

# COTTONWOOD AUTO SALES

755/725 STATE ROUTE 89A,  
COTTONWOOD, AZ 86326

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# PROPERTY INFORMATION



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OFFERING MEMORANDUM

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Cottonwood Auto Sales offers a rare opportunity to acquire a highly profitable, family-owned dealership on one of the busiest stretches of State Route 89A in Cottonwood. Spanning two parcels with 1.2 acres of C-1 zoning, the property includes 200 feet of prime frontage, two marquee signs, and a 2,060 SF shop and office building. The lot has been freshly repaved, and two shaded parking structures enhance the customer experience—one previously operated as a car wash and can be reactivated for additional revenue. A three-bay garage supports repairs and detailing, adding valuable operational flexibility. In addition to the property's strength, the business generated Seller's Discretionary Earnings of \$191,343 in 2024 and \$460,637 in 2023, underscoring its proven profitability. Surrounded by other automotive businesses and positioned along a corridor traveled by more than 24,900 vehicles daily, this turnkey offering combines immediate income with long-term growth potential.

\*NDA Required for Additional Financial Information

## OFFERING SUMMARY

Sale Price (Real Estate and Business):	\$1,100,000
Additional Inventory Approx. - Seller May Carry	\$950,000
Lot Size:	1.2 Acres
Building Size:	2,060 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	215	646	3,472
Total Population	480	1,467	7,980
Average HH Income	\$56,019	\$57,828	\$62,009

# PROPERTY DESCRIPTION



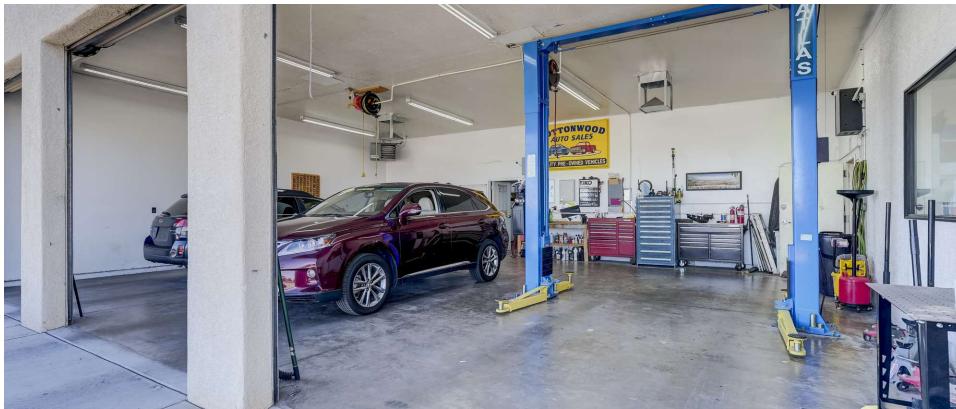
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## LOCATION DESCRIPTION

Positioned along one of Cottonwood's primary commercial corridors, offering excellent visibility and convenient access. Situated on State Route 89A—a major arterial that connects Sedona, Jerome, and the Verde Valley—the property benefits from consistent local traffic as well as high volumes of year-round tourist activity. The site is surrounded by a mix of national retailers, local businesses, dining, and service amenities, making it a strong destination for both residents and visitors. With its central Cottonwood location, the property provides direct connectivity to Old Town Cottonwood, residential neighborhoods, and regional attractions throughout Northern Arizona.

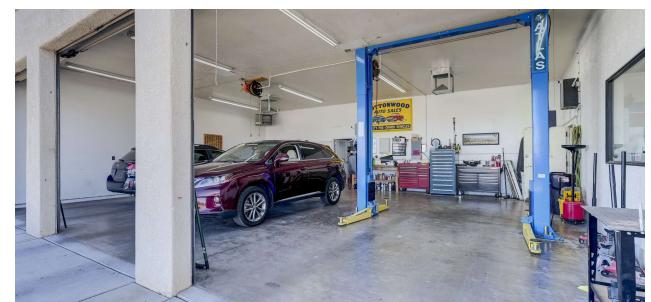
# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Two parcels totaling 1.2 acres of C-1 zoning with 200 feet of SR-89A frontage
- 2,060 SF shop and office space, including a three-bay garage for repairs and detailing
- High visibility with two marquee signs and over 24,900 vehicles per day (ADOT 2021)
- Freshly repaved lot plus two shaded parking structures, one with former car wash potential
- Proven profitability with Seller's Discretionary Earnings of \$191,343 in 2024 and \$460,637 in 2023
- Redevelopment Potential: With 1.2 acres of C-1 zoning on a high-traffic arterial, the site offers strong potential for future redevelopment into retail, mixed-use, or other commercial uses, capitalizing on its prime frontage and visibility
- Seller may carry on the car inventory - estimated to be \$950,000.00 at close of escrow
- Strategic Trade Area: Positioned along Cottonwood's primary commercial corridor with strong synergy among nearby auto dealerships, service centers, and national retailers.
- Tourism & Growth Market: Located in the Verde Valley, a high-growth region drawing millions of annual visitors to Sedona, Jerome, and surrounding destinations.
- Ample Parking & Layout: Large lot design provides easy circulation, customer parking, and prominent display areas for vehicles.
- Value-Add Opportunities: Flexibility to add revenue streams such as reactivating the car wash, expanding service operations, or repositioning the property for new uses.

# ADDITIONAL PHOTOS





# LOCATION INFORMATION



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OFFERING MEMORANDUM

# RETAILER MAP



# CONTACT



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