

MEADOW VIEW SUBDIVISION

1210 NORTH RD 2
CHINO VALLEY, AZ 86323

Matthew Fish

Associate Broker/ Owner

480.309.1089

matt@arizonacre.com

Donald Teel

Senior Associate

928. 777. 8100

donald@arizonacre.com

ARIZONA COMMERCIAL REAL ESTATE



PRIME REDEVELOPMENT OPPORTUNITY

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Arizona Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Arizona Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Arizona Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any

party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Arizona Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Arizona Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Arizona Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
LOCATION MAP	8
DEMOGRAPHICS	9
DEMOGRAPHICS MAP & REPORT	10
ADVISOR BIOS	11
ADVISOR BIO 1	12



PROPERTY INFORMATION



PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Positioned for success, Meadow View Subdivision offers an exceptional opportunity for land and residential investors. Its prime location in the highly sought-after Chino Valley market—combined with generous acreage and versatile development potential—makes it an attractive prospect for builders and investors alike. With ample room for residential projects and multiple development pathways, this property serves as a valuable canvas for creating a profitable asset. Don't miss the chance to capitalize on this strategically located subdivision and unlock its full potential in Chino Valley's thriving real estate market.

PROPERTY HIGHLIGHTS

- Strategically positioned for residential development
- Ample space for land use
- Highly desirable location for potential investors
- Optimal canvas for a range of development options

OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	10 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	7,554	29,331	63,840
Total Population	18,380	67,492	144,796
Average HH Income	\$75,029	\$92,277	\$87,620

PROPERTY DESCRIPTION

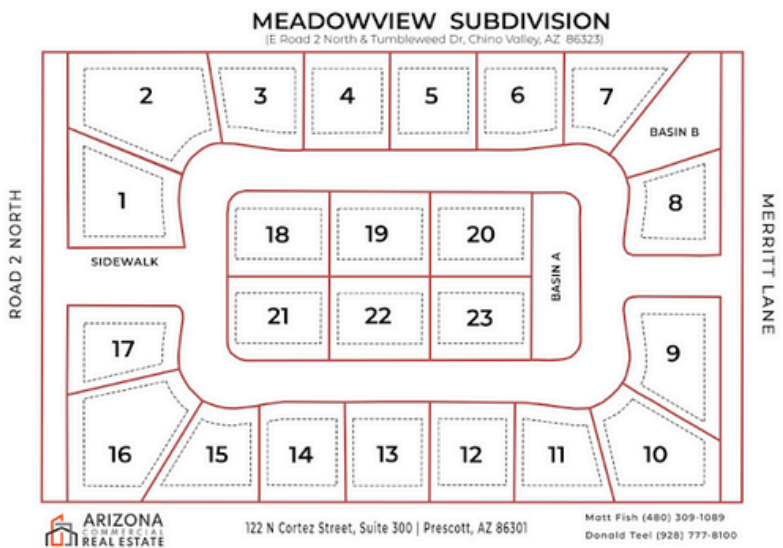


PROPERTY DESCRIPTION

Meadow View is an emerging subdivision with strong growth potential in a high-demand area. Featuring strategically sized lots, modern infrastructure, and proximity to key amenities, the community is attracting early buyer interest and positioning itself as a sought-after location. With continued development underway, Meadow View offers investors a prime opportunity to capitalize on rising property values and long-term appreciation.

LOCATION DESCRIPTION

Prime ±10-acre development site centrally located in Chino Valley's core trade area. Surrounded by schools, shopping, and desirable residential communities, this property presents an excellent opportunity for residential development, with potential for replatting to accommodate manufactured housing.



ADDITIONAL PHOTOS





LOCATION INFORMATION



AERIAL MAP

An aerial perspective of Meadow View Subdivision on North Road 2, showcasing its prime location in Chino Valley. Centrally situated near major routes like I-17 and State Route 89, schools, and shopping, this emerging community offers strong residential development potential.



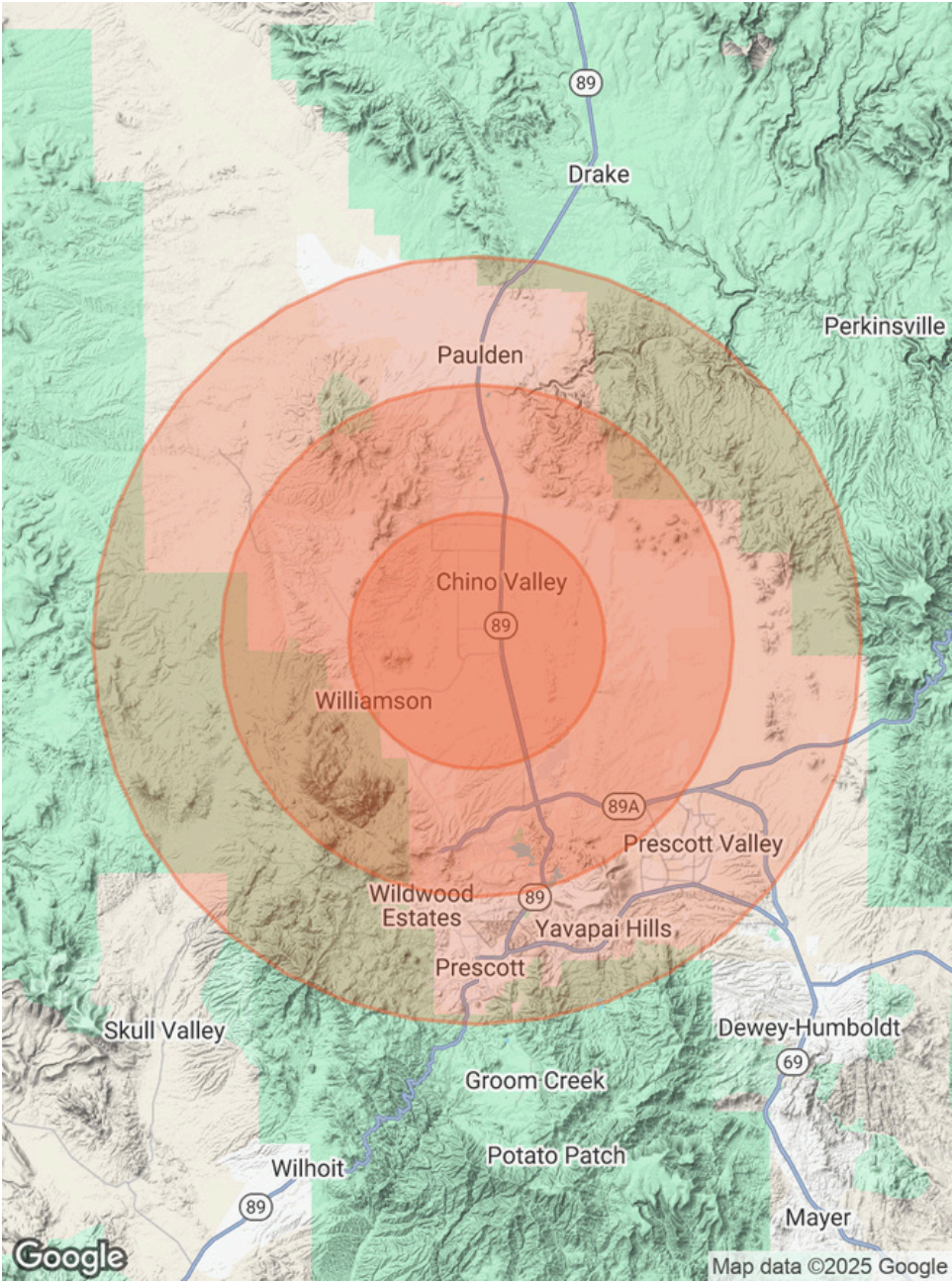
DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	15 MILES
Total Popula on	18,380	67,492	144,796
Average Age	48	52	50
Average Age (Male)	48	51	49
Average Age (Female)	49	53	51
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	2.4	2.3	2.3
# of Persons per HH	\$75,029	\$92,277	\$87,620
Average HH Income	\$435,377	\$528,930	\$483,700
Average House Value			

Demographics data derived from AlphaMap





ADVISOR BIOS

CONTACT OUR TEAM



MATTHEW FISH

Associate Broker

matt@arizonacre.com

Direct: 480.309.1089



DONALD TEEL

Commercial Agent

donald@arizonacre.com

Direct: 928-777-8100

Arizona Commercial Real Estate
122 North Cortez Street
Presco, AZ 86301
480.309.1089