

Vacant Industrial Building On 14 Acres

12151 AZ-69, Prescott Valley, AZ 86327

PRESCOTT
GOLF CLUB

QUAILWOOD
GREENS GOLF
COURSE

SUBJECT
PROPERTY

BRADSHAW
MOUNTAIN
MIDDLE SCHO

Marcus & Millichap

PRESCOTT VALLEY TOWN CENTER

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PRESCOTT
GOLF CLUB

QUAILWOOD
GREENS GOLF
COURSE

SUBJECT
PROPERTY

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PRESCOTT VALLEY TOWN CENTER



FINDLAY
TOYOTA CENTER
ARENA

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TIRES

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QUAILWOOD
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Vacant Industrial Building On 14 Acres

12151 AZ-69, Prescott Valley, AZ, 86327



Listing Price
Call Broker



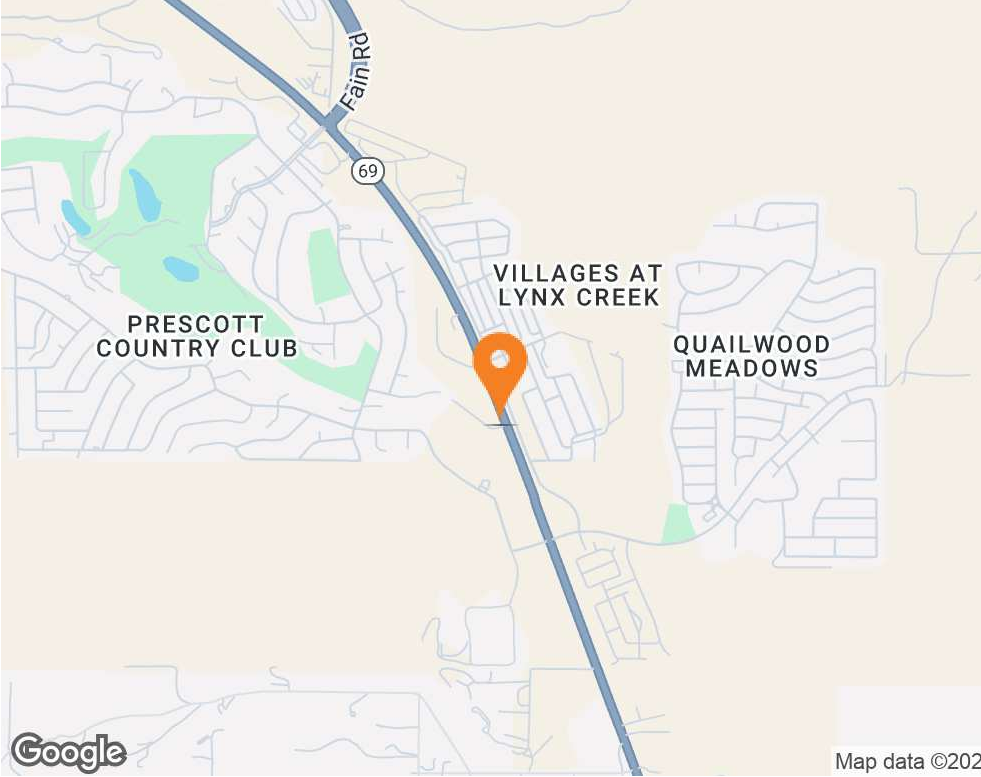
Building Status
**Vacant-Single
Tenant**



Zoning
CI

PROPERTY

Parcel Size	13.93 Acres (606,790 SF)
Building Size	6,000 Sq Ft
Year Built	1979
APNs	402-14-225G & 225H
2024 Taxes	\$6,757



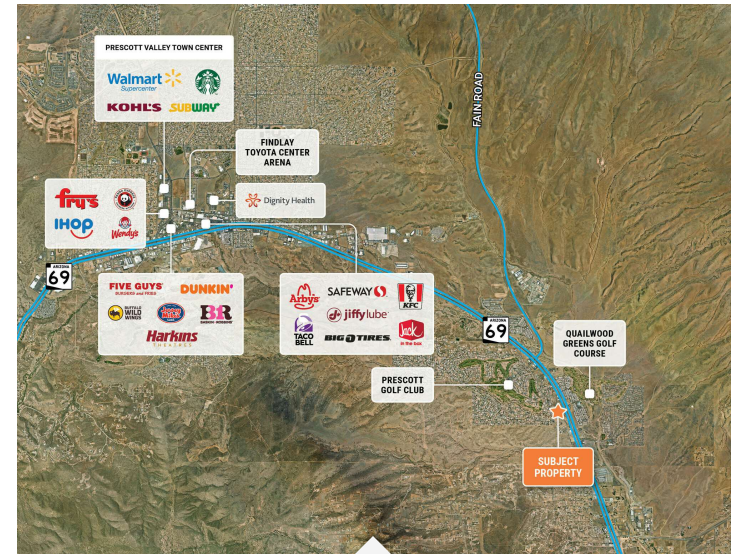
PROPERTY DETAILS & HIGHLIGHTS // Vacant Industrial Building On 14 Acres Marcus & Millichap

Marcus & Millichap is pleased to exclusively present for sale a +/- 6,000 sq ft metal industrial building on +/- 13.93 acres and located at 12151 E. State Route 69, Prescott Valley, Arizona. The building was built in 1979 and has been vacant for a significant period with deferred maintenance. The building is being sold solely “As Is”. Please contact broker for building specifications.

The property is currently zoned Commercial CI (Commercial; Minor Industrial) by the Town of Prescott Valley. CI zoning is intended to establish and preserve areas for commercial activities, including warehousing, wholesaling, light manufacturing, and related uses, which are adequately buffered from residential areas and compatible with industrial uses, and situated so that highway frontage does not present a poor image of the community.

The property is located near several residential development such as the Villages on Lynx Creek a 55+ community, Quailwood Meadows, The Bungalows on Village Way and Prescott Country Club. There are several national and local retailers as well as RV and MHPs near the property.

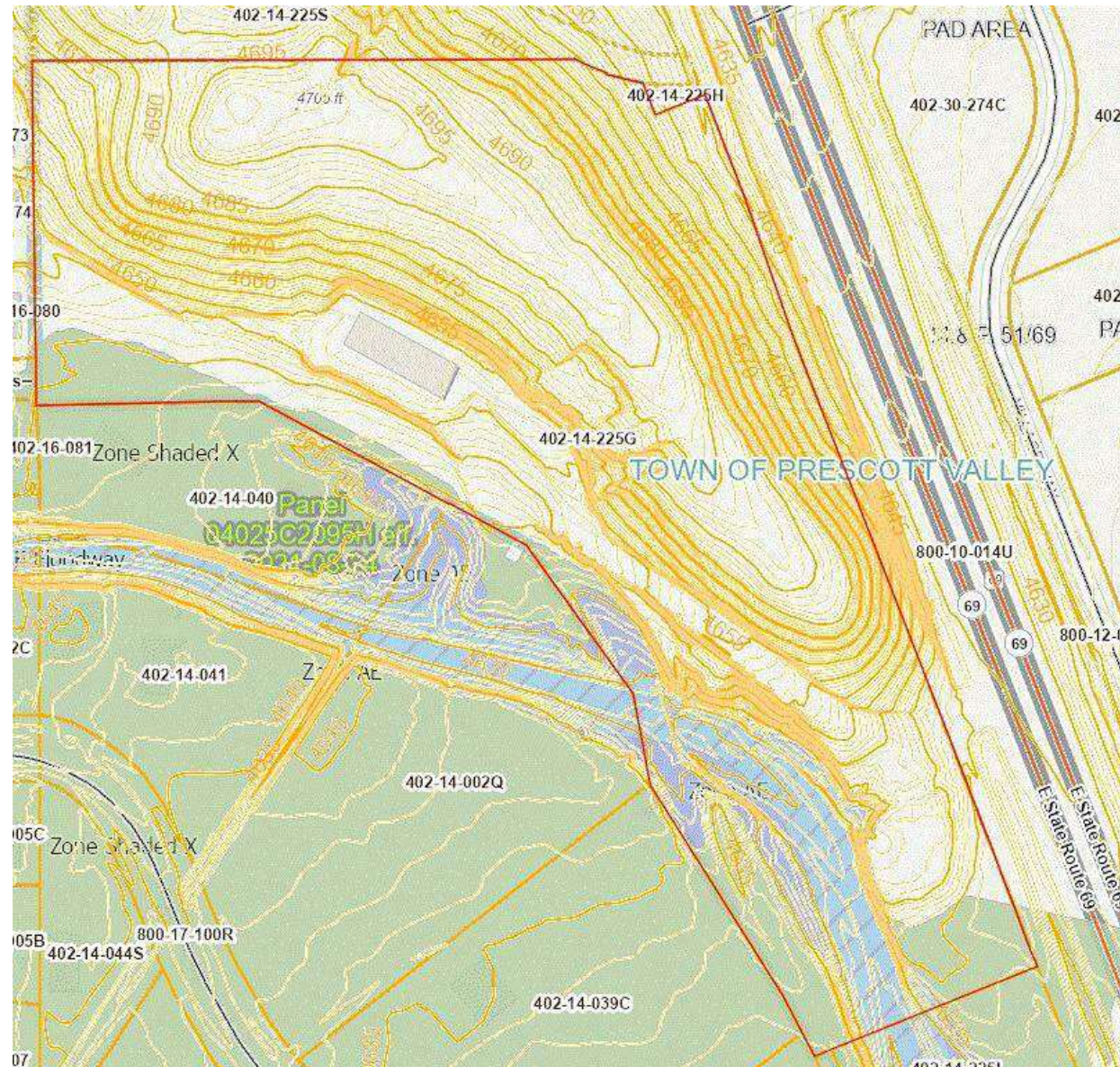
The majority of the site is elevated above E. State Route 69 and offers business high viability with rolling topography. The Town of Prescott Valley water line is located near the property and Rt 69 while the town's property line is +/- 150 ft from the property line. Natural gas is available the property. There is an older 1,200 gallon septic system on the property. Buyer to verify all utility access, locations and treatment plant capacity issues during due diligence.



- Commercial (CI) Zoning Allows: Warehousing, Wholesaling and Light Manufacturing.
- Offers Business High Visibility from Rt 69.
- +/- 35.5k Vehicles/Day on Rt 69.
- Access to Town of Prescott Valley Water and Sewer.
- Value Add Opportunity.

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POPULATION	1 Mile	5 Miles	10 Miles
2029 Projection			
Total Population	4,855	16,601	74,985
2024 Estimate			
Total Population	4,371	15,888	70,721
2020 Census			
Total Population	3,657	14,961	65,075
2010 Census			
Total Population	2,502	12,179	54,855
Daytime Population			
2024 Estimate	2,939	13,470	56,381
HOUSEHOLDS	1 Mile	5 Miles	10 Miles
2029 Projection			
Total Households	2,324	7,619	32,136
2024 Estimate			
Total Households	2,090	7,261	30,128
Average (Mean) Household Size	2.2	2.2	2.3
2020 Census			
Total Households	1,770	6,772	27,380
2010 Census			
Total Households	1,259	5,522	22,047

HOUSEHOLDS BY INCOME	1 Mile	5 Miles	10 Miles
2024 Estimate			
\$200,000 or More	8.5%	7.0%	4.4%
\$150,000-\$199,999	4.0%	3.7%	5.8%
\$100,000-\$149,999	19.8%	17.3%	17.6%
\$75,000-\$99,999	16.6%	15.7%	17.6%
\$50,000-\$74,999	20.7%	21.9%	20.8%
\$35,000-\$49,999	8.3%	13.5%	12.5%
\$25,000-\$34,999	6.2%	6.3%	7.6%
\$15,000-\$24,999	6.7%	7.1%	7.5%
Under \$15,000	9.1%	7.5%	6.3%
Average Household Income	\$98,950	\$88,838	\$83,464
Median Household Income	\$78,116	\$69,182	\$69,734
Per Capita Income	\$44,809	\$40,153	\$35,943
POPULATION PROFILE	1 Mile	5 Miles	10 Miles
Population By Age			
2024 Estimate Total Population	4,371	15,888	70,721
Under 20	15.6%	16.1%	19.5%
20 to 34 Years	9.4%	11.1%	15.3%
35 to 39 Years	3.7%	3.7%	5.0%
40 to 49 Years	8.0%	8.2%	9.3%
50 to 64 Years	20.9%	21.4%	20.1%
Age 65+	42.4%	39.5%	30.9%
Median Age	60.0	57.0	49.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	3,571	12,787	53,563
Elementary (0-8)	0.5%	2.0%	2.2%
Some High School (9-11)	2.2%	6.0%	6.2%
High School Graduate (12)	36.9%	31.1%	29.3%
Some College (13-15)	16.7%	28.1%	28.8%
Associate Degree Only	10.9%	9.4%	9.6%
Bachelor's Degree Only	16.5%	13.5%	14.4%
Graduate Degree	16.3%	9.9%	9.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	25.0	27.0	25.0



POPULATION

In 2024, the population in your selected geography is 70,721. The population has changed by 28.92 percent since 2010. It is estimated that the population in your area will be 74,985 five years from now, which represents a change of 6.0 percent from the current year. The current population is 50.9 percent male and 49.1 percent female. The median age of the population in your area is 49.0, compared with the U.S. average, which is 39.0. The population density in your area is 225 people per square mile.



HOUSEHOLDS

There are currently 30,128 households in your selected geography. The number of households has changed by 36.65 percent since 2010. It is estimated that the number of households in your area will be 32,136 five years from now, which represents a change of 6.7 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2024, the median household income for your selected geography is \$69,734, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 62.03 percent since 2010. It is estimated that the median household income in your area will be \$80,388 five years from now, which represents a change of 15.3 percent from the current year.

The current year per capita income in your area is \$35,943, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$83,464, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 30,374 people in your selected area were employed. The 2010 Census revealed that 54.7 percent of employees are in white-collar occupations in this geography, and 20.7 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



HOUSING

The median housing value in your area was \$390,444 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 15,410.00 owner-occupied housing units and 6,637.00 renter-occupied housing units in your area.

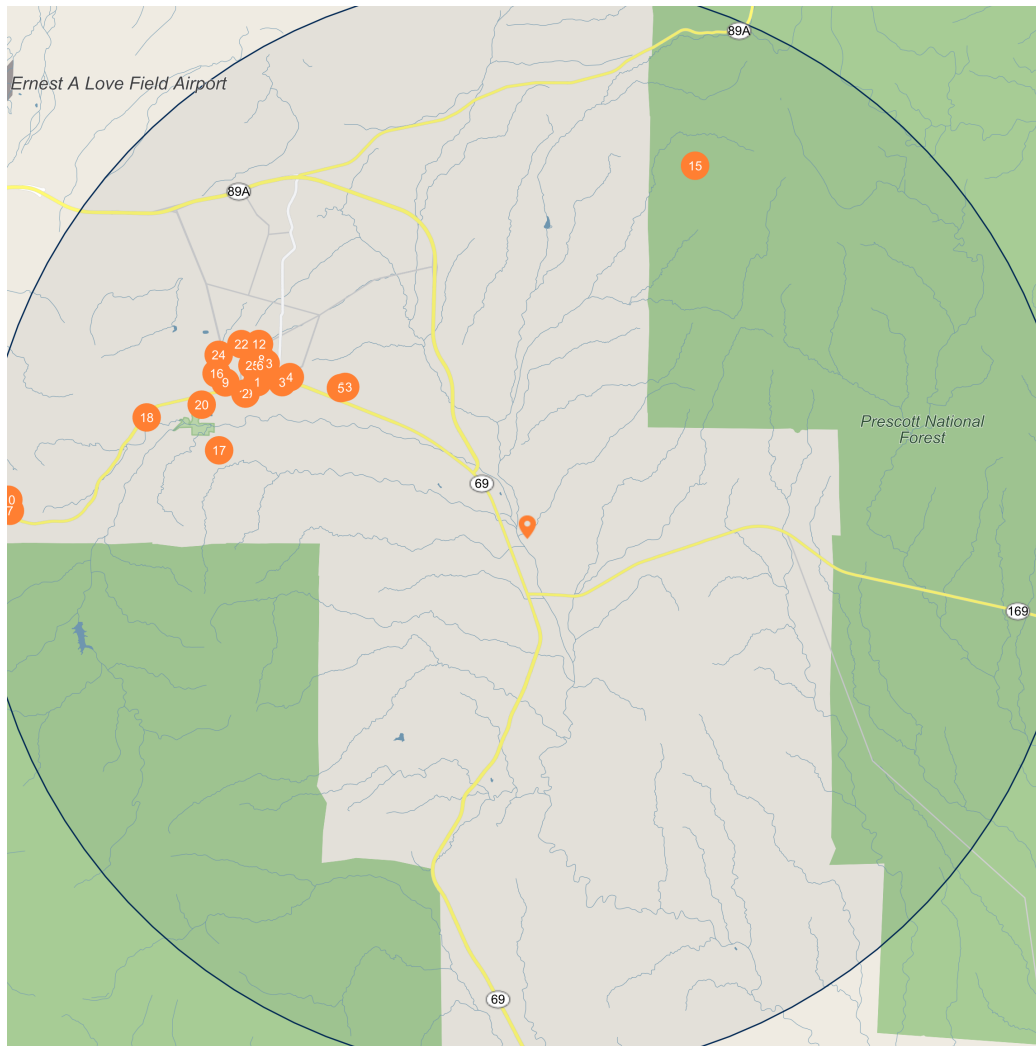


EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 23.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 9.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 18.7 percent vs. 8.8 percent, respectively.

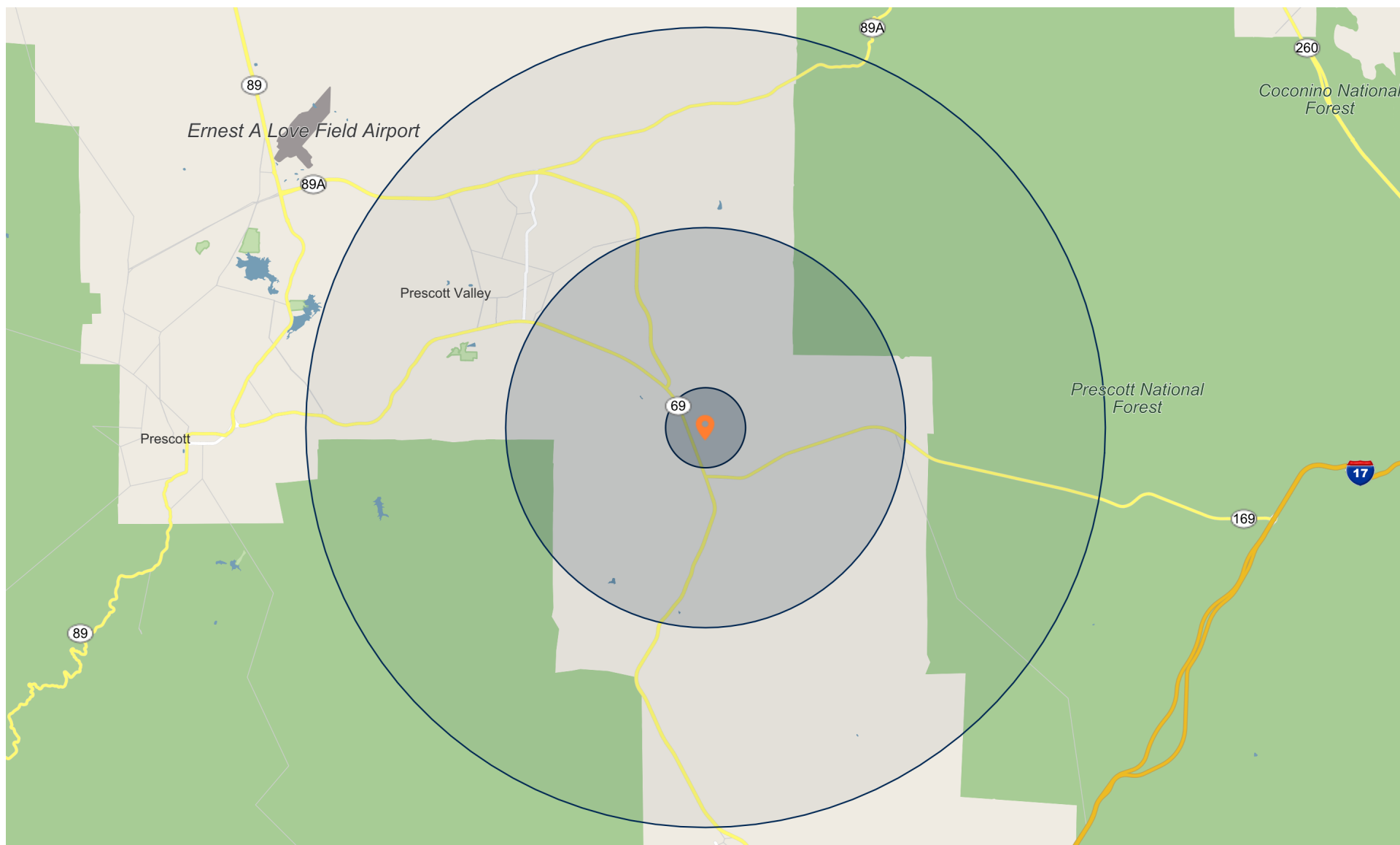
The area had fewer high-school graduates, 1.9 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 39.4 percent in the selected area compared with the 19.7 percent in the U.S.



Major Employers

Employees

1	Desert De Oro Foods Inc-Taco Bell	1,239
2	Metal Industries Inc-Better Bilt Div	756
3	Prescott Newspapers Inc-Daily Courier	497
4	Accentcare Inc	465
5	Aires Inc	358
6	Yavapai Community Hosp Assn-Y R M C Del E Webb	267
7	Gmri Inc-Olive Garden	239
8	Evangelical Lthran Good Smrtan S-Good Smrtan Soc - Prescott Vly	233
9	Harkins Theatres Inc	206
10	Walmart Inc-Walmart	205
11	Red Robin Gourmet Burgers Inc-Red Robin	190
12	Mountain Vly Rgnal Rhbltition H	180
13	West Yavapai Guidance Clinic	150
14	Ernest Health Inc	149
15	Mingus Mtn Est Residential Ctr-MINGUS MOUNTAIN ACADEMY	146
16	Frys Food Stores Arizona Inc	138
17	Palm Valley Golf Club Inc-Stoneridge Golf Club	123
18	Cracker Brrel Old Cntry Str In-Cracker Barrel	123
19	MI Metals Inc	116
20	Printpack Inc	110
21	Penney Opco LLC-JC Penney	107
22	Town of Prescott Valley	103
23	Patriot Disposal Inc	100
24	Walmart Inc-Walmart	94
25	Yavapai Regional Medical Ctr E	77



CHINO VALLEY | 23 MI

PRESCOTT VALLEY TOWN CENTER



FINDLAY
TOYOTA CENTER
ARENA



Dignity Health

PRESCOTT VALLEY CROSSROADS



BROKER OF RECORD

Ryan Sarbinoff

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FIVE GUYS
BURGERS and FRIES

DUNKIN'



Harkins
THEATRES

PINE RIDGE MARKETPLACE



PRESCOTT | 14.5 MI

FRONTIER VILLAGE CENTER



petco



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FAIN ROAD



SUBJECT
PROPERTY

INTERSTATE 17 | 17 MI

ARIZONA
169

ARIZONA
69