

**37.66 Acres of C3 Zoned Land  
Camp Verde, Arizona**

**Location:** located just north of the intersection of I-17 & SR 260 on the west side of SR 260. The property has over ¼ mile frontage on SR 260, ADOT is improving the highway and the property will have a right in and right out access at the northern boundary, a roundabout will be placed just to the north and south of the property.

**Size:** 37.66 surveyed acres (tax roll acreage is 38.46 acres).

**Zoning:** Town of Camp Verde C3, a commercial and minor industrial district

**Utilities:** Camp Verde water is to the property, APS electric is immediately across 260, sewer is ½ mile south

**Taxes:** 2014 taxes and assessments are \$13,107.50, the property has a sewer assessment with 2014 being the 8<sup>th</sup> of the 20 year assessment for parcel 403-23-150A.

**Description:** This property has been site leveled to some extent over its native state. Flood maps do not show any flood hazards, however there is a wash at the north and south end. Prescott National Forest borders to the east. This perhaps is the largest contiguous tract of heavy commercial zoned land in the area, there are many potential uses for this property.

**Price** \$576,900 cash

**Contact**

Offered for sale exclusively by:

Andy Groseta & Paul Groseta

Headquarters West, Ltd.

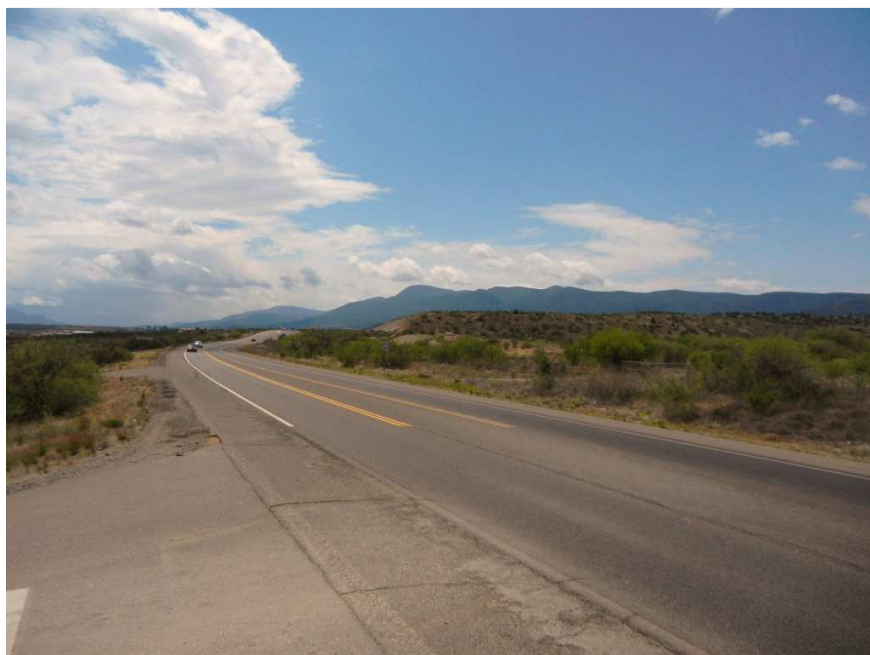
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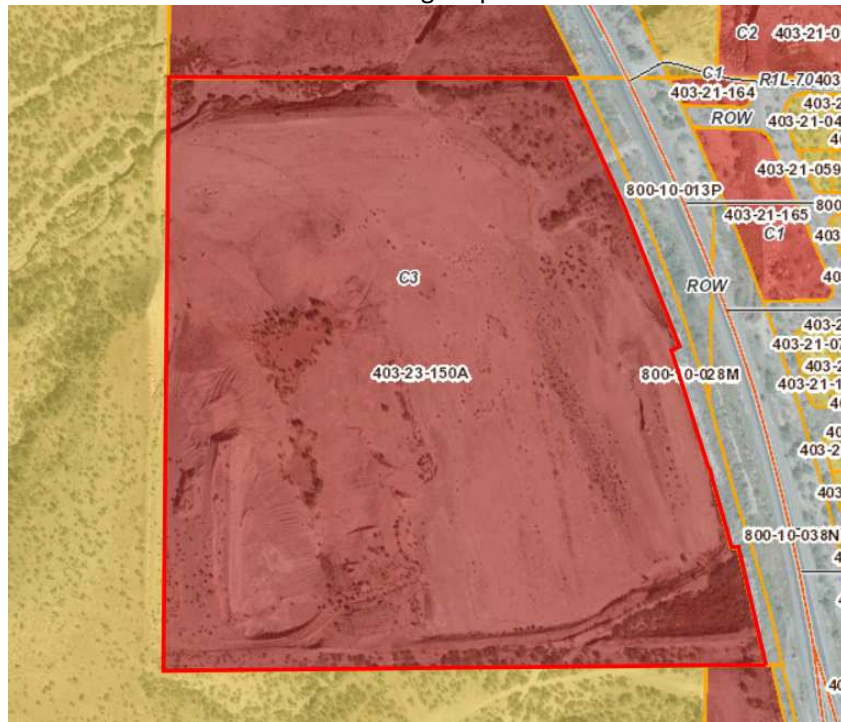
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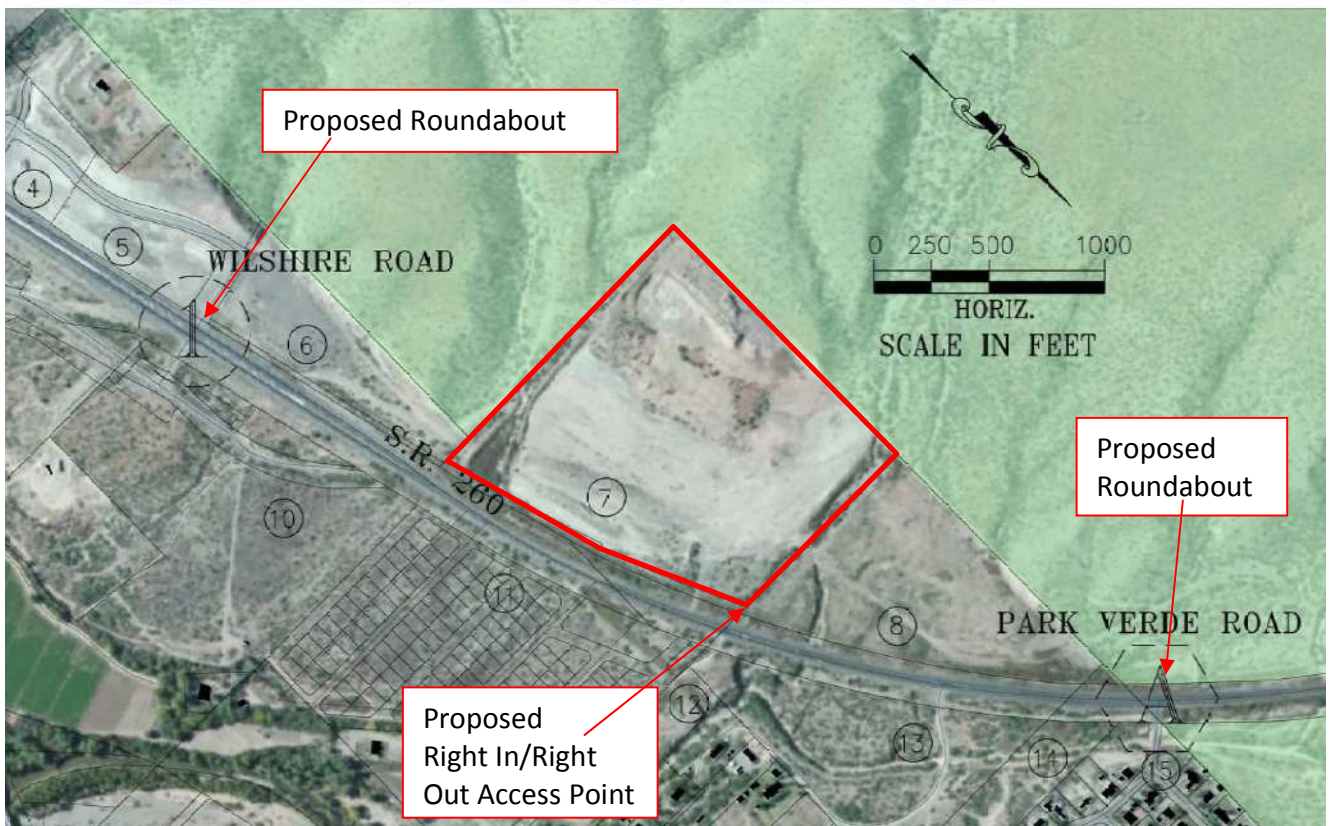
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Zoning Map

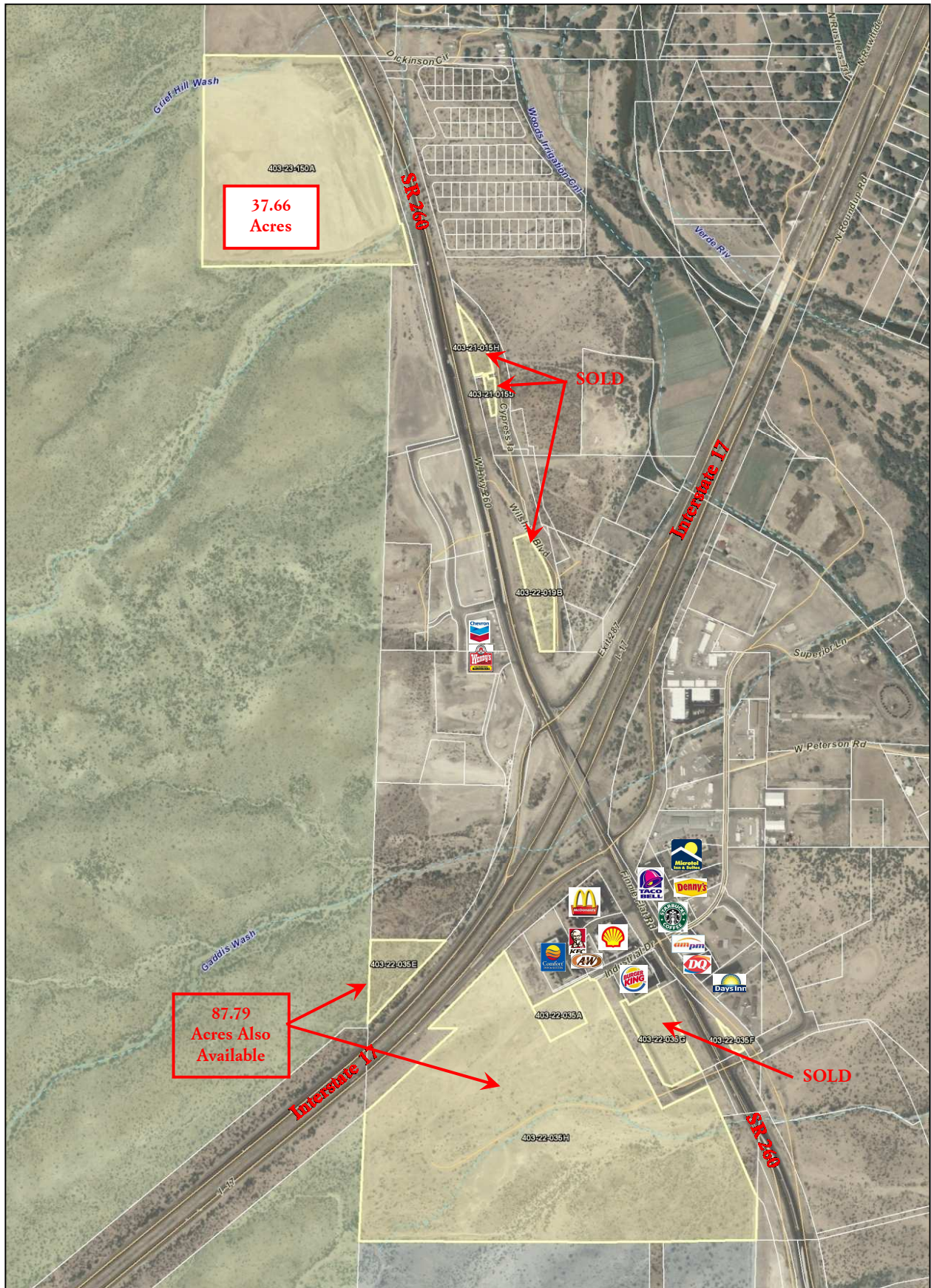


ADOT/Yavapai County 260 Map

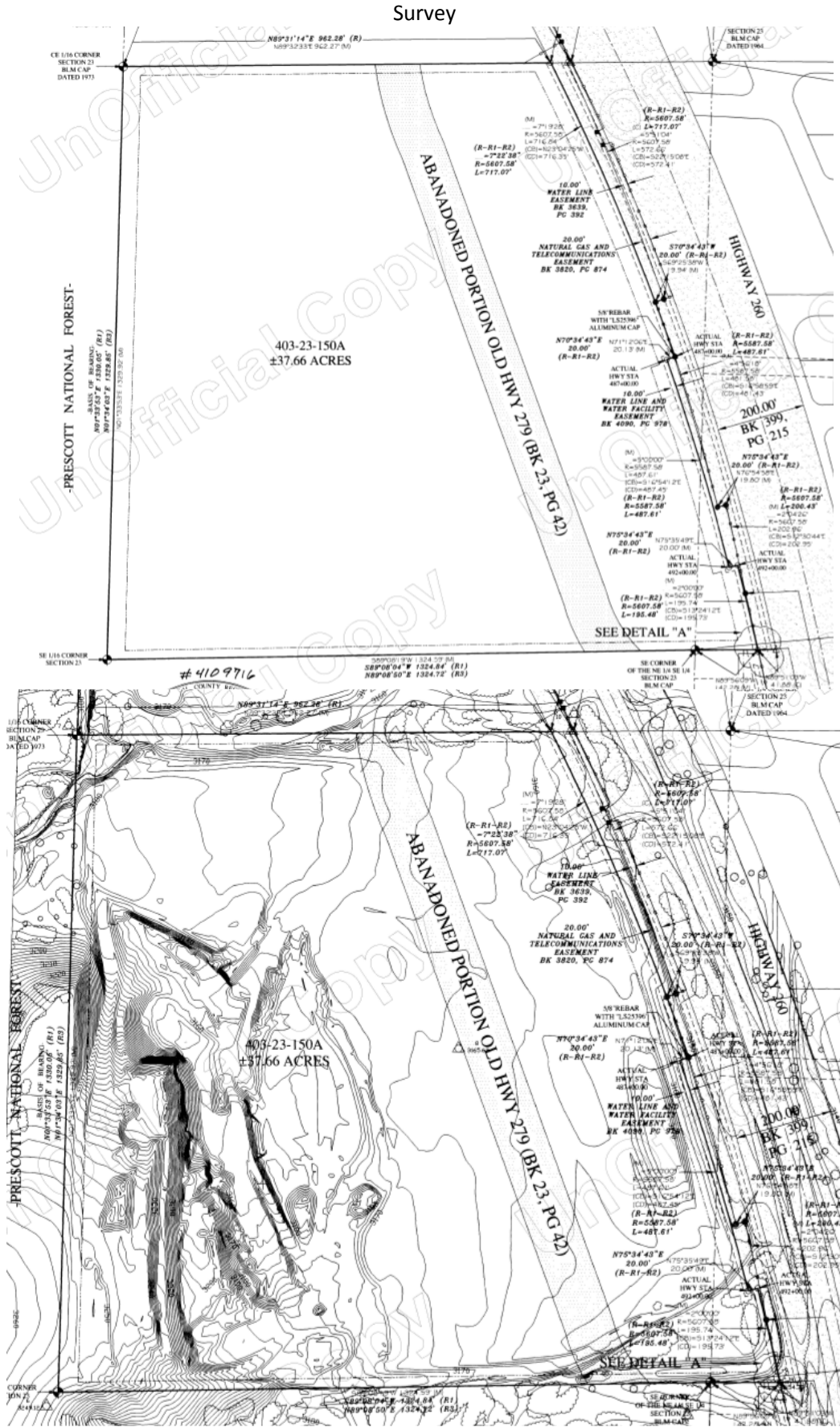
### WILSHIRE ROAD TO PARK VERDE ROAD



Aerial Map



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