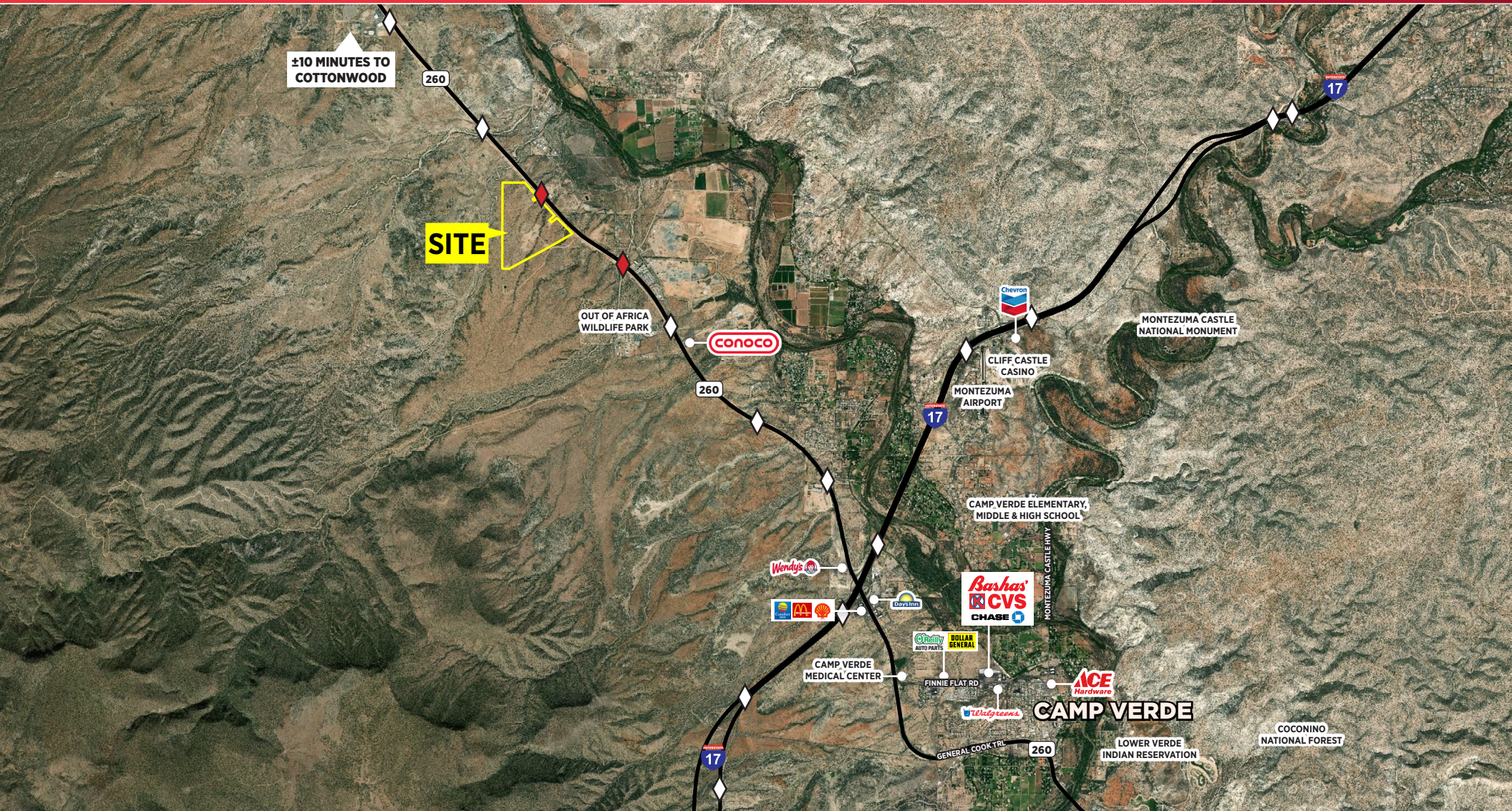


FOR SALE | ±185 ACRES

3901 WEST STATE ROUTE 260 | CAMP VERDE, ARIZONA



Will French

Director

+1 602 224 4496

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**CUSHMAN &
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cushmanwakefield.com

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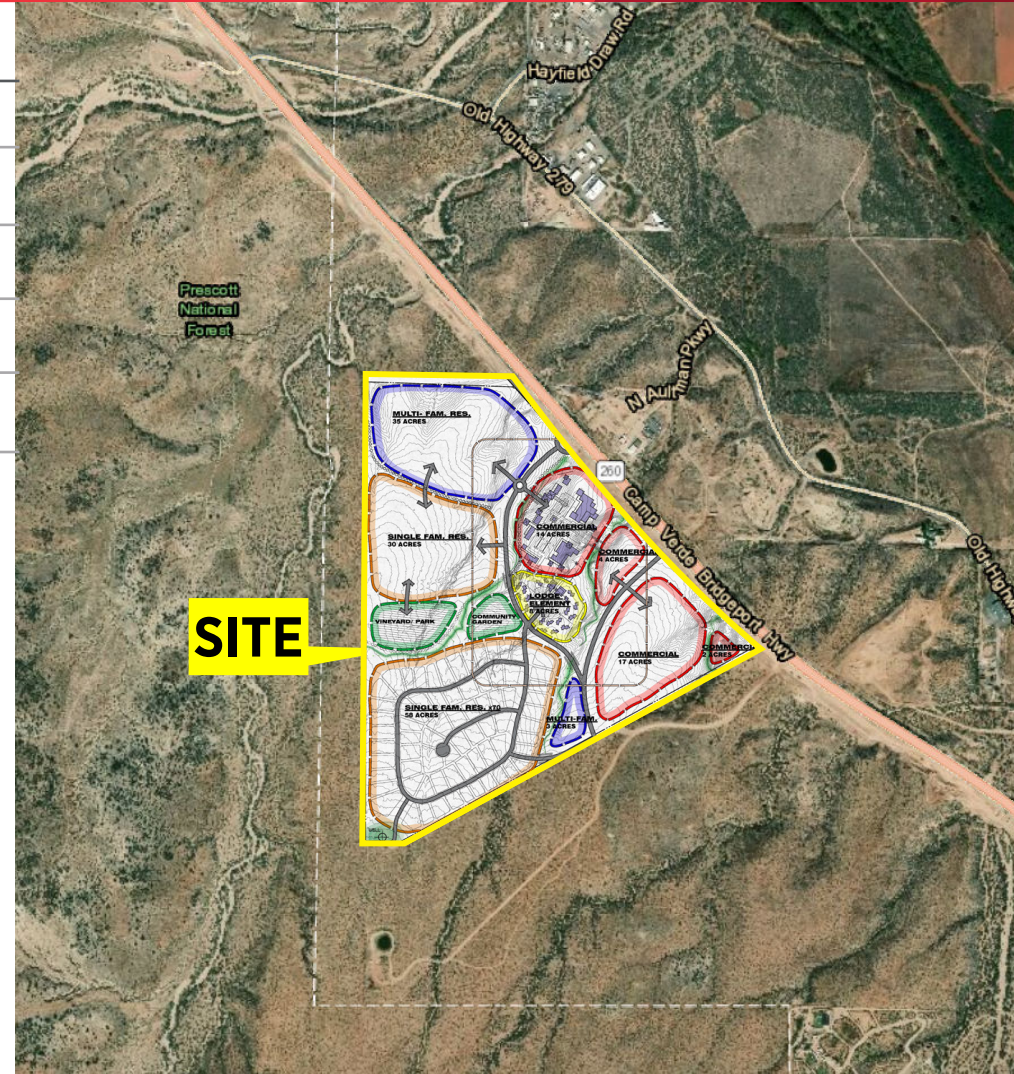
PROPERTY FEATURES

PARCEL #'S	403-15-003Q, 003R, 007B
ZONING	PAD (Mixture of residential & commercial uses)
GENERAL PLAN	Residential
2018 PROPERTY TAXES	\$1,500
PRICING	All offers will be considered

- **Mining permit renewed for 24 months (\$200,000/year in income)**
- **In the Opportunity Zone**
- ±3,175 feet of frontage along State Route 260
- ±75 minutes from Phoenix

OTHER INFORMATION

- Application was recently approved by the Town of Camp Verde for a mixed-use development
- Water Provider: Camp Verde
Sewer Provider: Camp Verde
- 100% out of the flood plain



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