end east to west. According to FEMA FIRM Map #04025C Panel #2185F with an effective date of 6/6/01, tract 2 does not have any flood hazards. Tract 2 borders SR 260 to the west, Dreamcatcher Drive to the east and other vacant land to the south. Tract 2 consists of Assessor Parcel Number 403-21-015H.

Tract #3: Located ½ of a mile north and west of the intersection of I-17 & SR 260 on the east side of SR 260. Tract 3 has about 250' frontage on SR 260, tract 2 also has frontage and access from Dreamcatcher Drive on the east side. Tract 2 is zoned by the Town of Camp Verde C3, a commercial and minor industrial district in the Town of Camp Verde. The dimensions of tract 3 are fairly rectangular measuring about 250' north to south by 70' at the north end east to west. According to FEMA FIRM Map #04025C Panel #2185F with an effective date of 6/6/01, tract 3 does not have any flood hazards. Tract 3 borders SR 260 to the west, Dreamcatcher Drive to the east, Wilshire Blvd to the south, and other vacant land to the north. Tract 3 consists of Assessor Parcel Number 403-21-015J.

Tract #4: Located at the hard corner of the southbound I-17 off ramp and SR 260, tract 4 has 750' frontage on SR 260 and 875' frontage on Dreamcatcher Dr. Tract 4 is zoned by the Town of Camp Verde C3, a commercial and minor industrial district in the Town of Camp Verde. The dimensions of tract 4 are fairly rectangular measuring about 750' north to south by 125'-150' east to west. According to FEMA FIRM Map #04025C Panel #2185F with an effective date of 6/6/01, tract 4 does not have any flood hazards. Tract 4 borders SR 260 to the west, Dreamcatcher Drive to the east and ADOT right of way land to the north and south. Tract 4 consists of Assessor Parcel Number 403-22-019B.

Acreage

Tract 1:	38.46 Acres
Tract 2:	1.04 Acres
Tract 3:	0.42 Acres
Tract 4:	2.99 Acres
TOTAL	42.91 Acres

Acreage is gross and is based from the Assessor Tax Roll acreage.

Utilities

All four tracts have Town of Camp Verde municipal water, APS electricity, Qwest telephone and Unisource natural gas available to the tracts. The Town of Camp Verde Sanitary District is currently building a plant and collection lines that will serve the tracts, the district has a sewer assessment which is paid through the property taxes.

2009 Taxes & Assessments

Tract 1:	403-23-150A	\$13,576.42
Tract 2:	403-21-015H	\$568.72
Tract 3:	403-21-015J	\$165.14
Tract 4:	403-22-019B	\$6,078.92
TOTAL		\$20,389.20

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Traffic Counts

Per the Arizona Department of Transportation, the Average Annual Daily Traffic (AADT) counts were obtained for the years 2006, 2007 and 2008 for the following four areas which are in the immediate neighborhood of the tracts.

	<u>2006</u>	<u>2007</u>	<u>2008</u>
SR 260 from Cherry Rd to I-17 (exit 287):	14,285	13,637	13,408
SR 260 from I-17 (exit 287) to Finnie Flat Rd:	11,000	11,014	8,979
I-17 from General Crook Trail to SR 260 Exit 287:	24,467	26,183	20,142
I-17 SR 260 Exit 287 to Middle Verde Exit 289:	26,691	26,978	25,220

Population

Per the Arizona Department of Economic Security population estimates for Camp Verde, Cottonwood, Clarkdale, Sedona, Yavapai County and Arizona are as follows.

	<u>2000 Census</u>	<u>2007</u>	<u>2008</u>	<u>Annual % Change 2000-08</u>	<u>% Change 07-08</u>
Camp Verde	9,451	11,519	11,580	2.57%	0.53%
Cottonwood	9,179	11,130	11,230	2.55%	0.90%
Clarkdale	3,422	3,986	4,030	2.07%	1.10%
Sedona	10,192	11,134	11,372	1.38%	2.14%
Yavapai County	167,517	223,934	227,348	3.89%	1.53%
Arizona	5,130,632	6,500,194	6,629,455	3.26%	1.99%

% change 2000 to 2008 is compounded yearly.

Comments

This is a great opportunity with the property being in the most strategic location for commercial development in north central Arizona along the I-17 corridor between Phoenix and Flagstaff.

Price

Available in bulk or priced individually as follows:

Tract 1:	\$1.50 per square foot, \$2,512,976
Tract 2:	\$2.00 per square foot, \$90,605
Tract 3:	\$2.00 per square foot, \$36,590
Tract 4:	\$2.00 per square foot, \$260,489

Terms

Cash or terms acceptable to seller, submit all offers.

Contact

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Photographs



260 frontage Tract 1.



View of Tracts 2 & 3.



View of Tract 4 from I-17 & 260.



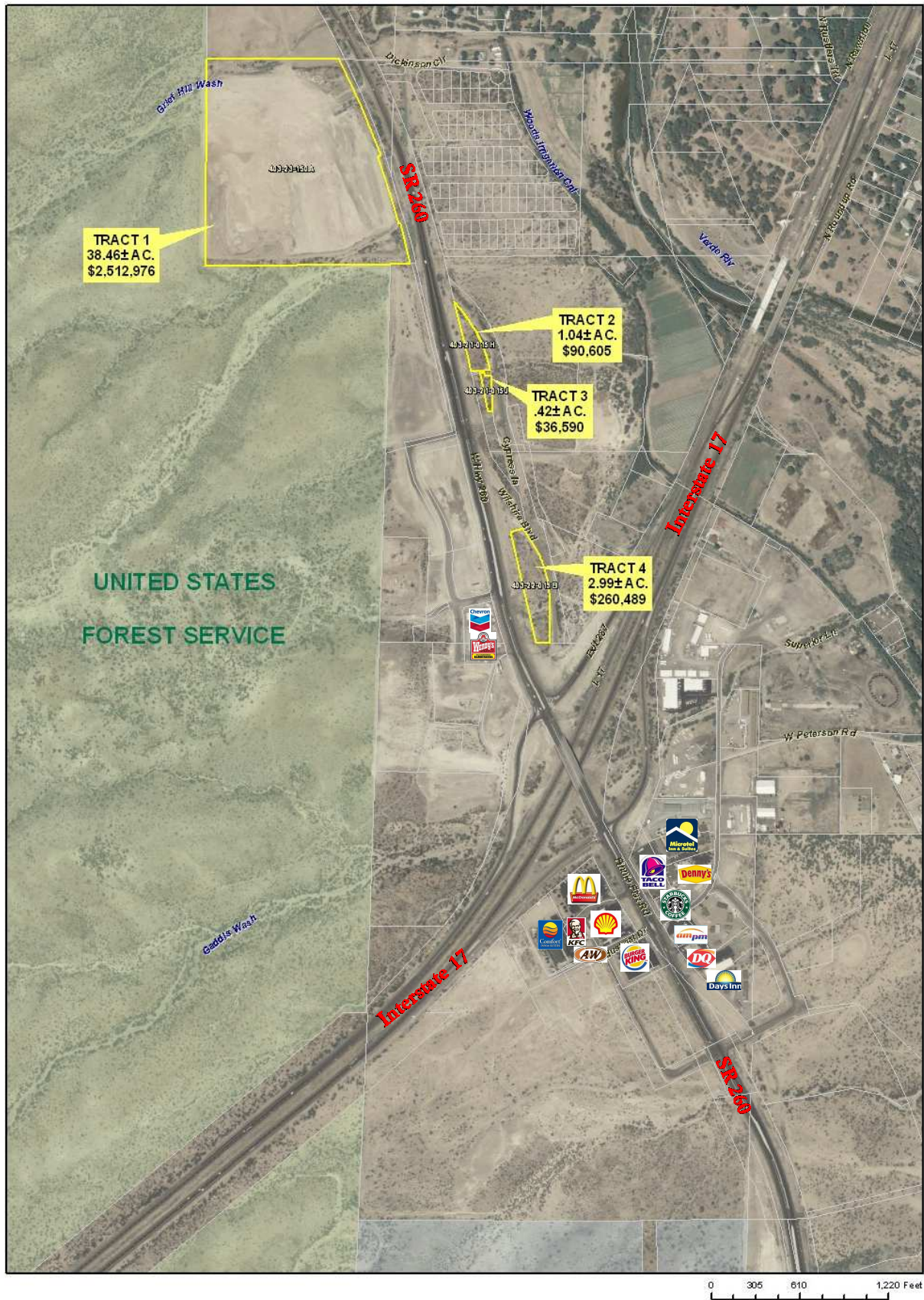
Tract 4 from Dreamcatcher Dr.

Location Map



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Aerial Map



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