



# FACT SHEET

10501 E, AZ-89A, PRESCOTT VALLEY, AZ 86315

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**ASKING PRICE**

Call for Pricing

**IMPROVEMENT SIZE  
GRANDSTAND**

±90,928 Square Feet

**LAND AREA**

±119.74 acres/\$4.79 per Square Foot

**YEAR BUILT**

2000 remodeled 2018 at a cost of ± \$10,000.000.00

**RACING SURFACE**

1 mile dirt oval suitable for both Thoroughbred and  
Quarter horse racing

**ARCHITECTS**

Froelick, Kow and Gong Architects

**PARCELS**

401-01-127F ±98.66 acres  
401-01-009Z ±8.01 acre  
401-01-127C ±1.54 acres  
401-01-127G ±8.45 acres  
401-01-127B ±1.54 acres  
401-01-135B ±1.54 acres

**ELECTRICAL SERVICE PROVIDER**

Arizona Public Service

**WATER PROVIDER**

Town of Prescott Valley

**SEWER PROVIDER**

Town of Prescott Valley

**GAS PROVIDER**

Unisource Energy Services

**FIRE PROTECTION**

Central Yavapai Fire District

**FOR MORE INFORMATION, PLEASE CONTACT**

**CHRIS ACKEL**

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**CBRE**

Sale includes all fixtures, TV's, furniture including full commercial kitchen, starting gate, water trucks, harrow and discs

<u>Current Gaming Revenue Sources</u>	<u>Gaming Currently Not Allowed</u>
Living Racing Handle	Class III Gaming Devices
Guest Handle	Class II Gaming Devices
Host Handle	Black Jack Tables
Off Track Betting Sites Throughout Arizona	Baccarat Tables
Advanced Deposit Wagering	Craps Tables

Racino Information

A **racino** is a combined horse racing track, or other live parimutuel betting facility, and casino. In some cases, the permitted form of casino gambling is limited to slot machines or video lottery terminal, but many locations also offer table games such as blackjack, poker, and roulette. As of the end of 2023 there were approximately 50 racinos operating in 17 U.S States.

In 2023, the number one commercial casino in the United States outside of Nevada was a racino. Resort World New York City located at Aqueduct Racetrack, with approximately \$950 million in casino gaming revenue. Four other racinos were also in the top 20.

These popular destinations have grown in popularity in recent years and some even offer modern amenities one might experience in Los Vegas. The simple idea that Horse racing betters may want to spend a few minutes playing slot machines or at Blackjack tables has been a success. Many racinos are now full-service resorts with great hotels, restaurants, show rooms and major entertainment options.

“While the introduction and growth of racino gaming has been a mixed blessing to the race horse industry, it has been a boon to the casino business,” Global Gaming Business magazine reports. “It has had the intended effect of increasing purses with resulting increases in spending, employment and preservation of green space by the industry in state and local economies. **Further, the presence of live and import simulcast races at racetracks has been found to increase slot machine wagering significantly.**”

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