

±20 ACRES AT THE ENTRANCE TO PRESCOTT LAKES

EXCLUSIVE LISTING | PRESCOTT, ARIZONA



LOCATION The property is located at the NWC of Hwy 89 and Prescott Lakes Parkway, Prescott, AZ

PRICE \$950,000 (\$1.10 per sq ft)

SIZE ±20.11 acres

PARCELS 105-04-002V, 105-04-292A and 105-05-004

ZONING BG (Business General)

UTILITIES All Utilities to Site

Electric: Arizona Public Service

Telephone: CenturyLink

Water: City of Prescott

Sewer: City of Prescott

Natural Gas: Unisource Energy Services

PROPERTY TAXES \$2,942.66 (2019)

HOA ASSESSMENTS \$1,277 Per Quarter

PROPERTY DESCRIPTION This offering is for ±20 acres surrounding the beautiful waterfall entry feature of Prescott Lakes, Prescott's premier master planned golf community. With high traffic counts, great visibility and the flexible Business General zoning, the property could ideally be developed into high density residential (32 dwelling units per acre), retail, office, restaurant or other business uses. The property is currently accessed via Prescott Lakes Parkway which includes a dedicated left turn lane. The slope of the property lends well to a terraced product and offers dramatic views of the surrounding mountains and the spectacular granite boulder outcroppings known as "Granite Dells." Watson Lake Park and the trailhead for the Peavine Trail are located within walking distance and just across Highway 89. This property is included within the master plan of Prescott Lakes and is therefore subject to the Community's HOA assessments. There have been no entitlement approvals on this property. However, several conceptual plans were drawn by the previous owners of the property and are included in this package as potential development ideas.

Capri Barney | cbarney@landadvisors.com Chad T. Russell, P.C. | crussell@landadvisors.com
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 928.445.4457 | www.landadvisors.com

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. AZYV12238-10.25.19



PROPERTY PHOTOS

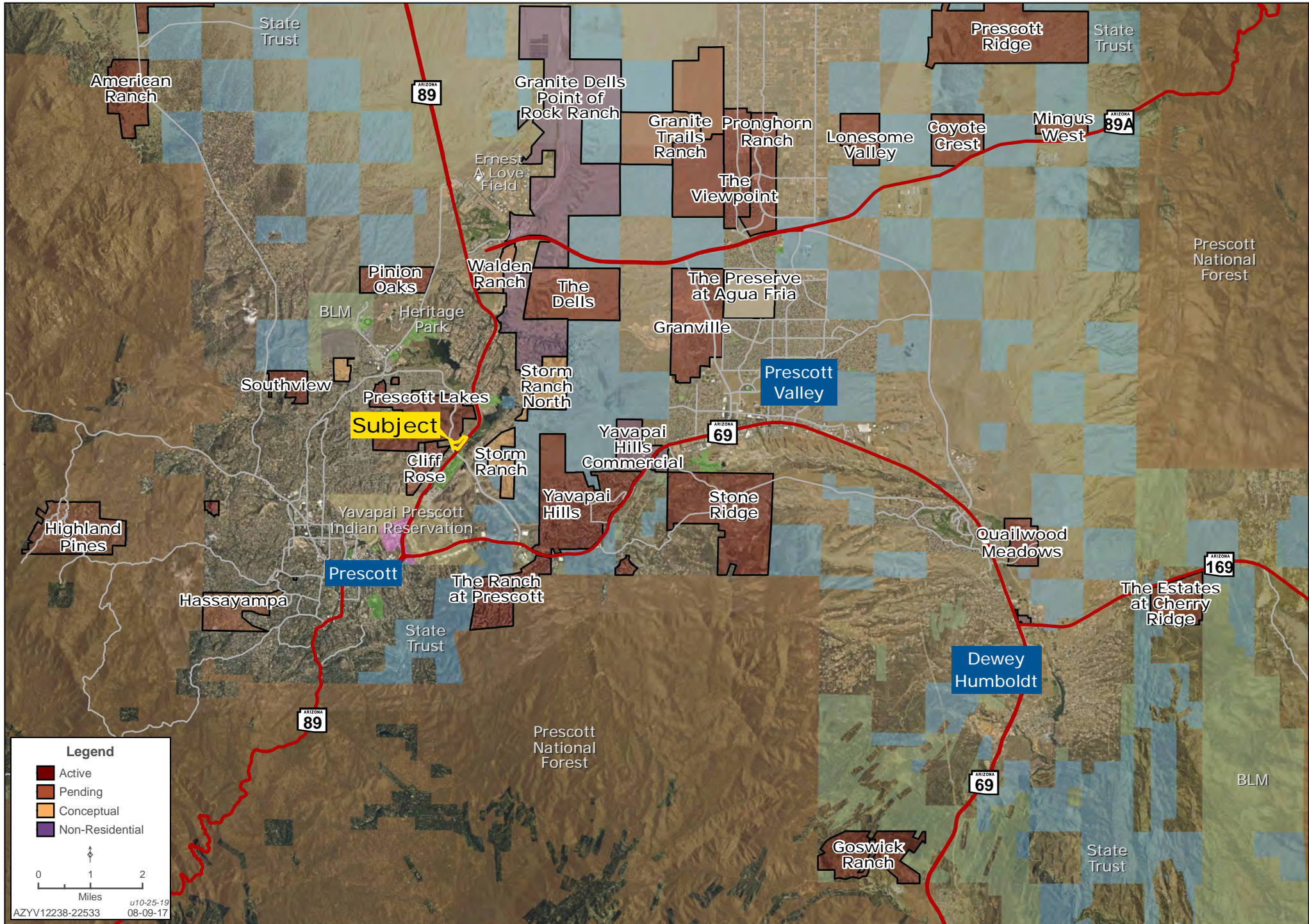


PROPERTY PHOTOS



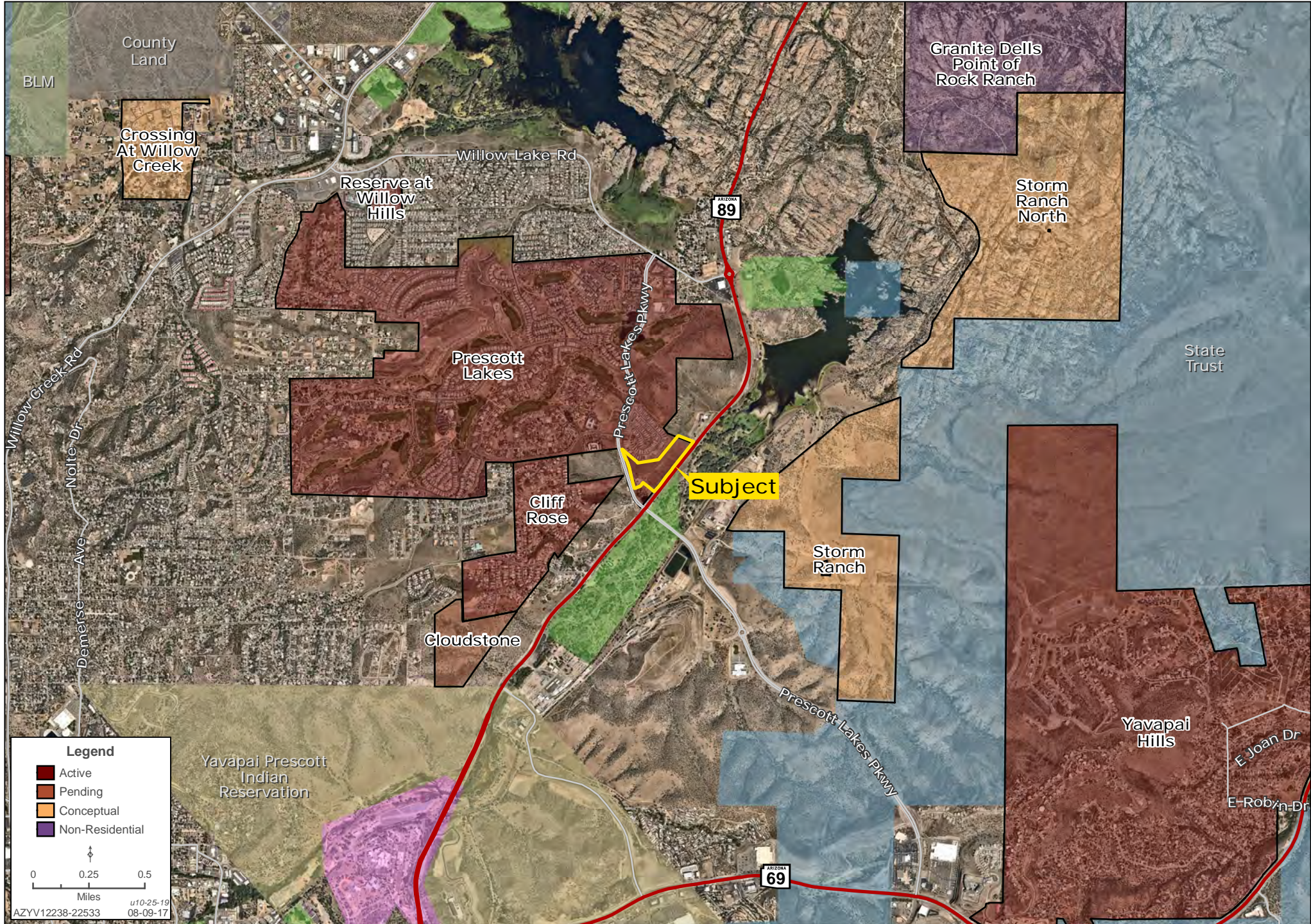
NWC HWY 89 & PRESCOTT LAKES PKWY REGIONAL MAP

Capri Barney | Chad T. Russell, P.C. | 928.445.4457 | www.landadvisors.com



NWC HWY 89 & PRESCOTT LAKES PKWY SURROUNDING AREA MAP

Capri Barney | Chad T. Russell, P.C. | 928.445.4457 | www.landadvisors.com



NWC HWY 89 & PRESCOTT LAKES PKWY PROPERTY DETAIL MAP

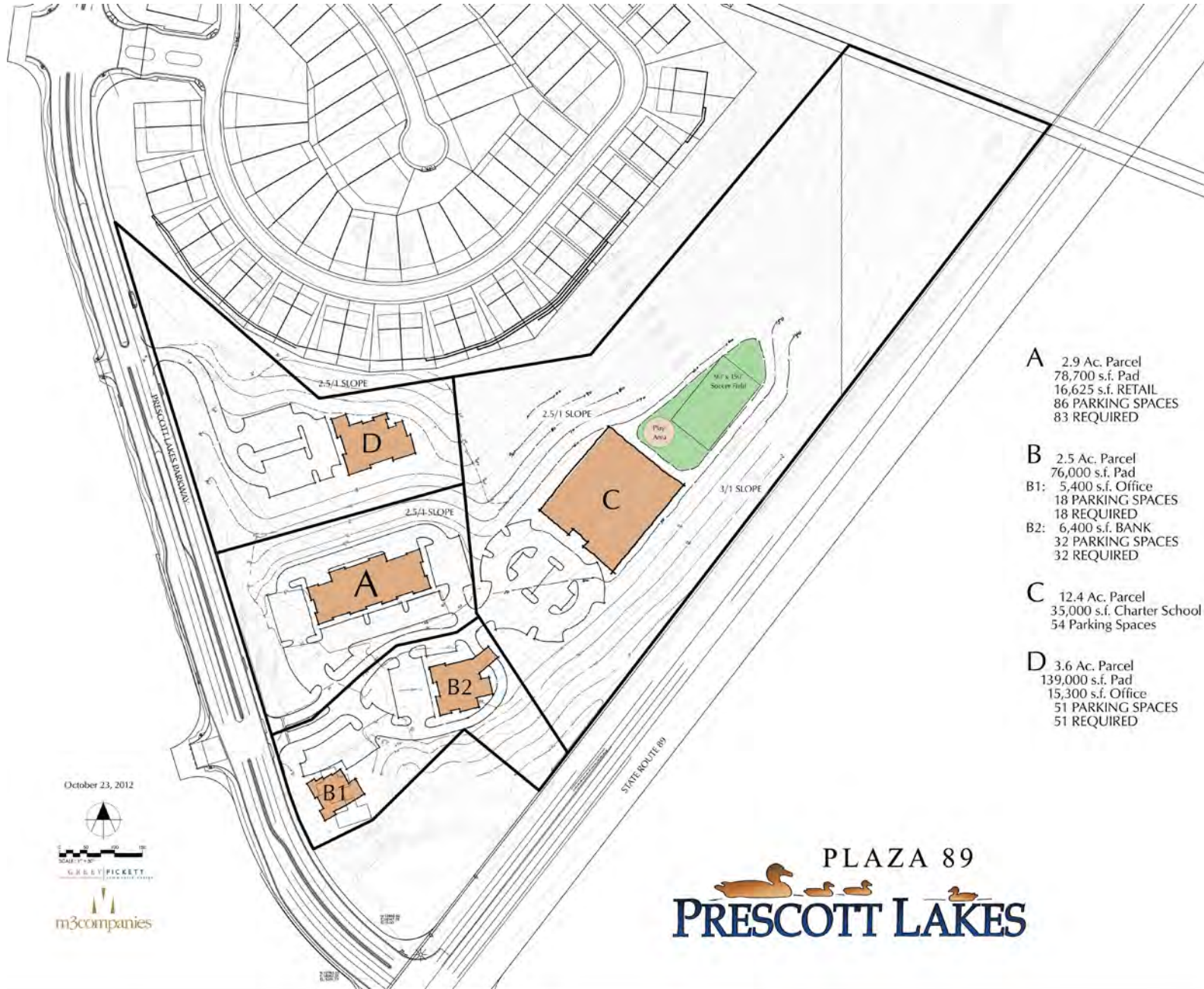
Capri Barney | Chad T. Russell, P.C. | 928.445.4457 | www.landadvisors.com

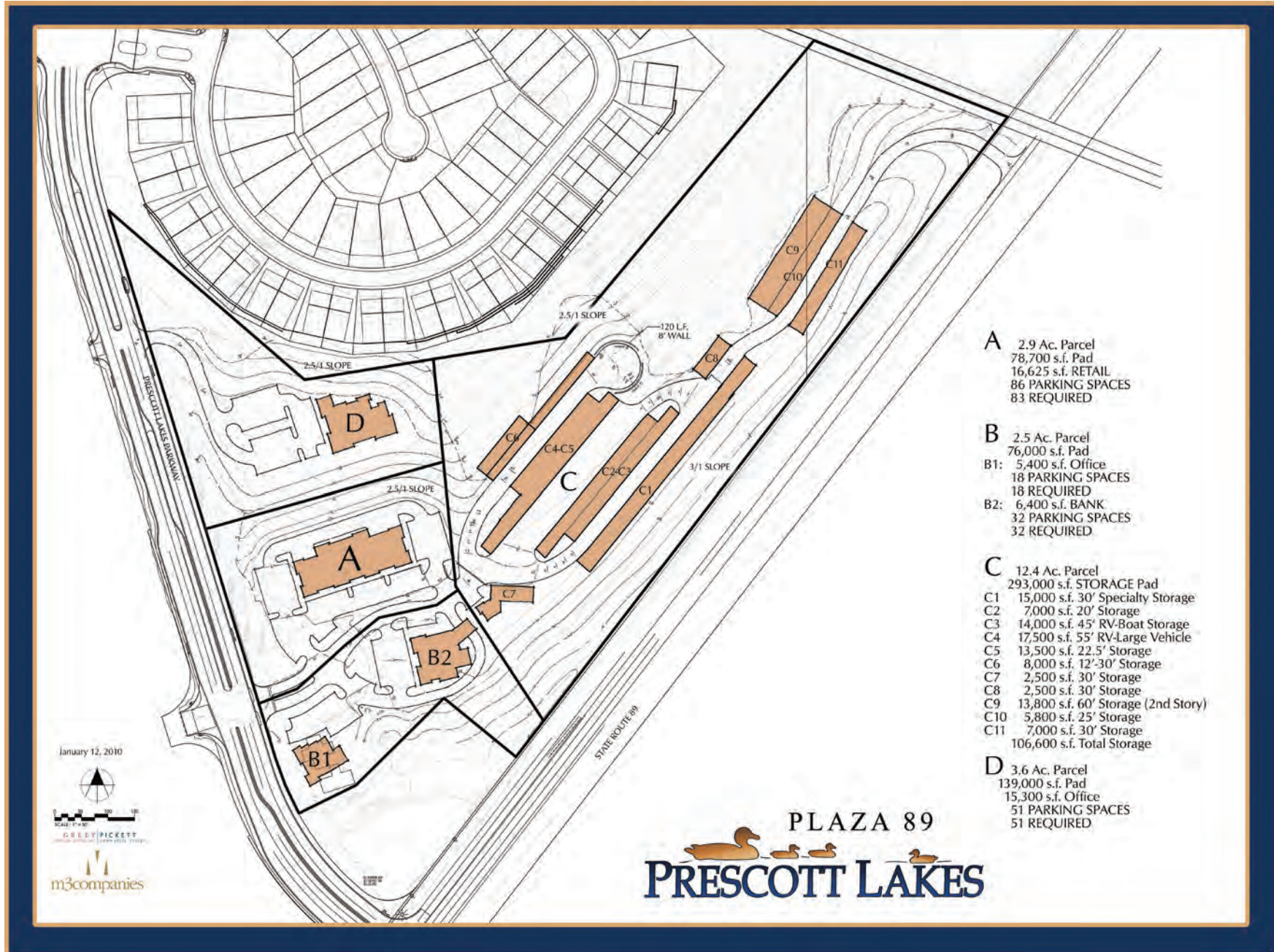


NWC HWY 89 & PRESCOTT LAKES PKWY CONTOUR & FLOODPLAIN MAP

Capri Barney | Chad T. Russell, P.C. | 928.445.4457 | www.landadvisors.com







A 2.9 Ac. Parcel
78,700 s.f. Pad
16,625 s.f. RETAIL
86 PARKING SPACES
83 REQUIRED

B 2.5 Ac. Parcel
76,000 s.f. Pad
B1: 5,400 s.f. Office
18 PARKING SPACES
18 REQUIRED
B2: 6,400 s.f. BANK
32 PARKING SPACES
32 REQUIRED

C 12.4 Ac. Parcel
293,000 s.f. STORAGE Pad
C1 15,000 s.f. 30' Specialty Storage
C2 7,000 s.f. 20' Storage
C3 14,000 s.f. 45' RV-Boat Storage
C4 17,500 s.f. 55' RV-Large Vehicle
C5 13,500 s.f. 22.5' Storage
C6 8,000 s.f. 12'-30' Storage
C7 2,500 s.f. 30' Storage
C8 2,500 s.f. 30' Storage
C9 13,800 s.f. 60' Storage (2nd Story)
C10 5,800 s.f. 25' Storage
C11 7,000 s.f. 30' Storage
106,600 s.f. Total Storage

D 3.6 Ac. Parcel
139,000 s.f. Pad
15,300 s.f. Office
51 PARKING SPACES
51 REQUIRED

January 12, 2010

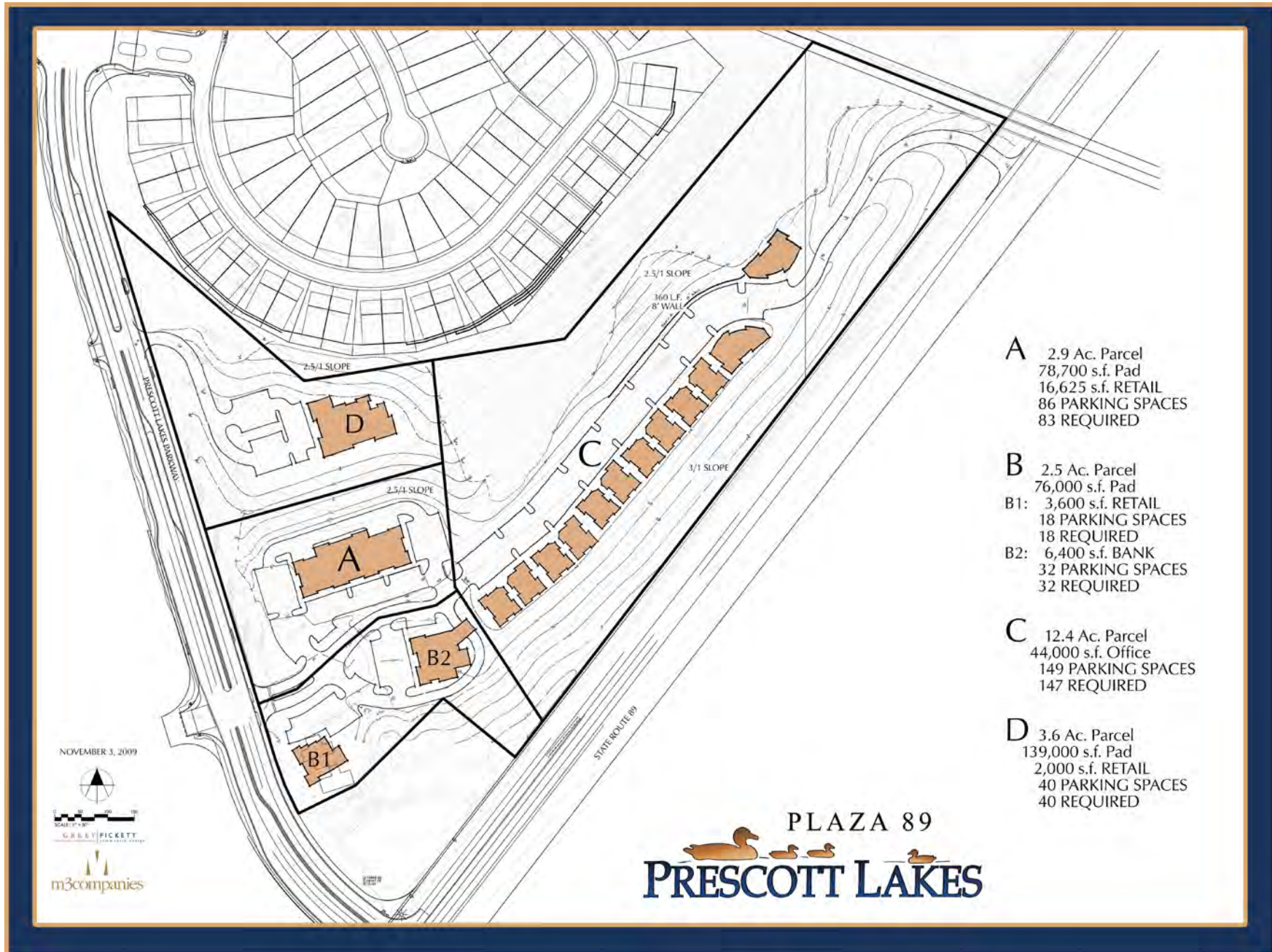


GREY PICKETT
ARCHITECTURAL FIRM



PLAZA 89

PRESCOTT LAKES



A 2.9 Ac. Parcel
78,700 s.f. Pad
16,625 s.f. RETAIL
86 PARKING SPACES
83 REQUIRED

B 2.5 Ac. Parcel
76,000 s.f. Pad
B1: 3,600 s.f. RETAIL
18 PARKING SPACES
18 REQUIRED
B2: 6,400 s.f. BANK
32 PARKING SPACES
32 REQUIRED

C 12.4 Ac. Parcel
44,000 s.f. Office
149 PARKING SPACES
147 REQUIRED

D 3.6 Ac. Parcel
139,000 s.f. Pad
2,000 s.f. RETAIL
40 PARKING SPACES
40 REQUIRED

NOVEMBER 3, 2009



G.R.B.V. PICKETT



PLAZA 89

PRESOTT LAKES

