

84.18 Acres of Mixed Use Land Camp Verde, Arizona

Location: located at the southeast corner of I-17 & SR 260. The property has ¼ mile frontage on I-17.

Size: 84.18 surveyed acres (tax roll acreage is 80.92 acres).

Zoning: About 10 acres Town of Camp Verde C2, the balance is R1L-70, the entire property is noted as commercial land use in the general plan land use map.

Utilities: All utilities are available including Camp Verde water and sewer.

Taxes: 2016 taxes and assessments were \$48,289. Most of the current tax bill is attributable to a sewer assessment with 2016 being the 10th of the 20 year assessment for parcels 403-22-035H and -035A.

Description: 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. Most of this land is level usable land, flood maps do not show any flood hazards but there is a small wash bisecting it. There are multiple access points to the property from established ADOT ingress/egress points on 260, including 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.

Price \$2,104,500 cash

Contact

Offered for sale exclusively by:

Andy Groseta & Paul Groseta

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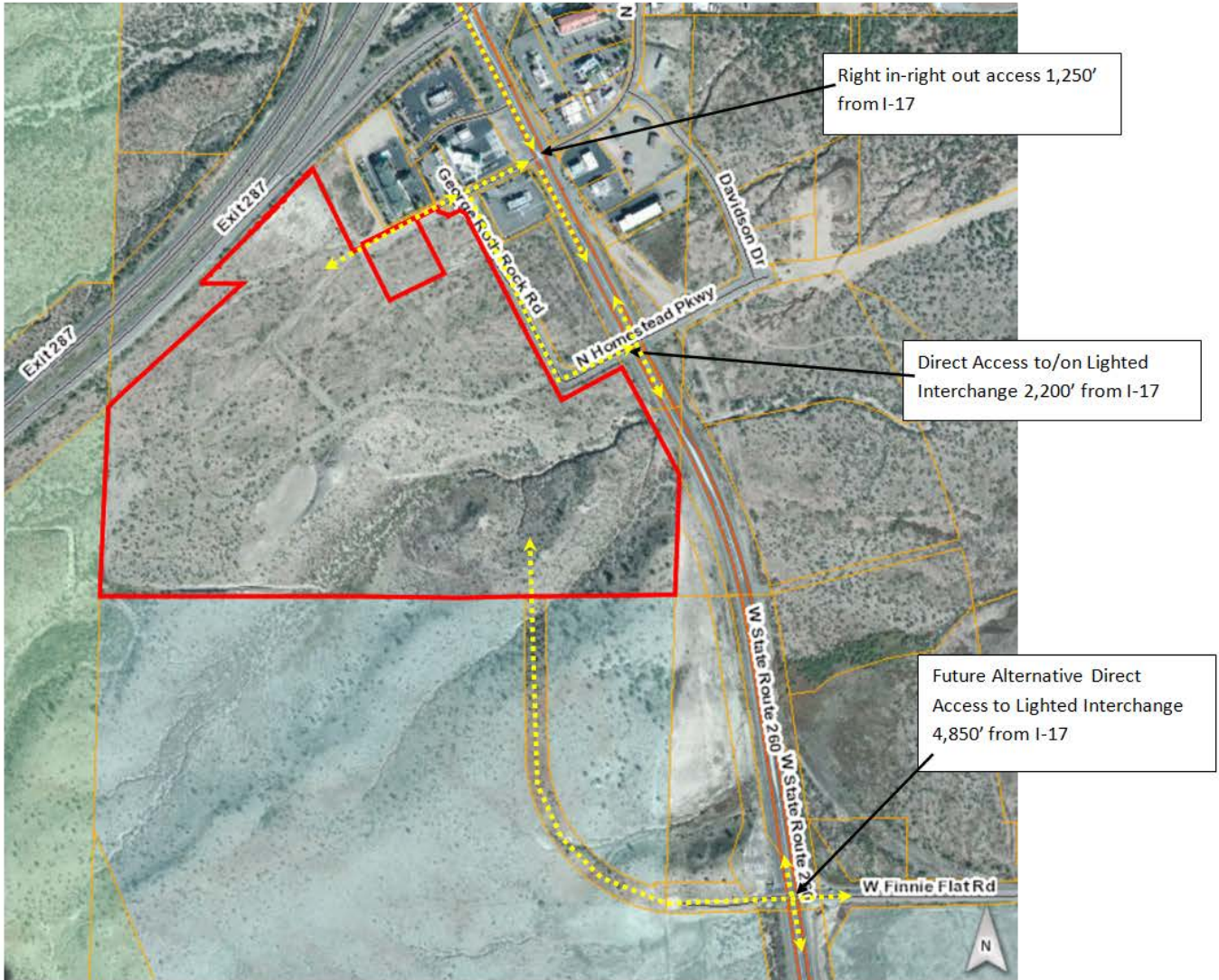
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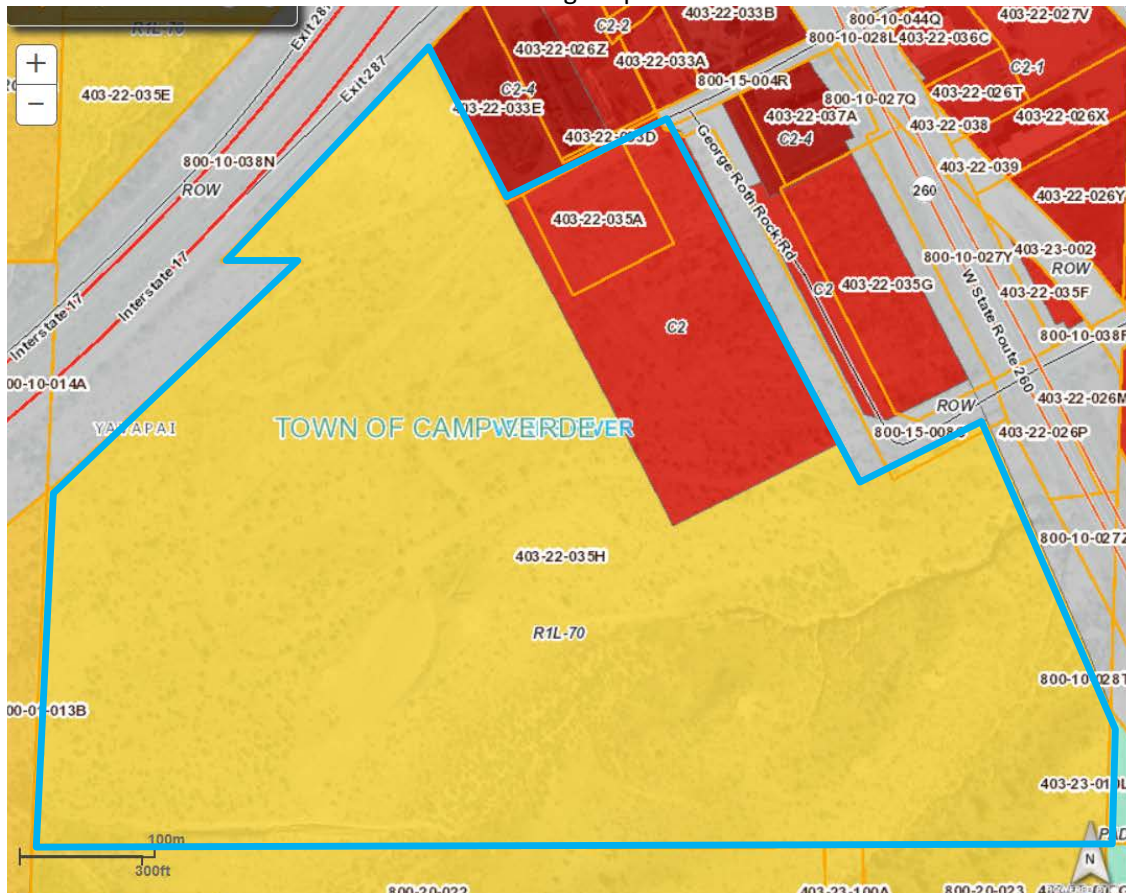


Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

Ingress/Egress Points SR 260 & I-17 Camp Verde, AZ



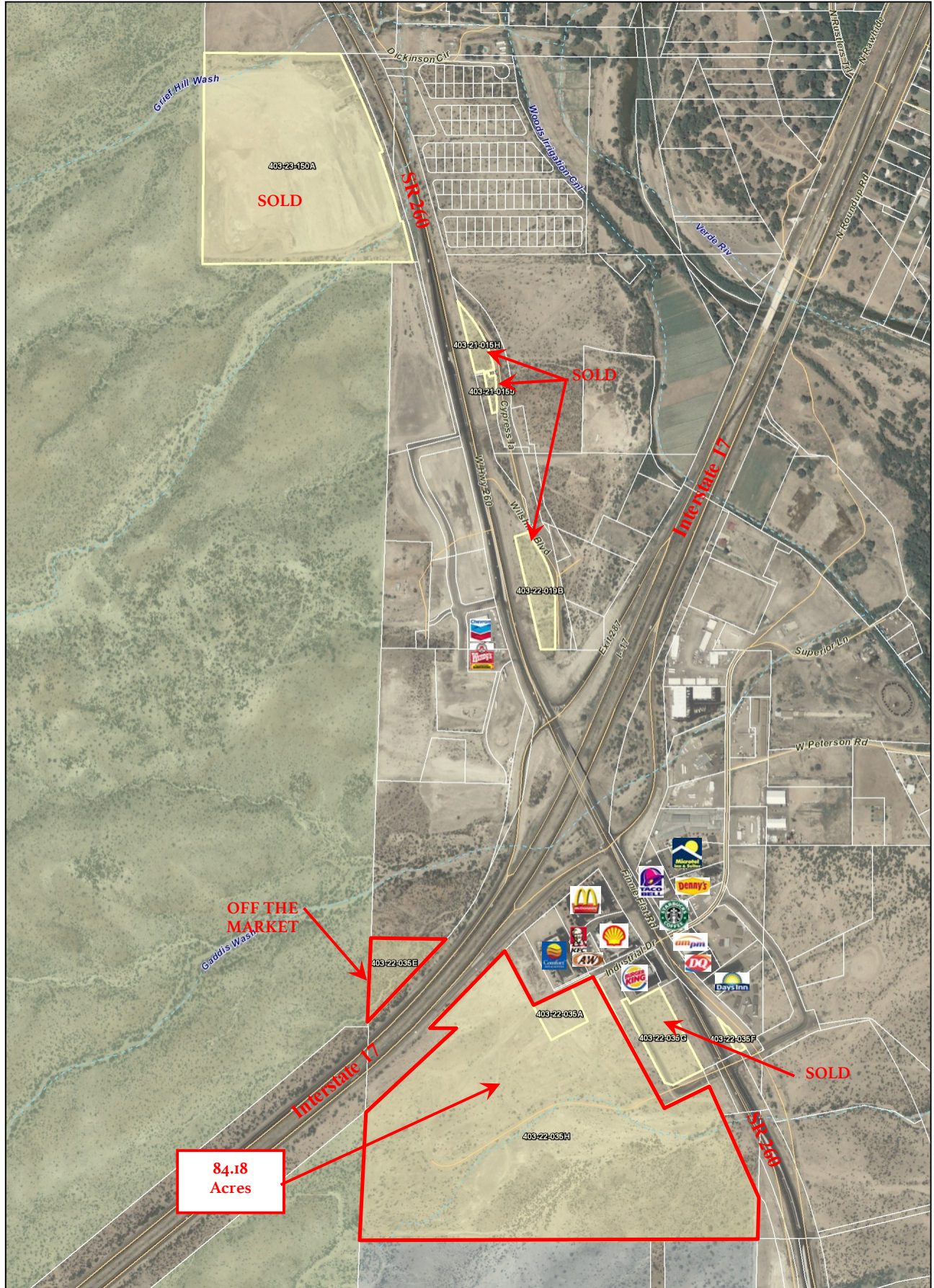
Zoning Map



General Plan Map



Aerial Map



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