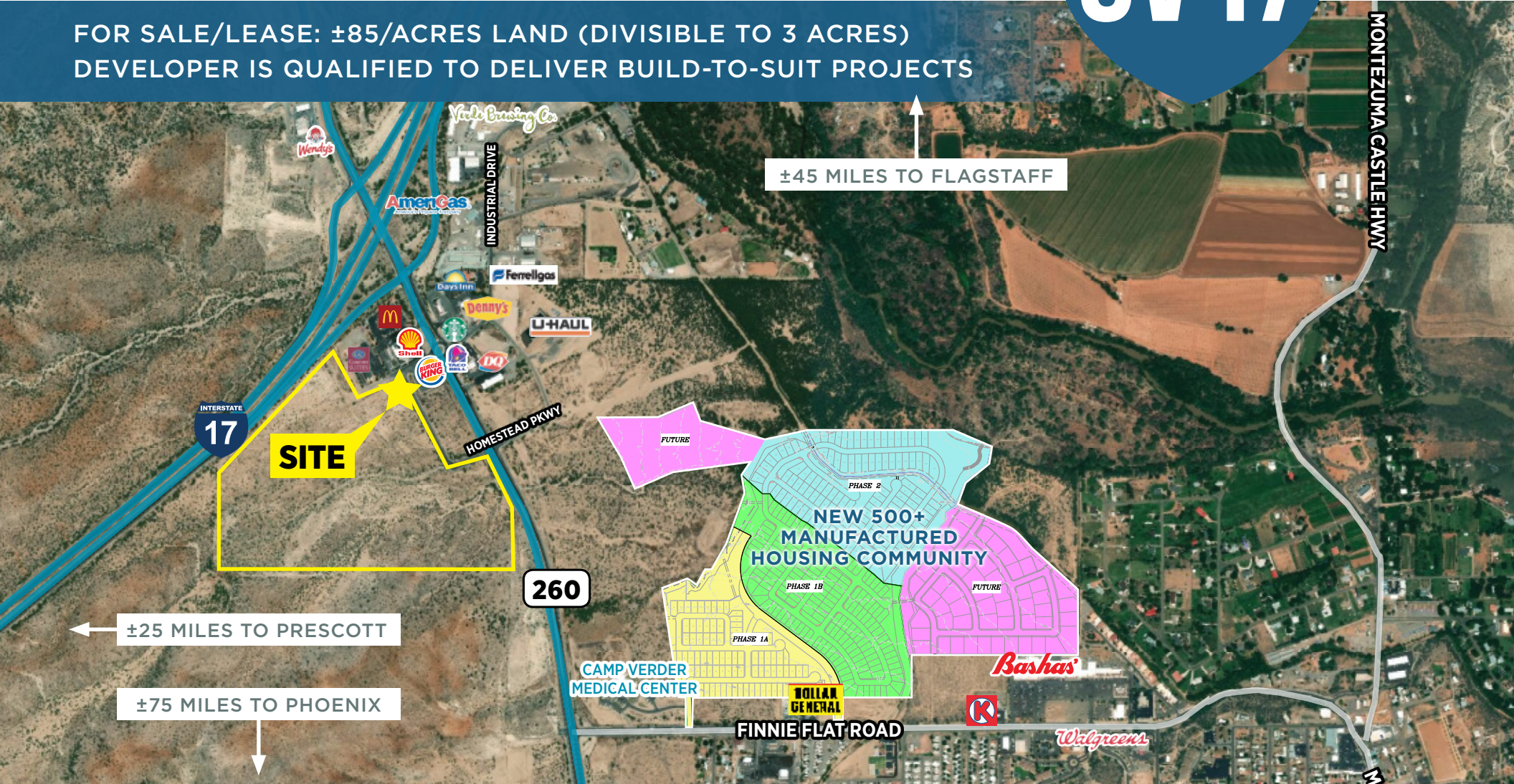


CV-17 COMMERCE PARK

I-17 AND SR 260 | CAMP VERDE, AZ



FOR SALE/LEASE: ±85/ACRES LAND (DIVISIBLE TO 3 ACRES)
DEVELOPER IS QUALIFIED TO DELIVER BUILD-TO-SUIT PROJECTS



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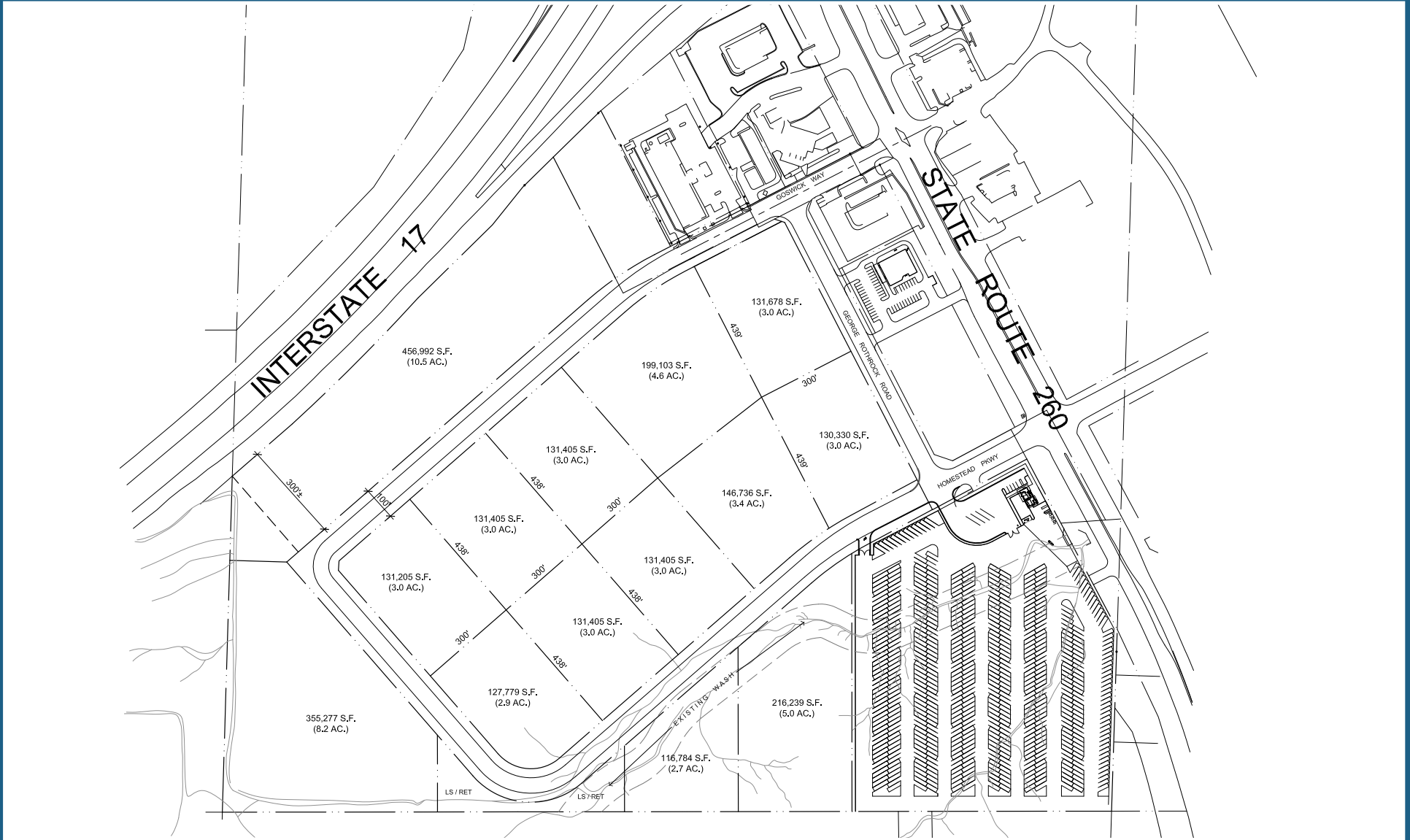


PROPERTY HIGHLIGHTS

- ±85 Acres
- Divisible to 3 acres, up to 60 contiguous
- Zoning: C-3 (All industrial uses allowed)
- Can deliver fully-improved lots
- H₂O, sewer, and power to site
- Freeway frontage available
- R.V. storage sites available
- AZ Commerce Authority incentives available
- No impact fees
- No town property, food, or sales tax
- Opportunity Zone
- Access to fiber



SITE PLAN





CAMP VERDE HIGHLIGHTS

- The Town of Camp Verde welcomes you and is committed to assisting businesses looking to locate or expand into the Verde Valley. Our Town offers the beauty of the Verde River, birding and recreation opportunities, and a temperate climate conducive to growing lush vineyards. In fact, the Verde Valley offers 13 wineries and tasting rooms. With a long history in agriculture, summer months offer a bountiful array of fresh fruits and vegetables at our local farmers market. Ranching, farming, light industry, trade and service companies, as well as Cliff Castle Hotel and Casino and town government, provide employment to the residents of Camp Verde.
- With direct I-17 freeway access, no Town property or food sales tax, and no impact fees, Camp Verde is business friendly and eager to assist you with your needs. Having recently updated the Planning and Zoning Ordinance, many cumbersome or confusing processes have changed. We are a welcoming and responsive community; we are here to help and serve our businesses.
- We are eager to provide additional information tailored to your company's specifications. Available properties can be searched at: [Prospector Property Database](#)
- Please contact: Steve.Ayers@campverde.az.gov

SOURCE: © 2019 COSTAR REALTY INFORMATION INC.

[HTTPS://WWW.VISITARIZONA.COM/CITIES/NORTH-CENTRAL/CAMP-VERDE](https://www.visitarizona.com/cities/north-central/camp-verde)

ECONOMY OVERVIEW

12,516

12,516 POPULATION GREW BY 1,111 OVER THE LAST 5 YEARS AND IS PROJECTED TO GROW BY 580 OVER THE NEXT 5 YEARS.

3,399

JOB GROWTH GREW BY 573 OVER THE LAST 5 YEARS AND ARE PROJECTED TO GROW BY 359 OVER THE NEXT 5 YEARS.

\$45.7K

REGIONAL AVERAGE EARNINGS PER JOB ARE \$21.2K BELOW THE NATIONAL AVERAGE EARNINGS OF \$66.9K PER JOB.

Takeaways

- As of 2018 the region's population increased by 9.7% since 2013, growing by 1,111. Population is expected to increase by 4.6% between 2018 and 2023, adding 580.
- From 2013 to 2018, jobs increased by 20.3% in Camp Verde, AZ (in Yavapai county) (ZIP 86322) from 2,825 to 3,399. This change outpaced the national growth rate of 8.5% by 11.8%. Labor force data is not available for Camp Verde, AZ (in Yavapai county) (ZIP 86322).
- The top three industries in 2018 are Local Government, Excluding Education and Hospitals, Restaurants and Other Eating Places, and Education and Hospitals (Local Government).

	Population (2018)	Labor Force (2018)	Jobs (2018)	Cost Of Living	GRP	Imports	Exports
Region	12,516	N/A	3,399	101.8	\$297.93M	\$678.49M	\$574.50M





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