

9974 E Valley Road Prescott Valley, Az 86314



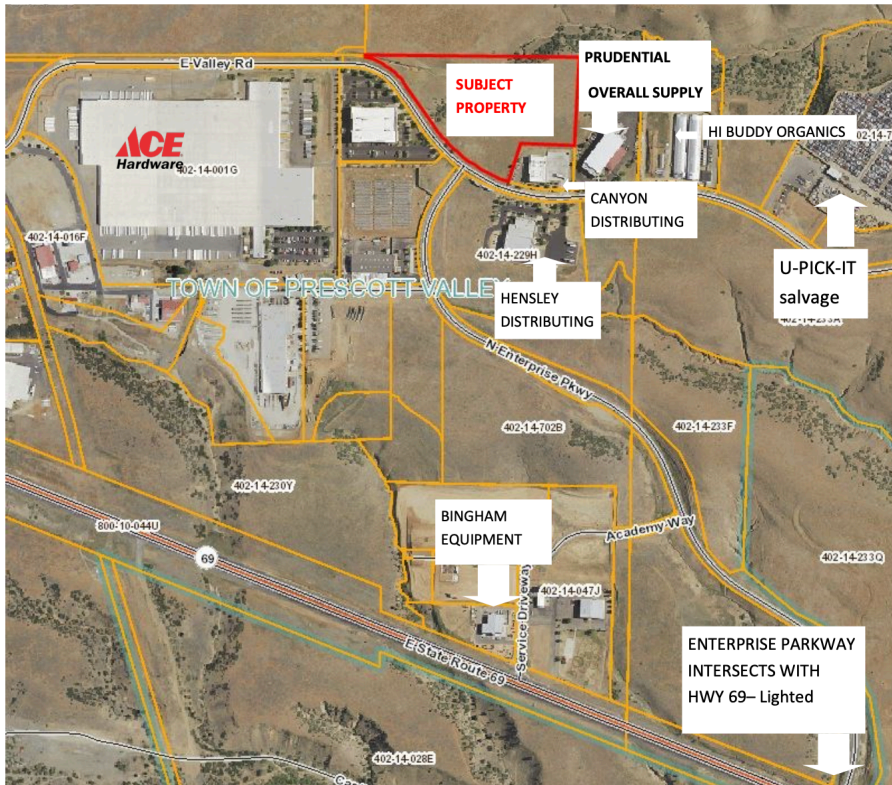
Joshua Fowler Jack Fowler
928-710-8072 928-899-1378

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jack@jfowlercommercial.com

Easy Access to Hwy 69 and I17

- Easy Build
- Centrally Located
- 11.97 Acres; 521413.2 SF
- MLS# 1035248
- Parcel # : 402-14-238C & 402-14-238D
- **\$3.50 per square foot**

JFowler
Commercial, LLC



The information contained herein has been obtained from sources believed reliable while we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction

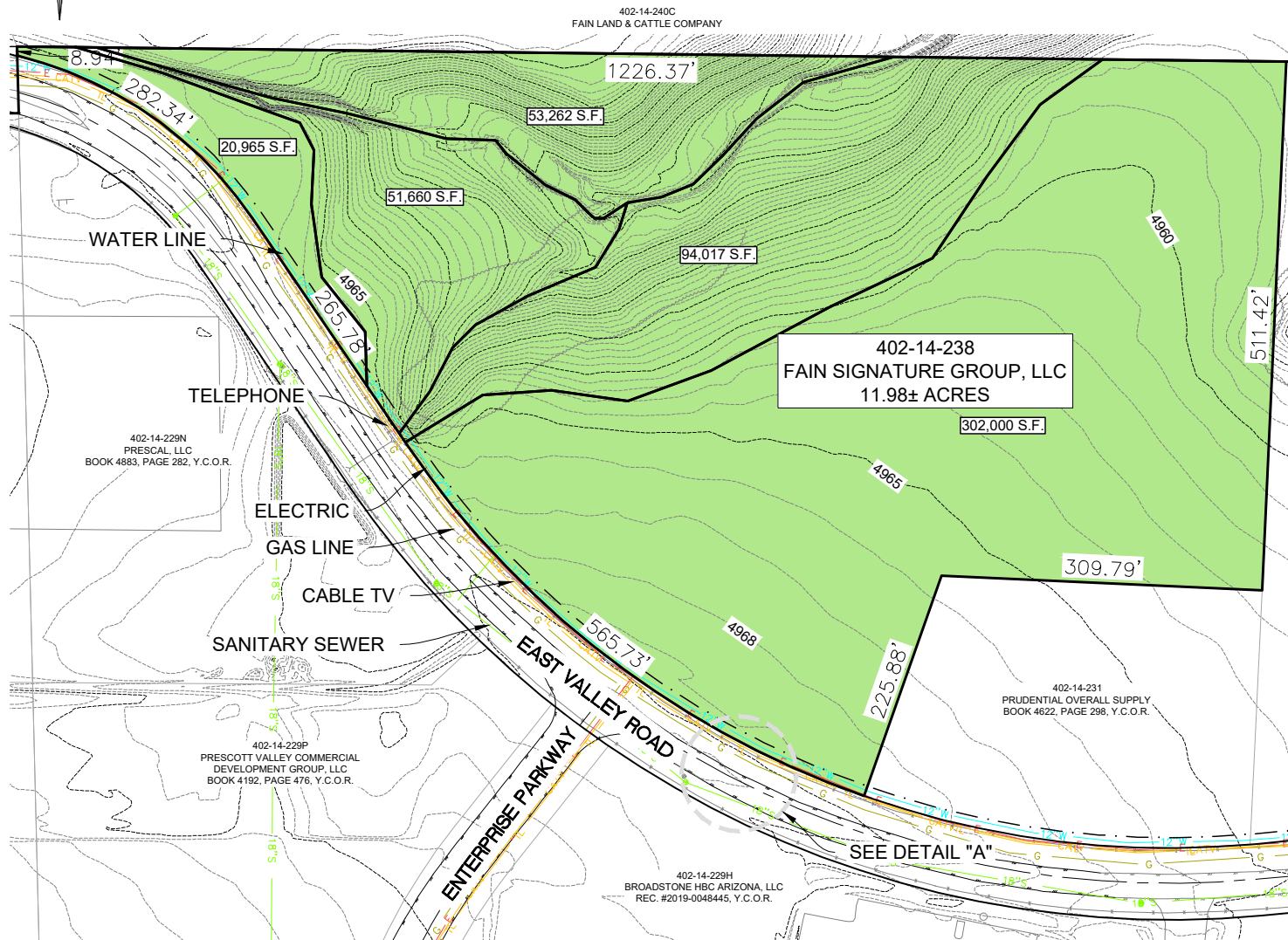
Prescott Valley is a town with a current population (October 2016) of about 45,500 residents located in Yavapai County, Arizona, United States, and a suburb of Prescott (although Prescott Valley is larger). Prescott Valley was the seventh fastest-growing place among all cities and towns in Arizona between 1990 and 2000.. Prescott Valley (locally, **PV**) is located in central Arizona approximately 85 miles (137 km) north of Phoenix at 5,100 feet elevation. PV has good access to Arizona State Route 89, SR-89A and SR-69, connecting to Interstates 17 and 40. Air service is available at Ernest A. Love Field, about 8 miles northwest.

- ◆ Zoned: M1
- ◆ Vacant Lot
- ◆ Located in Big Sky Industrial Park
- ◆ Close to Amazon, Ace Hardware and Canyon Distribution facilities
- ◆ Utilities Available: Electric; City Water; City Sewer; Natural Gas; Cable; Phone

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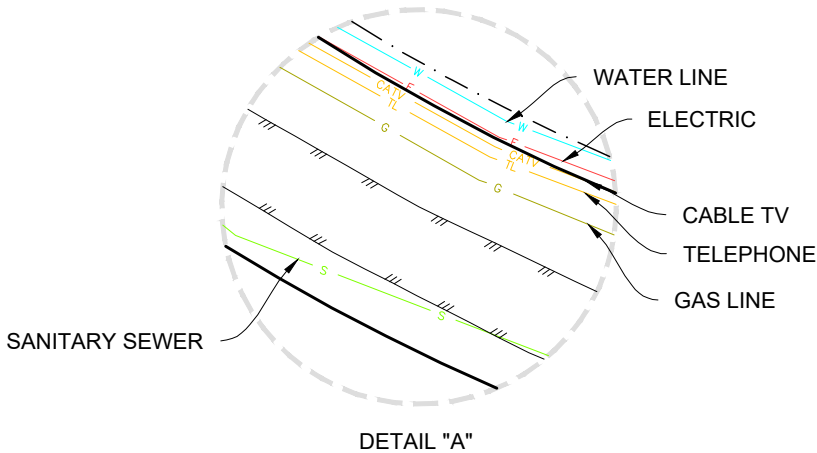
9974 EAST VALLEY ROAD - PARCEL EXHIBIT

SECTION 20, TOWNSHIP 14 NORTH, RANGE 1 EAST
GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA



LEGEND

<p>45.00'</p> <p>W</p> <p>G</p> <p>S</p> <p>E</p> <p>CATV</p> <p>TL</p> <p>4965</p>	<p>BOUNDARY INFORMATION</p> <p>SUBJECT PARCEL LINE</p> <p>ADJACENT PARCEL LINE</p> <p>RIGHT OF WAY</p> <p>PLATTED PUBLIC UTILITY EASEMENT</p> <p>CENTERLINE</p> <p>WATER LINE</p> <p>GAS LINE</p> <p>SEWER LINE</p> <p>EDGE-OF-PAVEMENT</p> <p>ELECTRIC LINE</p> <p>CABLE TELEVISION LINE</p> <p>TELEPHONE LINE</p> <p>INDEX CONTOUR</p> <p>INTERMEDIATE CONTOUR</p>
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SURVEYOR INFORMATION
GRANITE BASIN ENGINEERING, INC.
1981 COMMERCE CENTER CIRCLE SUITE B
PRESCOTT, ARIZONA 86301

CLIENT INFORMATION
FAIN SIGNATURE GROUP, LLC
3001 NORTH MAIN STREET, SUITE 2B
PRESCOTT VALLEY, ARIZONA 86314

GBE JOB #: 20004
DATE: 6/4/2021

DRAWN BY: TL/TRL
NOT TO SCALE

DATUM
NAD 1983
AZ SPF
CENTRAL