

GREENSIDE AT PRESCOTT LAKES

EXCLUSIVE LISTING | ±1.71 ACRES | PRESCOTT, ARIZONA



Capri Barney | cbarney@landadvisors.com

4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 | ph. 928.445.4457 | www.landadvisors.com

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GREENSIDE AT PRESCOTT LAKES



PROPERTY OVERVIEW Land Advisors Organization is pleased to offer approximately 1.71+/- acres of land within the master planned golf community of Prescott Lakes. The property has conceptual plans for either 7 custom lots or 22 multi-family units with potential for either deeded or rented units. The property is adjacent to the Prescott Lakes Golf Course with a portion overlooking the 13th Fairway. It also offers views of the Granite Dells, Willow Lake, and the surrounding mountains.

The property is ideally situated in the beautiful master planned community of Prescott Lakes located in the heart of Prescott, Arizona. Development of this richly landscaped community started in 2001 and has several distinct neighborhoods. The community features a private 18-hole golf course, athletic club with indoor and outdoor pools, spa, fitness center, tennis courts, meeting rooms and a restaurant.

The community of Prescott Lakes is known as an active lifestyle community where residents enjoy many natural open spaces and scenic views of the golf course and stunning red rocks of Granite Dells and Watson Lake.

The location is only a few minutes north of historic downtown Prescott just off Highway 89, Prescott Lakes with easy access to many top local activities and attributes well known to the city of Prescott. Sitting at approximately a mile high in elevation, Prescott is recognized for its clean air, seasonably mild climate and is a quaint historic city that offers residents and visitors with an abundance of outdoor activities, restaurants, entertainment and shopping.

LOCATION East side of Prescott Lakes Parkway at Smoke Tree Lane, Prescott, Arizona

SIZE ±1.71 Acres

PRICE \$249,000

PARCEL 105-04-002Q, 106-18-352F

TAXES \$983.02 (2018)

COMMENTS Paved Roads and all utilities are to the property



PRESCOTT LAKES
COMMUNITY ASSOCIATION

GREENSIDE AT PRESCOTT LAKES PROPERTY PHOTOS



GREENSIDE AT PRESCOTT LAKES PROPERTY PHOTOS



GREENSIDE AT PRESCOTT LAKES COMMUNITY AMENITIES

COMMUNITY AMENITIES

The Club at Prescott Lakes is a 14,000 square foot clubhouse and is at the center of all community activities. Featuring a beautiful river rock fireplace, residents can socialize with other neighbors or relax and enjoy a good book from the library.

Swimming Pools and Spa – Both an indoor and outdoor pool are available. The outdoor pool is heated and is open from late spring through early fall. Water aerobics and exercise classes are held at the indoor pool.

Prescott Lakes Athletic Club provides residents with state of the art equipment and features an array of classes. There are also two tennis courts, basketball, sand volleyball and snack bar.

Prescott Lakes Golf Course – the Prescott Lakes Golf Course is a private 18-hole course designed by PGA Hall of Famer Hale Irwin. Surrounded by the gorgeous views of the red rocks of Granite Dells and nearby lakes, the course is both stunning and challenging for residents and their guests.

Other amenities include several parks, a gardening area, playground for kids and several scenic walking and biking trails.

OTHER FEES Current owner is assessed HOA dues based upon a builder rate of \$105.00 per parcel each quarter and does not pay dues to the Athletic Club. Buyer to verify HOA and Athletic Club dues based upon their intended use.

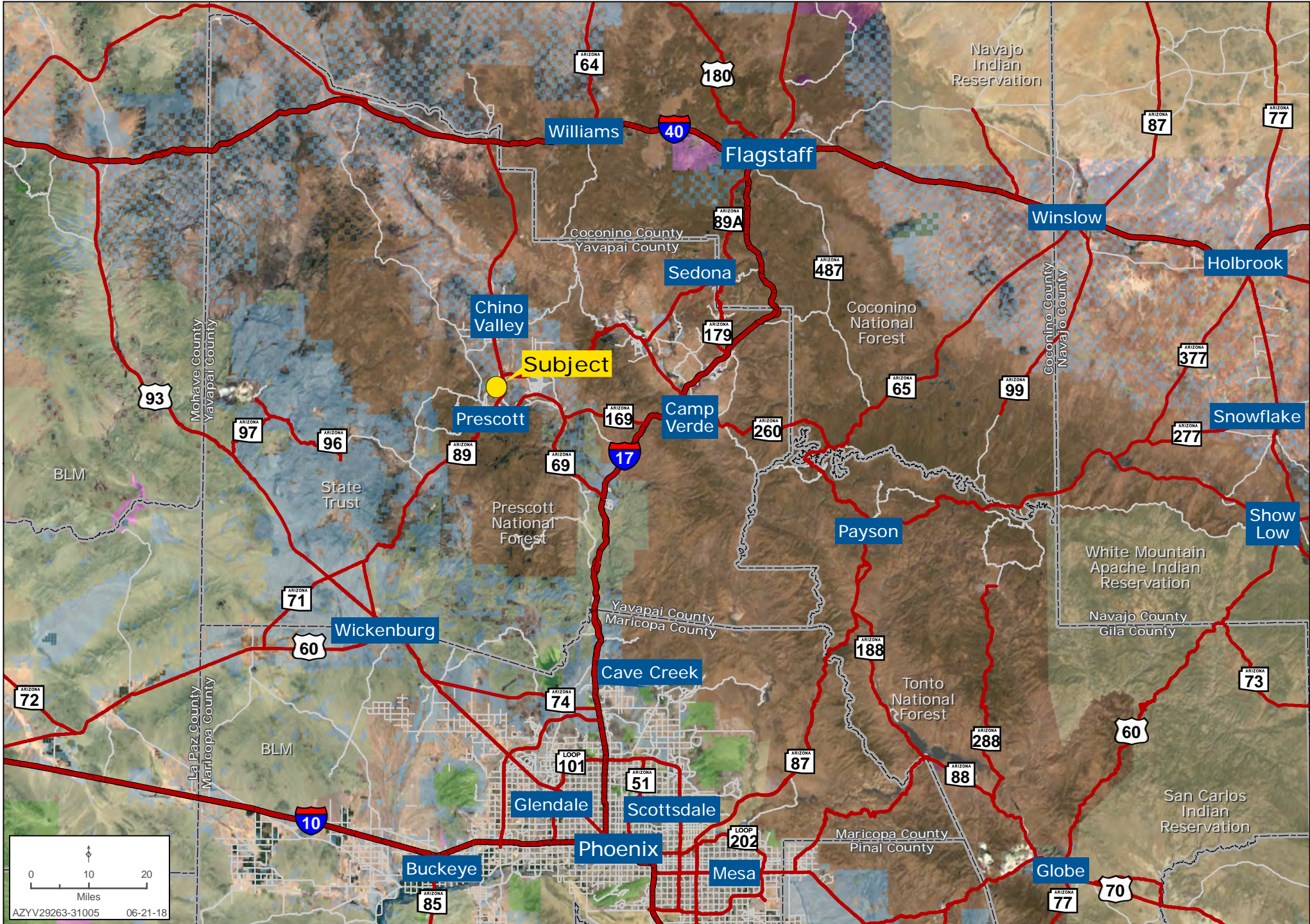


PRESCOTT SURROUNDING AREA ATTRACTIONS



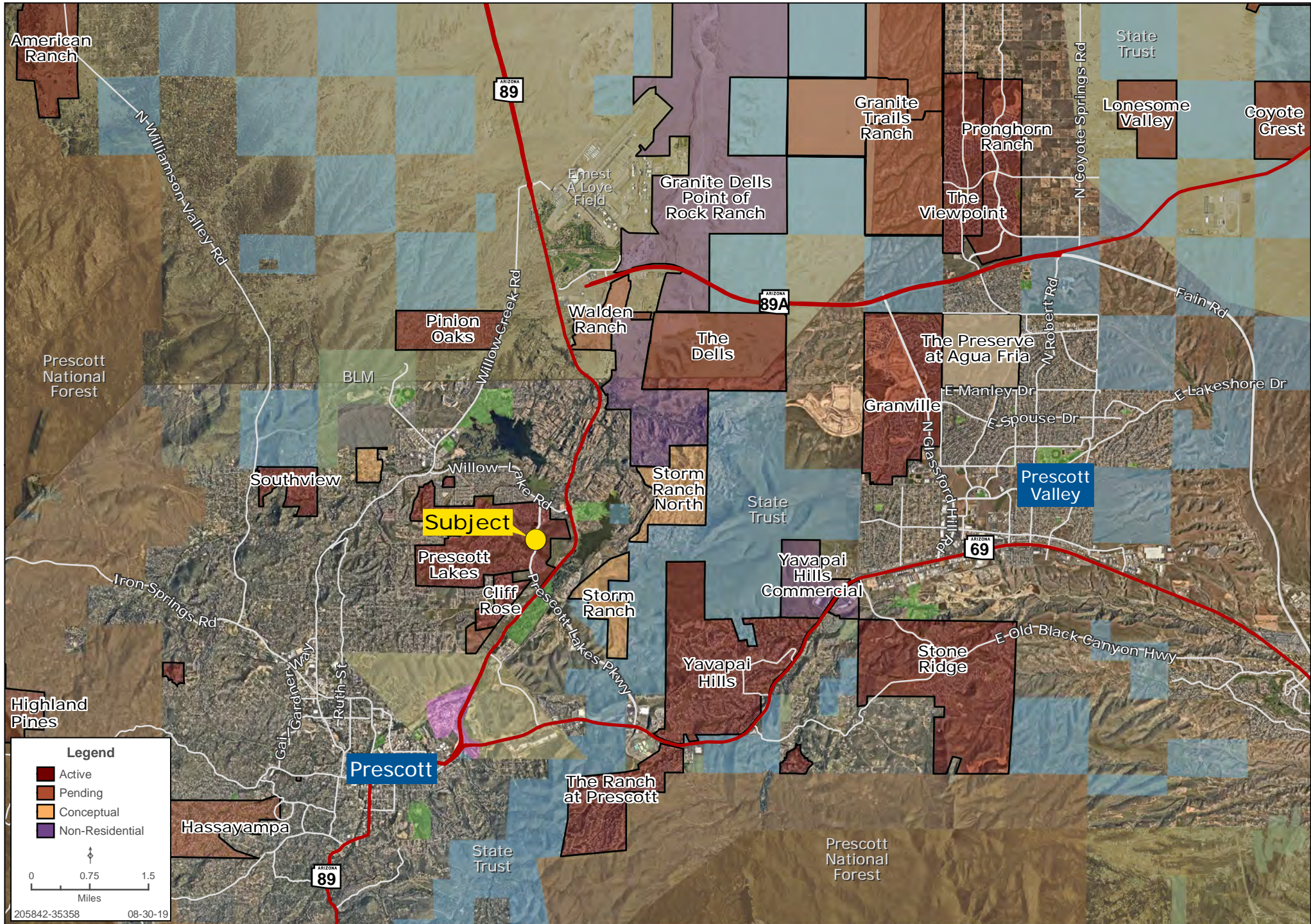
LOCALITY MAP

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SURROUNDING DEVELOPMENT MAP

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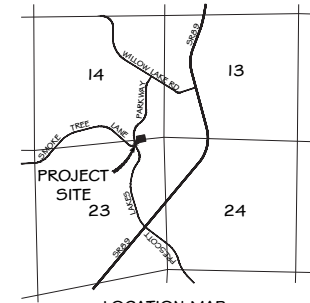
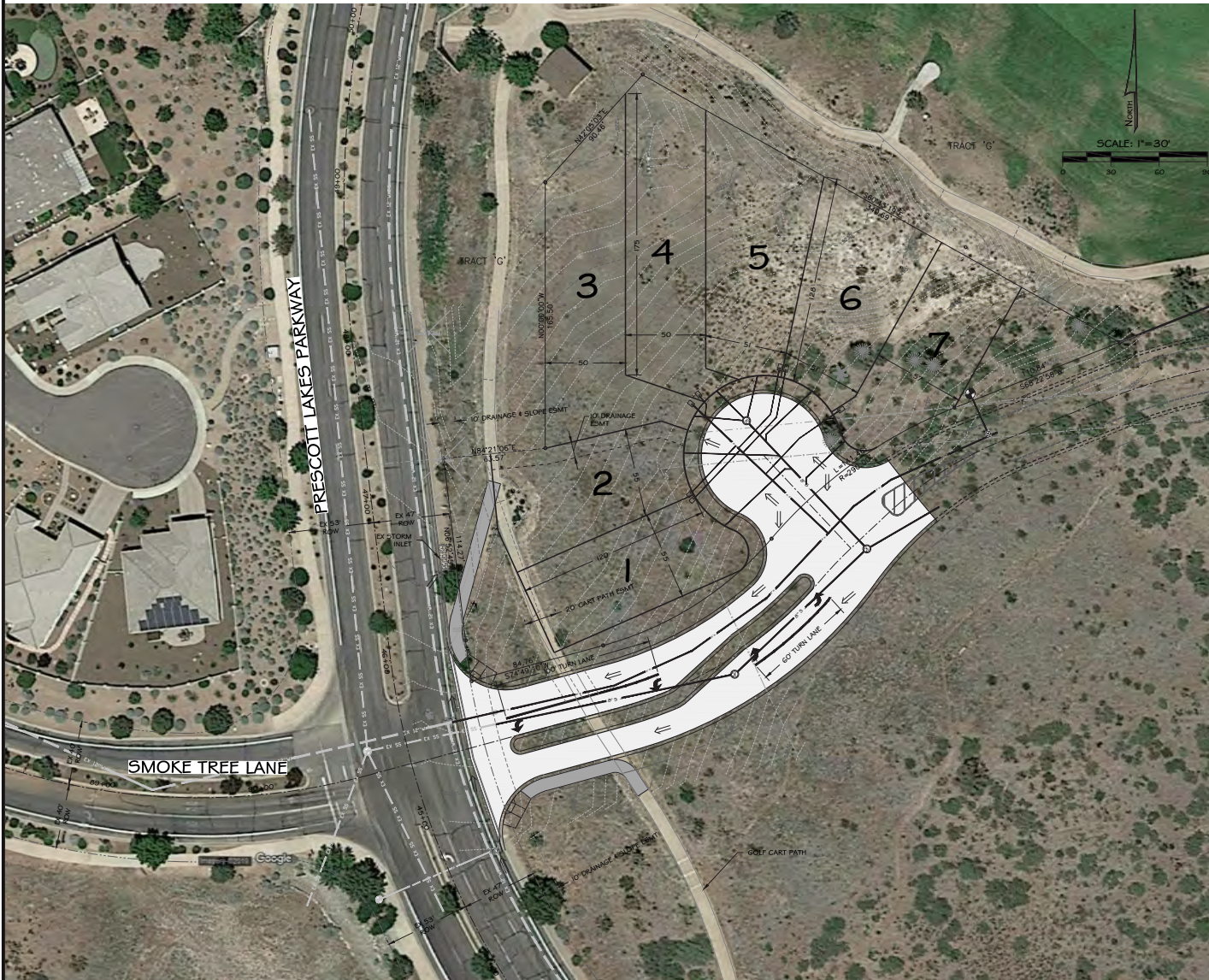
PROPERTY DETAIL MAP

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205842-35358 08-30-19

GREENSIDES AT PRESCOTT LAKES PRESCOTT, ARIZONA



**OWNER/
DEVELOPER**

BRACKEN PROPERTIES, INC.
8390 E VIA DE VENTURA
APT F102-232
SCOTTSDALE, ARIZONA 85258

ENGINEER

LAND DEVELOPMENT TEAM, LLC
3420 EAST SHEA BLVD SUITE 156
PHOENIX, AZ 85028
PH: (602) 350-3018
FAX: (602) 396-3701
CONTACT: GORDON WARK, P.E.
EMAIL: GWark@LD-Team.com

SURVEYOR

NEXIUS SOUTHWEST, LLC
212 S MARINA STREET
PRESCOTT, ARIZONA 86303
PH: (928) 778-3101

COMMUNITY NUMBER	PANEL	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEV. (IN AD ZONE, USE DEPTH)
040098	2058	H	MARCH 6, 2018	X	NA

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.



ARIZONA
Call 811 or check Arizona11.com

GREENSIDES
AT PRESCOTT LAKES
T14N, R02W, S14&23
PRELIMINARY SITE PLAN

NOT APPROVED
FOR
CONSTRUCTION
OR RECORDING

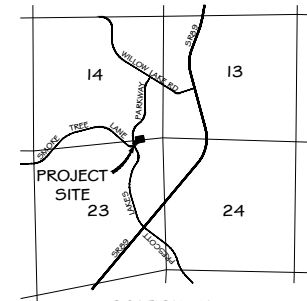
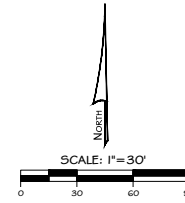
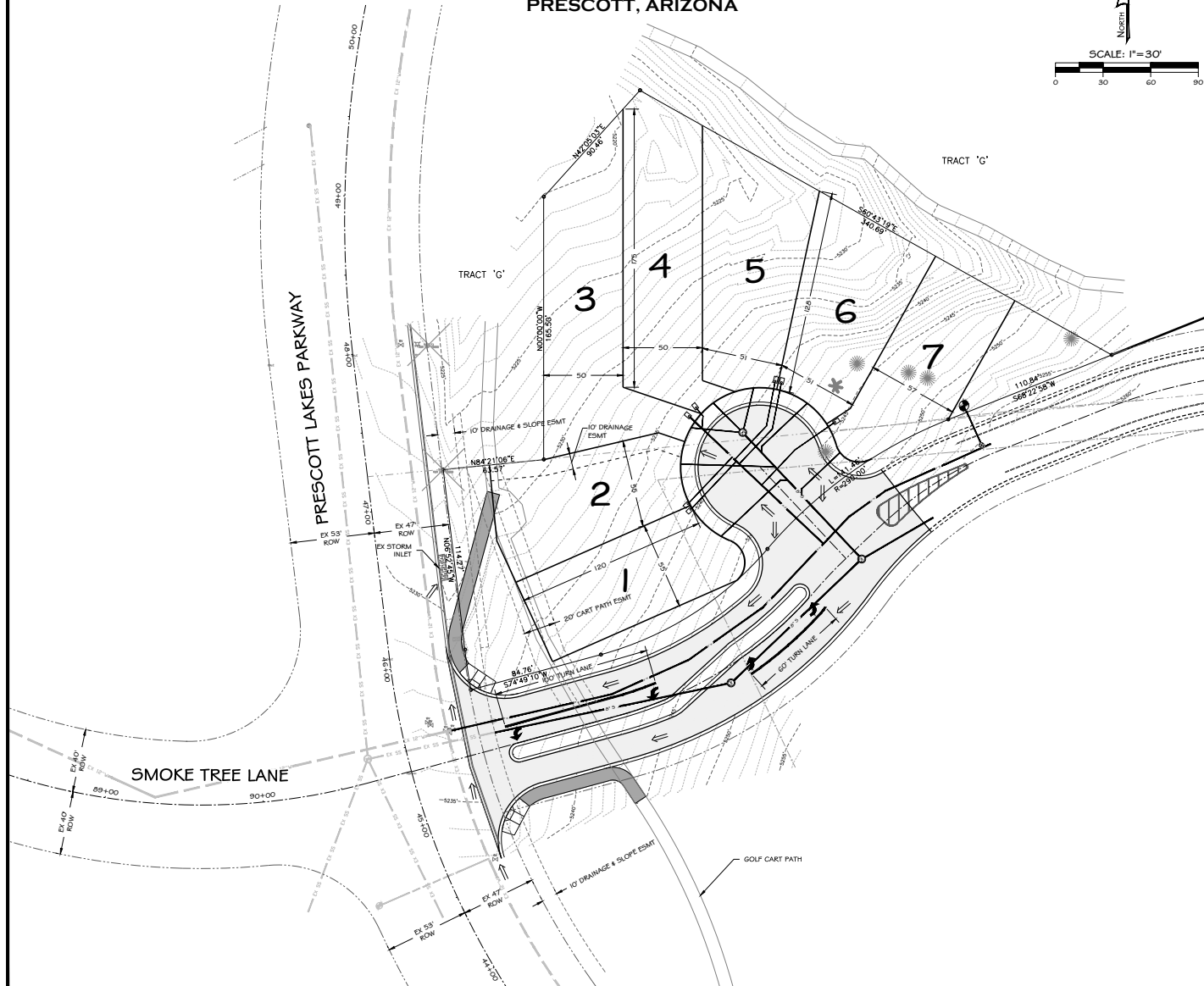
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GREENSIDE AT PRESCOTT LAKES SITE PLAN

GREENSIDES AT PRESCOTT LAKES PRESCOTT, ARIZONA



**OWNER/
DEVELOPER**

BRACKEN PROPERTIES, INC.
2330 E VIA DE VENTURA
APT F110-252
SCOTTSDALE, ARIZONA 85258

ENGINEER

LAND DEVELOPMENT TEAM, LLC
3420 EAST SHEA BLVD SUITE 156
PHOENIX, AZ 85028
PH: (602) 300-3515
FAX: (602) 396-3700
CONTACT: GORDON WARK, P.E.
EMAIL: GWark@LD-Team.com

SURVEYOR

HEBUS SOUTHWEST, LLC
212 S MARINA STREET
PRESCOTT, ARIZONA 86303
PH: (928) 778-5101

COMMUNITY NUMBER	PANEL	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEV. (IN AD ZONE, USE DEPTH)
040098	2058	H	MARCH 6, 2018	X	NA

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.



LD Team
3420 East Shea Blvd, Suite 156
Phoenix, AZ 85028
PH: 602-300-3515
FAX: 602-396-3700
www.LDTeam.com



Gordon Wark, P.E.
No. 11117
Exp. 12/31/2021

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T14N, R02W, S14&23
PRELIMINARY SITE PLAN

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Date: 02/27/2019
Project: 17CAN200
File: 17CAN200_PRES
Scale: AS NOTED

SHEET
OF

GREENSIDE AT PRESCOTT LAKES SITE PLAN

