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 8th 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:
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Zoning Map

ADOT/Yavapai County 260 Map

Proposed Roundabout

Proposed Roundabout

Proposed Right In/Right Out Access Point

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.
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