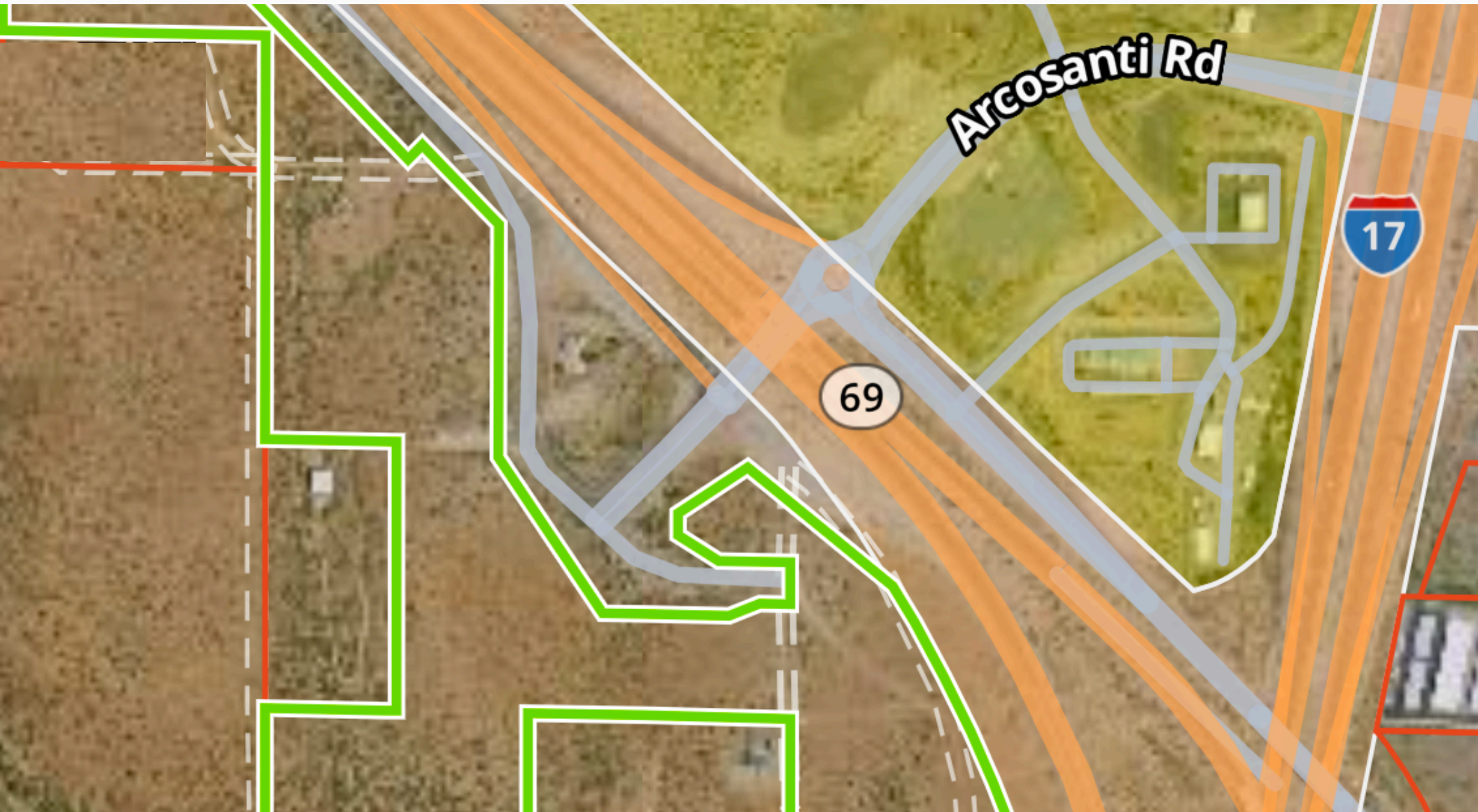


CORDES JUNCTION

SW I-17 & Hwy 69 Cordes Lakes, AZ 86333

LAND FOR SALE



Matthew Fish

Designated Broker
Direct Phone: 480.309.1089
matt@prescottcre.com

Tom Semancik

Associate Broker
Direct Phone: 602.989.3616
tom@prescottcre.com



PRESOTT COMMERCIAL
REAL ESTATE

List Price:

\$1,887,000 total

Price per acre:

\$50,000 /acre

Potential uses:

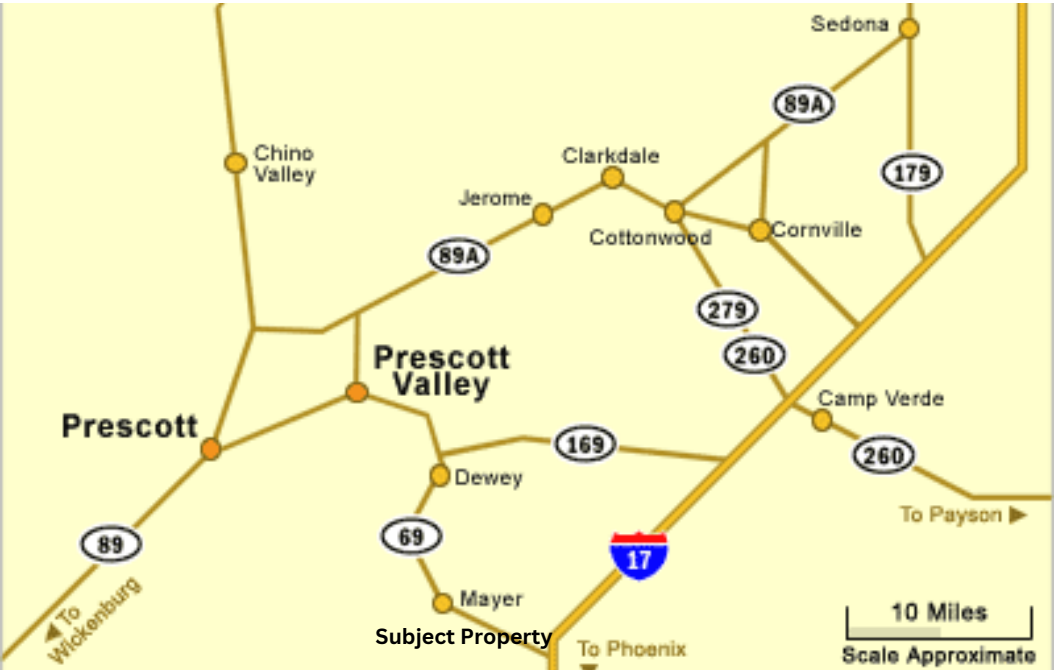
Highway related retail or hospitality including food, gas, convenience store, motel, truck stop

Current Zoning:

RCU 2A - YAVAPAI COUNTY

12 contiguous parcels that total 37.74 acres at the intersection of Highway 69 and Interstate 17. Approximately 4000 feet of highway frontage centering on the intersection of Arcosanti Road and Highway 69.

	Parcel Number	Acres
1	500-05-028A	1.76
2	500-06-030A	4.11
3	500-05-037A	3.92
4	500-05-038	5.09
5	500-05-040A	4.92
6	500-05-041A	0.3
7	500-05-041B	1.11
8	500-05-042A	4.24
9	500-05-043A	0.64
10	500-05-044	2.82
11	500-05-057	4.01
12	500-05-058	4.82
Total		37.74



ABOUT THE ZONING

The parcels are currently zoned RCU2A, Yavapai County which is a residential zoning for rural single-family units with a density not less than 1 unit per 2 acres.

The Yavapai County Planning Dept will consider commercial rezoning for the specific uses on a case-by-case basis. Their current method for doing this is a use permit without changing the zoning.

Utilities: There are two wells on the property.
Electric is near to the property line.
Sewer would require an on-site system.

ACCESS: The property has good access from both directions on Interstate 17 and from Highway 69 to the west.

The property has access from Interstate 17 north via the Cordes Junction exit.

Access from Highway 69 coming from Prescott Valley is a short exit on to Arcosanti Road off Highway 69 to Interstate 17 South Ramp.

Access from interstate 17 south is via the Arcosanti Road exit.

Traffic counts at Highway 69 are over 16,000 vehicles per day

