

87.79 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: 87.79 surveyed acres (tax roll acreage is 84.03 acres), 84.18 acres are east of I-17 and 3.61 acres are west of I-17.

Zoning: About 9.5 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: East of I-17 all available including Camp Verde water and sewer to the property, no utilities west of I-17

Taxes: 2015 taxes and assessments are \$50,099.60, the property has a sewer assessment with 2015 being the 9th of the 20 year assessment for parcels 403-22-035H, -035A and -035E.

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. Parcel 403-22-035E west of I-17 does not have legal or physical access. The main block of this land is mostly all level, flood maps do not show any flood hazards, however there is a 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 \$1,683,600 cash

Contact

Offered for sale exclusively by:

Andy Groseta & Paul Groseta

Headquarters West, Ltd.

P.O. Box 1840

Cottonwood, Arizona 86326

Phone: (928) 634-8110; Fax (928) 634-2113

Email: paul@headquarterswest.com

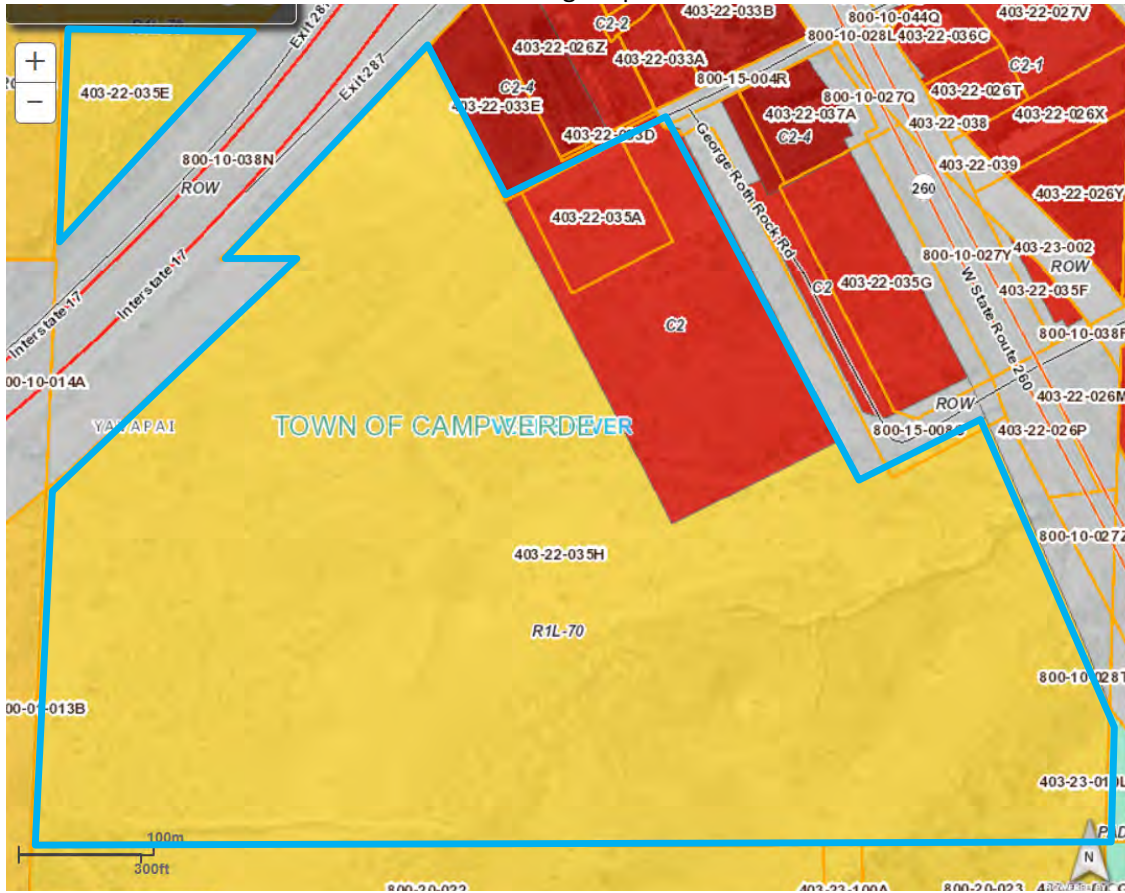
Web: www.headquarterswest.com



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



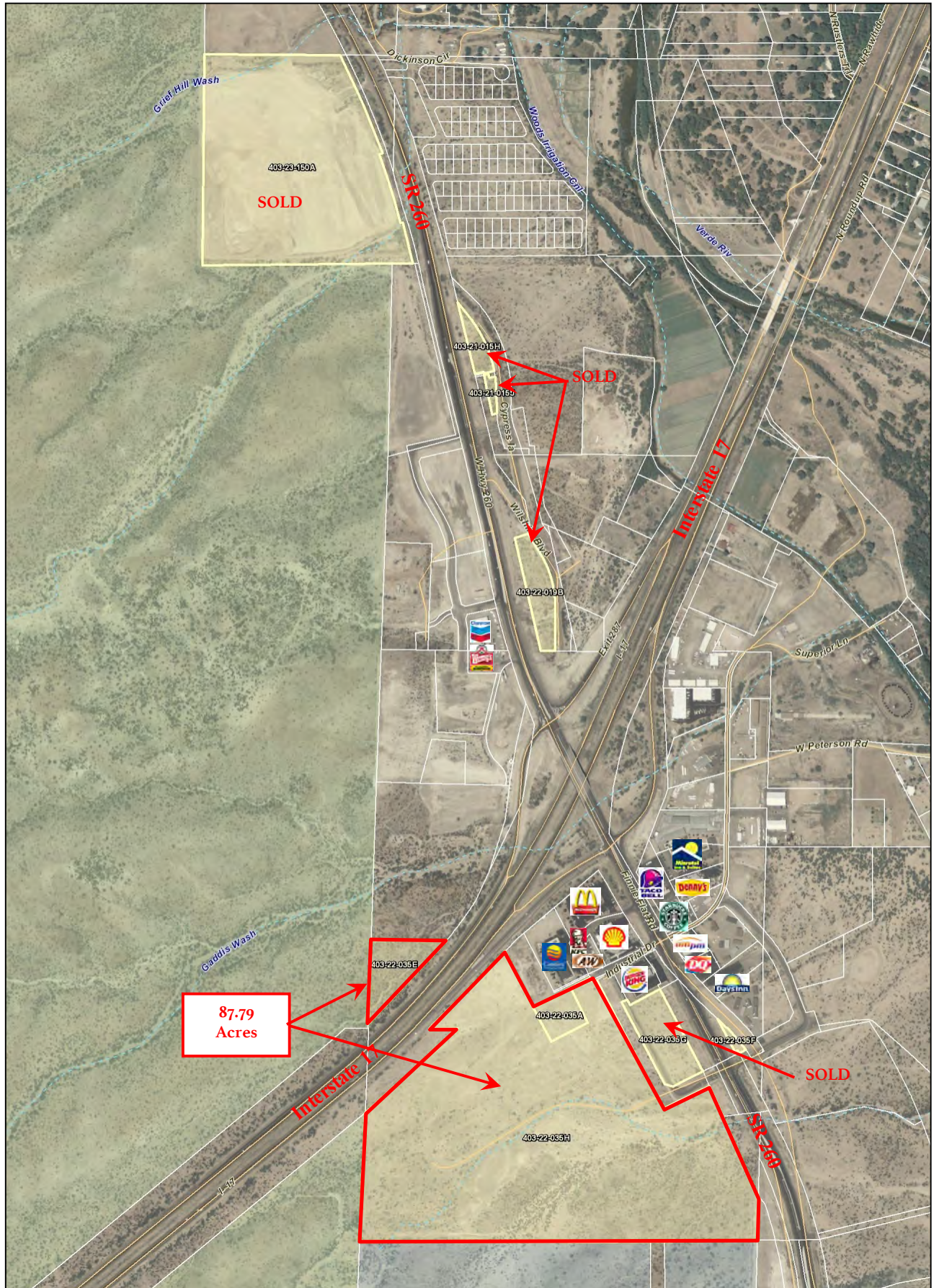
Zoning Map



General Plan Map



Aerial Map



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.

Survey

