

Interstate 17 & SR 260 Property Camp Verde, Arizona



Offered for sale exclusively by:

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Location

The property consists of 7 separate tracts at 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.

Tract #5: Located ¼ mile south of I-17 & SR 260 intersection on the southbound I-17 lane, tract 5 has 750' frontage on Interstate 17. Tract 5 is zoned by the Town of Camp Verde R1L-70, a residential single family limited district in the Town of Camp Verde. The dimensions of tract 5 are fairly triangular measuring about 560' north to south by 500' east to west on the north end. According to FEMA FIRM Map #04025C Panel #2185F with an effective date of 6/6/01, tract 5 does not have any flood hazards, however there is a smaller wash on the tract which will run water during times of heavy rainfall. Tract 5 lacks physical access currently and the condition of legal access is unknown, Tract 5 borders Prescott National Forest to the west, other vacant land to the north, and Interstate 17 to the east and south. Tract 5 consists of Assessor Parcel Number 403-22-035E.

Tract #6: Located at the around the hard corner of the northbound I-17 off ramp and SR 260, tract 6 has ¼ mile frontage on Interstate 17, 775' frontage on SR 260, 975' on George Rothrock Lane and 330' on Homestead Parkway. Homestead Parkway is a lighted intersection on SR 260. Tract 6 is zoned by the Town of Camp Verde C2, a general sales and services commercial on about 9 acres with the remaining acreage being zoned by the Town of Camp Verde R1L-70, a residential single family limited district. The dimensions of tract 6 are fairly rectangular measuring about 880' to 1,900' north to south by ½ mile east to west at the south end. According to FEMA FIRM Map #04025C Panel #2185F with an effective date of 6/6/01, tract 6 does not have any flood hazards, however there is a wash that will run with heavy rainfall. Tract 6 borders State Trust land to the south, Prescott National Forest to the west, multiple fast food, retail and hotels along with Interstate 17 on the north, and SR 260 to the east. Tract 6 also has a right of way from the southern end across State Trust land that connects to the lighted intersection of SR 260 and Finnie Flat Road. Tract 6 consists of Assessor Parcel Numbers 403-22-035A and 403-22-035H.

Tract #7: Located ¼ mile south of the intersection of I-17 and SR 260 at the hard corner of SR 260 and Homestead Parkway. Tract 7 has 600' frontage on SR 260, 625' on George Rothrock Lane and 250' on Homestead Parkway. Homestead Parkway is a lighted intersection on SR 260. Tract 7 is zoned by the Town of Camp Verde C2, a general sales and services commercial. The dimensions of tract 6 are fairly rectangular measuring about 600' north to south by 250' east to west. According to FEMA FIRM Map #04025C Panel #2185F with an effective date of 6/6/01, tract 7 does not have any flood hazards. Tract 7 borders SR 260 to the east, Homestead Parkway and George Rothrock Lane to the south and west (also Tract 6 on other side) and multiple fast food, retail and hotels on the north (immediately borders Burger King). Tract 7 consists of Assessor Parcel Number 403-22-035G.

Acreage

Tract 1:	38.46 Acres
Tract 2:	1.04 Acres
Tract 3:	0.42 Acres
Tract 4:	2.99 Acres
Tract 5:	3.11 Acres
Tract 6:	80.92 Acres
<u>Tract 7:</u>	<u>3.89 Acres</u>
TOTAL	130.83 Acres

The above acreage is gross and is based from the Assessor Tax Roll acreage.

A survey has been conducted for Tracts 1, 5, 6 and 7 which indicates acreage at 37.66 acres for Tract 1; 3.61 acres for Tract 5; 84.18 acres for Tract 6; and 3.80 acres for Tract 7.

Utilities

Tracts 1, 2, 3, 4, 6 and 7 have Town of Camp Verde municipal water, APS electricity, Qwest telephone and Unisource natural gas available to the tracts. Tract 5 is ¼ to ½ mile south of these services. 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. Tract 4 has sewer line near or on the southern boundary.

2010 Taxes & Assessments

Tract 1:	403-23-150A	\$13,961.96
Tract 2:	403-21-015H	\$593.22
Tract 3:	403-21-015J	\$169.52
Tract 4:	403-22-019B	\$6,596.74
Tract 5:	403-22-035E	\$1,129.02
Tract 6:	403-22-035A & -035H	\$62,238.78
<u>Tract 7:</u>	<u>403-22-035G</u>	<u>\$3,055.44</u>
TOTAL		\$89,064.22

Of the total 2010 tax bill, \$4,367.80 is attributable to property taxes while \$84,696.42 is attributable to the sewer assessment, which was in the third year of the 20 year assessment in 2010.

Traffic Counts

Per the Arizona Department of Transportation, the Average Annual Daily Traffic (AADT) counts were obtained for the most recent year of 2009 for the following four areas which are in the immediate neighborhood of the tracts.

	<u>2009</u>
SR 260 from Cherry Rd to I-17 (exit 287):	13,500
SR 260 from I-17 (exit 287) to Finnie Flat Rd:	9,100
I-17 from General Crook Trail to SR 260 Exit 287:	22,500
I-17 SR 260 Exit 287 to Middle Verde Exit 289:	25,500

Population

Per the 2000 and 2010 BLS Census, population growth for Camp Verde, Cottonwood, Clarkdale, Yavapai County and Arizona are as follows.

	<u>2000 Census</u>	<u>2010 Census</u>	<u>% Change</u>
Camp Verde	9,451	10,873	15.0%
Cottonwood	9,179	11,265	22.7%
Clarkdale	3,422	4,097	19.7%
Yavapai County	167,517	211,033	26.0%
Arizona	5,130,632	6,392,017	24.6%

The estimated population of the Verde Valley in 2010 is 77,000, of which a large percentage of the population is in unincorporated areas of Yavapai County.

Comments

This is a great opportunity with the property being in the most strategic location for commercial development in north central Arizona on the I-17 corridor between Phoenix and Flagstaff. Tracts 5, 6 and 7 of this property were in escrow to a major development company in 2006 for \$4.00 per square foot, Tract 1 was in escrow for \$2.80 per square foot in 2007. Current pricing is based on \$30,000 per acre for Tracts 1 and 6 and \$4/sq ft for Tract 7, Tracts 2, 3, 4 and 5 are included at no extra cost. A late 2009 sale of 30 acres south of this property sold for \$3.50/ sq ft, this property is priced to sell! The property is not banked owned and has been in the same family for multiple generations.

Price

\$4,260,000 cash for entire 130.83 acres – SUBMIT ALL OFFERS

OR

\$1,154,000 cash for Tracts 1, 2, 3 & 4 – 42.91 acres;

\$2,428,000 cash for Tracts 5 & 6 – 84.81 acres;

\$678,000 cash for Tract 7 – 3.89 acres.

Contact

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Photographs



260 frontage Tract 1.



View of Tracts 2 & 3.



View of Tract 4 from I-17 & 260.



I-17 frontage, Tract 5 across wash.



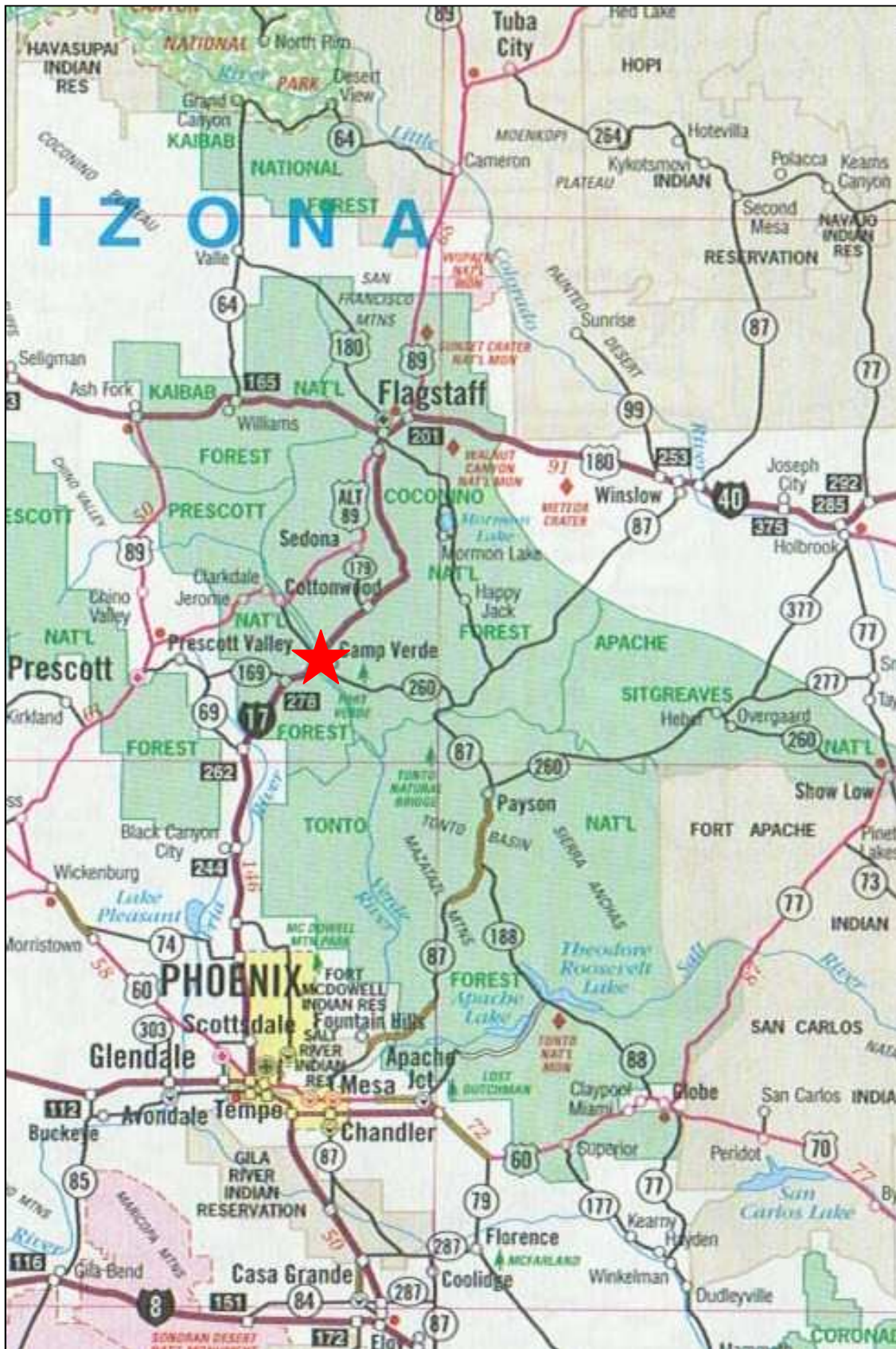
View of Tract 6.



View of Tract 7 at lighted intersection.

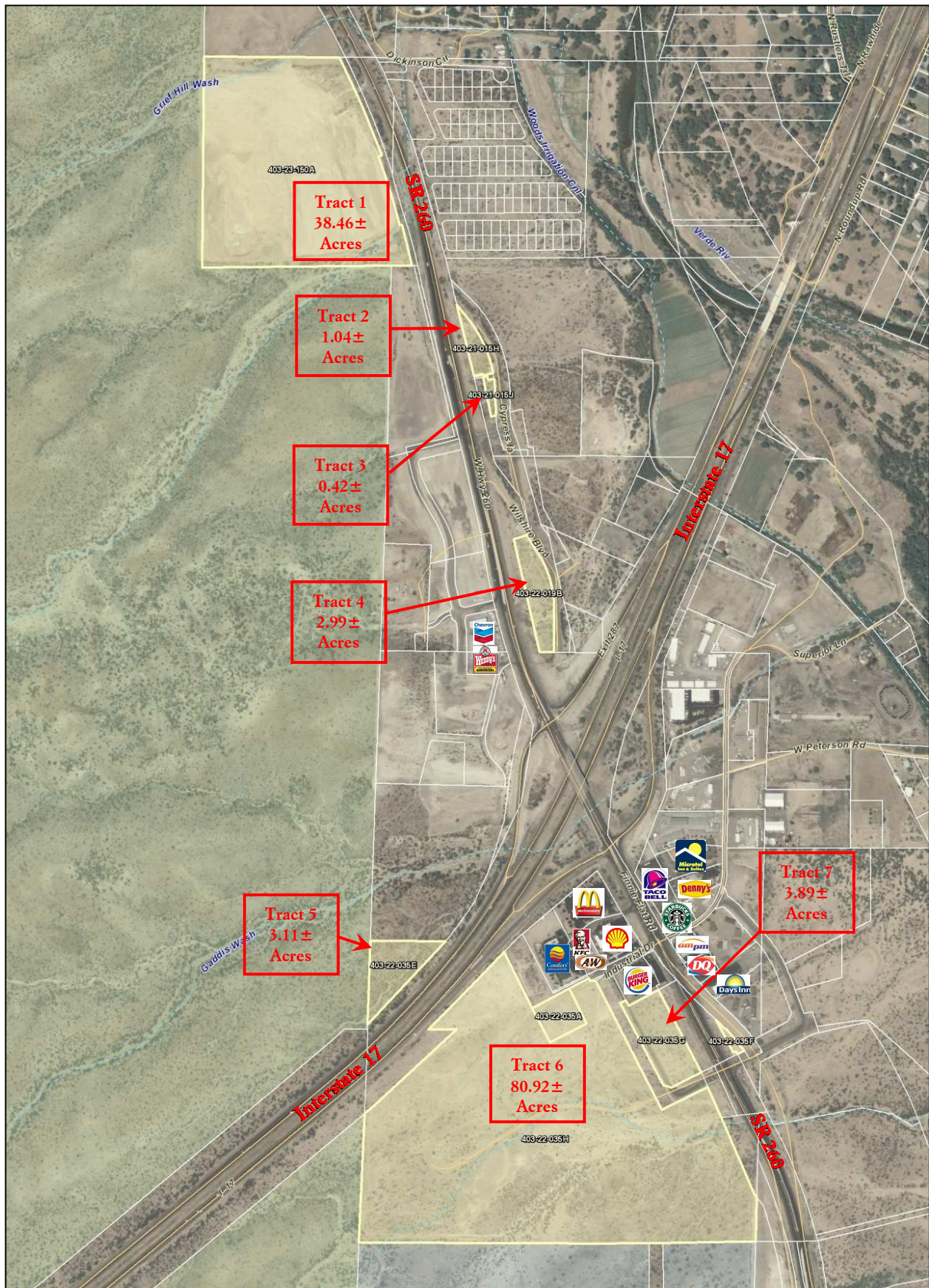
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Location Map



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Aerial Map



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