

# ±88 ACRES WITH HIGHWAY 69 FRONTAGE

EXCLUSIVE LISTING | PRESCOTT VALLEY, ARIZONA

**LOCATION** The property is located east of Hwy 69 at Bradshaw Mountain Road, Prescott Valley, Yavapai County, Arizona.

**PRICE** \$2,500,000

**SIZE** ±88.4 acres

**PARCELS** 402-14-690, 402-14-691, 402-14-692, 402-14-693B, 402-14-694B

**ZONING** R1L (Residential Single Family Limited)

**UTILITIES** All utilities are adjacent to the property  
Sewer: Town of Prescott Valley  
Water: Town of Prescott Valley  
Electric: Arizona Public Service  
Phone: CenturyLink  
Natural Gas: UniSource Energy Services

**PROPERTY TAXES** \$8,422.18 (2016)

**SCHOOLS** Humboldt Unified School District (K-12)

**COMMENTS** Prime raw acreage with frontage on Highway 69 at the entrance to the Quailwood Meadows Master Planned Community. The property surrounds a Family Dollar on the south side of Bradshaw Mountain Road and a portion is adjacent to the Quailwood Greens Golf Course on the north side. The current zoning will allow for 10,000 square foot residential lots. There may be potential for rezoning portions or all of the property for commercial use or higher density residential. Lynx Creek runs through the property and there is some floodplain affecting portions of the property.



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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZYV12238-9.6.17

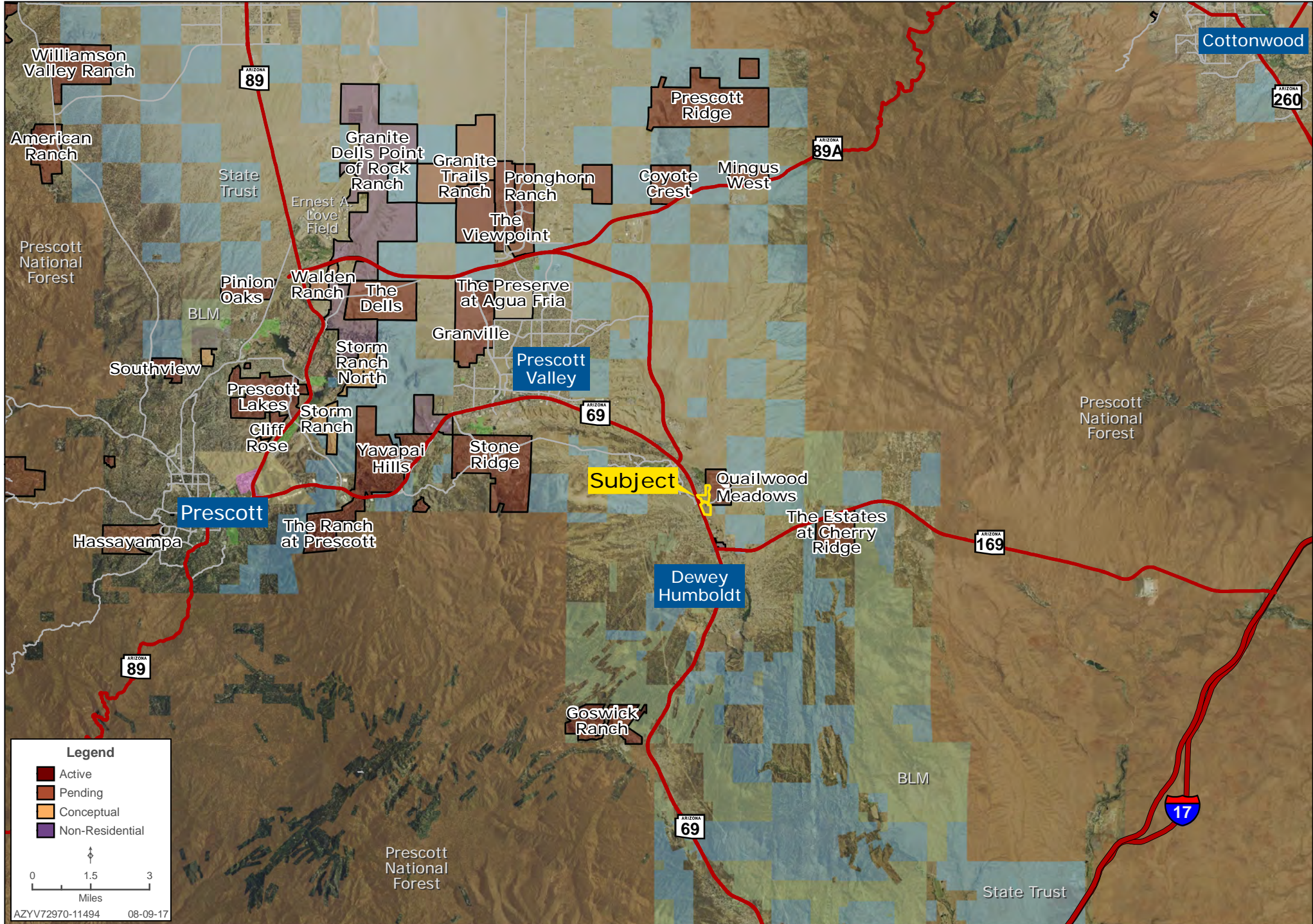


# PROPERTY PHOTOS



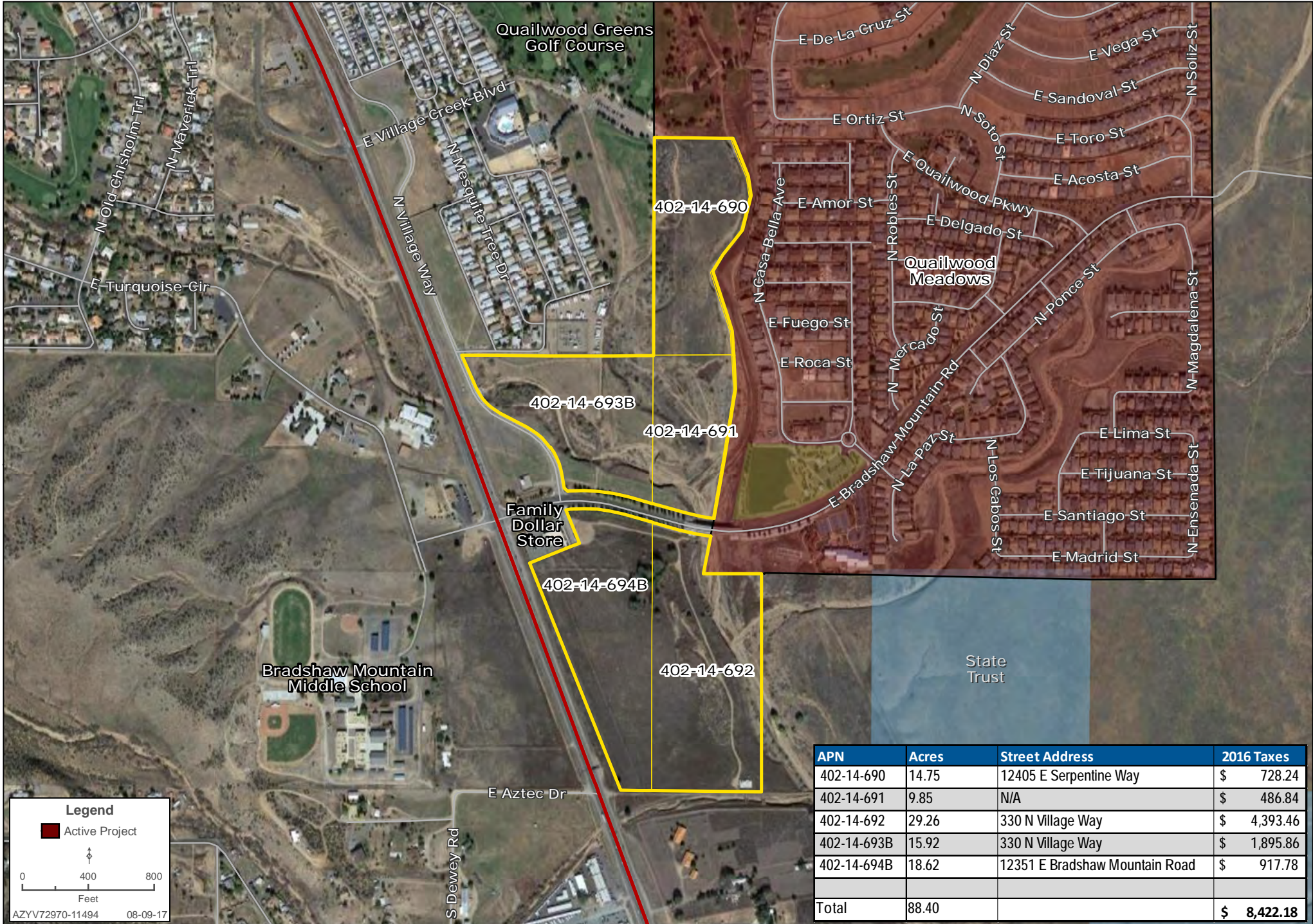
# 88.4 ACRES, PRESCOTT VALLEY, AZ REGIONAL MAP

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# 88.4 ACRES, PRESCOTT VALLEY, AZ PROPERTY DETAIL MAP

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**Legend**

■ Active Project

0 400 800  
Feet

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# 88.4 ACRES, PRESCOTT VALLEY, AZ FLOODPLAIN MAP

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