



M&M COMMERCIAL - 89A COMMERCIAL LAND

# LAND FOR SALE

+/- 1.79 AC ON MAIN ROAD  
ACROSS FROM MCDONALDS &  
SAFEWAY / ADJACENT TO  
WYNDHAM RESORT

**OFFERED @ \$1,999,000 / \$26 PSF**

2411 W SR 89A, SEDONA, AZ 86336



**LISTING BROKER:**  
JACK MCMAHON  
(928) 224-2709  
JACK@MMPROPSAZ.COM  
WEBSITE





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Contact Us



# AERIAL





# AERIAL VIEW EAST





# AERIALS





# AERIAL





Sedona, Arizona, is a mesmerizing destination renowned for its unparalleled natural beauty and captivating landscapes. Nestled amidst the majestic red rock formations of the Coconino National Forest, Sedona boasts a unique blend of rugged wilderness and serene charm that attracts visitors from around the world.

The distinctive red sandstone formations, sculpted by millions of years of geological processes, create a breathtaking backdrop that is both awe-inspiring and spiritually rejuvenating. Towering rock formations such as Cathedral Rock, Bell Rock, and Snoopy Rock dominate the skyline, offering spectacular vistas and endless opportunities for outdoor exploration and adventure.

The lush vegetation of Sedona, characterized by towering pine forests, vibrant desert flora, and meandering creeks, adds to the area's allure and provides a habitat for diverse wildlife. The vibrant colors of the landscape, particularly during sunrise and sunset when the rocks glow with fiery hues, create a magical ambiance that captivates the senses and leaves a lasting impression on visitors.

State Route 89A serves as the main artery through Sedona, offering convenient access to the town's numerous attractions and amenities. Situated along this scenic route, properties enjoy high visibility and easy accessibility, making them prime locations for retail development. The steady flow of tourists and visitors along State Route 89A ensures a steady stream of potential customers, making it an ideal location for retail establishments seeking to capitalize on Sedona's thriving tourism industry.

Furthermore, the demand for multifamily development in Sedona is on the rise, driven by the town's popularity as a destination for both tourists and permanent residents seeking a tranquil and scenic lifestyle. Properties along State Route 89A offer the perfect combination of accessibility, amenities, and natural beauty, making them highly desirable for multifamily development projects. Residents of these developments can enjoy unparalleled views of Sedona's iconic red rocks while still being within easy reach of shopping, dining, and recreational opportunities.

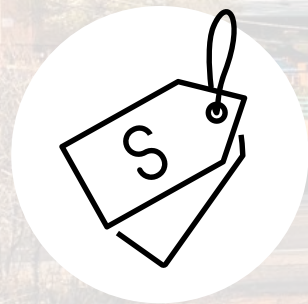
Sedona's natural beauty, coupled with its strategic location along State Route 89A, makes it an ideal destination for retail and multifamily development. Properties along this main road offer unmatched visibility, accessibility, and potential for growth, making them highly coveted investment opportunities in one of the most enchanting landscapes in the United States.

With a population of  $\pm 9,859$ , Sedona boasts a small-town feel, yet big city amenities fill the area. Metropolitan Phoenix/Scottsdale ( $\pm 90$  miles south) is less than a two-hour drive away on Interstate 17. And to the north, the cool mountain town of Flagstaff ( $\pm 50$  miles north) is home to Northern Arizona University and draws visitors for winter sports such as skiing and snowboarding. Sedona Airport can accommodate smaller planes and small turbojets, while Flagstaff Pulliam Airport ( $\pm 26$  miles north) provides service to Phoenix and Dallas/Fort Worth via American Airlines and Denver via United Airlines. The largest and busiest in Arizona, Sky Harbor International Airport ( $\pm 90$  miles south), is among the largest commercial airports in the United States. The Sedona Verde Valley area offers two medical centers, two higher education options along with a multitude of restaurants, wineries, and award-winning resorts. Points of interest include the Arizona Snowbowl, Verde Valley, Grand Canyon Railways, and Montezuma Castle National Monument.





# Investment Highlights.



**OFFERED @  
\$1,999,000 / \$26 PSF**

One of the only remaining undeveloped commercial lots left on 89A



**89A FRONTAGE  
WITH 2 CURB CUTS**

Corner of State Route 89A & Blue Heron Way. Across from the Safeway Shopping Center. Tremendous visibility and VPD.



**COMMERCIAL  
ZONING**

Commercial zoning as-is allows for a multitude of uses **CLICK HERE** for details. QSR, MFH, standard retail, mixed use, special purpose.



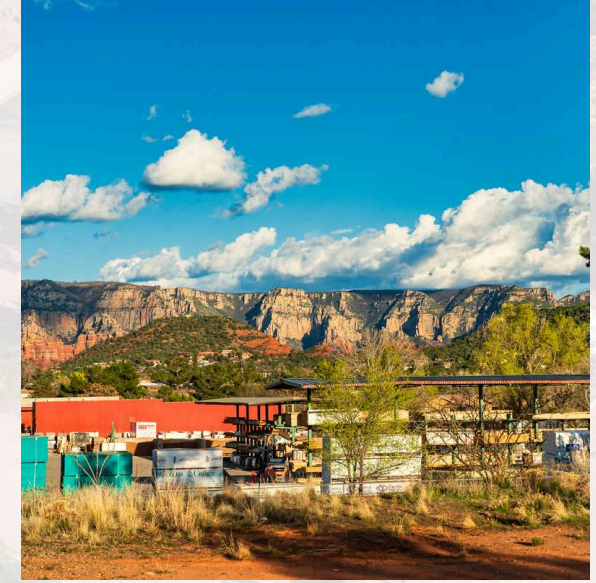
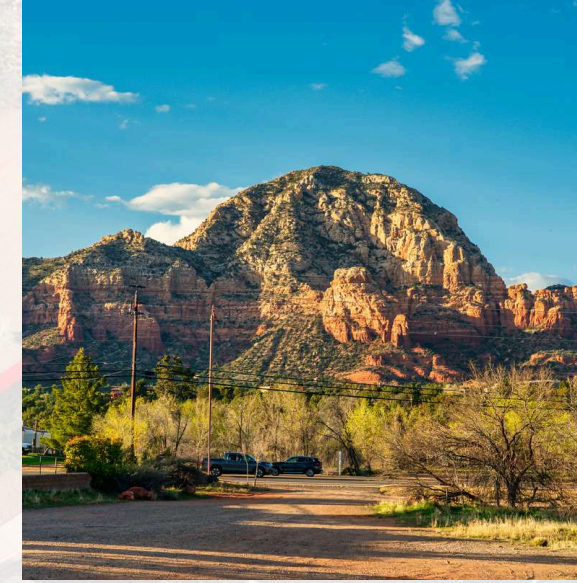
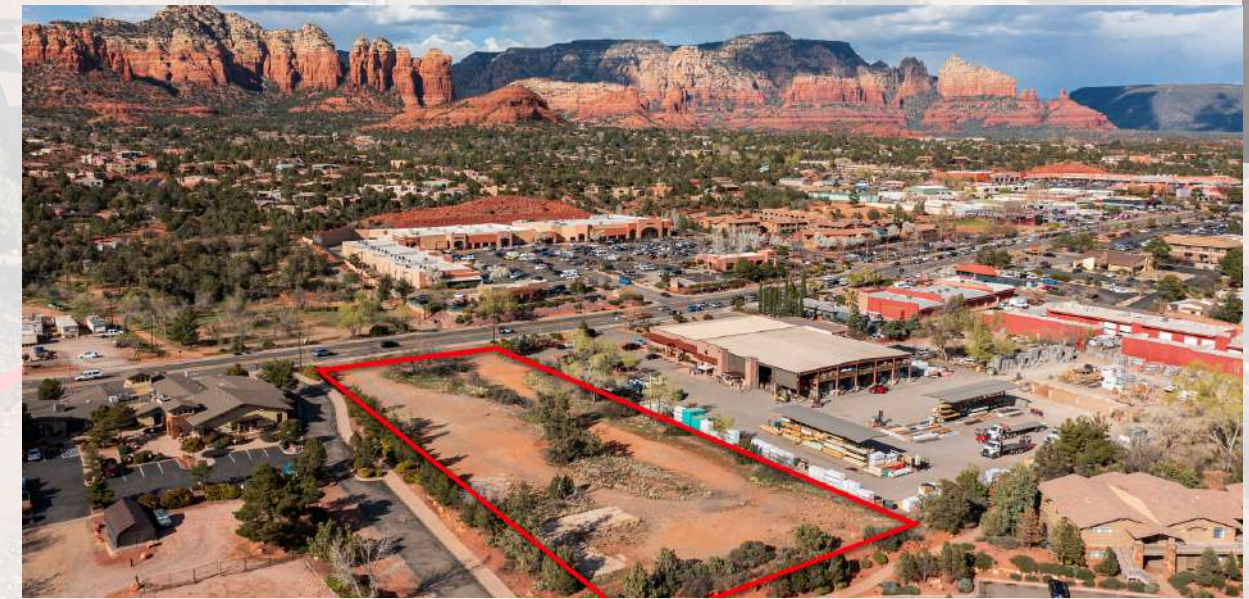
# OFFERING DETAILS



McMAHON  
&  
MILLER  
COMMERCIAL REAL ESTATE

M&M COMMERCIAL - 89A COMMERCIAL LAND

<b>ADDRESS</b>	2411 W SR 89A, SEDONA, AZ 86336
<b>APN</b>	408-24-023A
<b>LOT SIZE</b>	+/- 1.79 AC (+/-77,972 SF)
<b>PRICE</b>	\$1,999,000 / \$26 PSF
<b>ZONING</b>	COMMERCIAL (CO) - CLICK <a href="#">HERE</a>
<b>FRONTAGE</b>	YES - SR 89A (MAIN ARTERY)
<b>2023 TAXES</b>	\$15,318
<b>AERIAL FOOTAGE</b>	CLICK <a href="#">HERE</a>
<b>VPD (ADOT 2022)</b>	26,170
<b>DUE DILIGENCE MATERIAL</b>	ALTA (2024) & PHASE 1 AVAILABLE

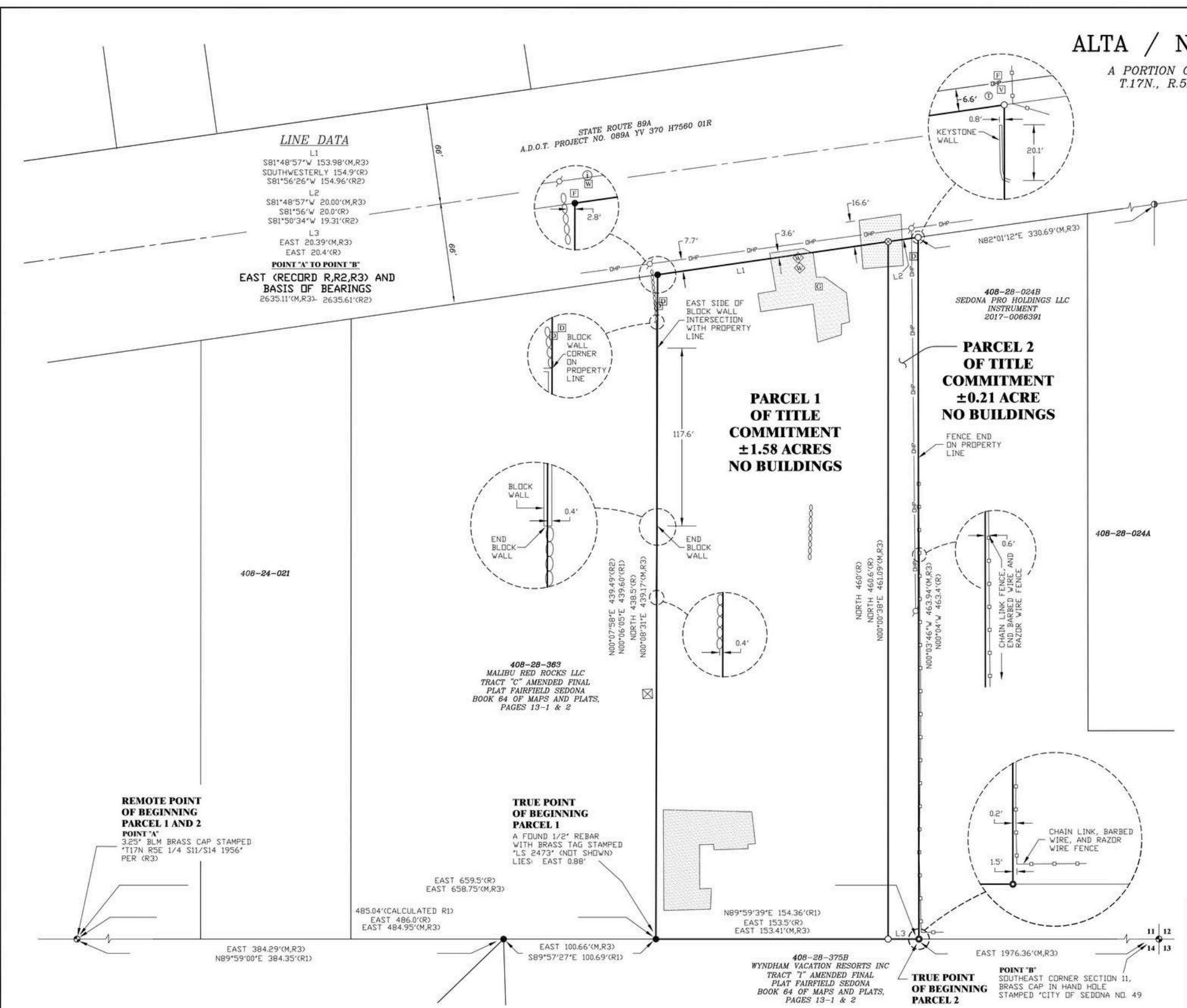




# ALTA SURVEY (2024)

## ALTA / NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11,  
T.17N., R.5E., G. & S.R.M., YAVAPAI COUNTY, ARIZONA.  
ASSESSOR PARCEL 408-24-023A  
CITY OF SEDONA



### LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND 1/2" REBAR AND PLASTIC CAP STAMPED "RLS 26925"
- INDICATES FOUND 1/2" REBAR AND PLASTIC CAP STAMPED "LANDMARK LS 14184"
- INDICATES FOUND 1/2" REBAR AND PLASTIC CAP STAMPED "ATHERTON RLS 16490" PER (R3)
- ⊙ INDICATES SET SPINDLE AND ALUMINUM WASHER STAMPED "SEC INC RLS 40829"
- INDICATES SET 5/8" REBAR AND PLASTIC CAP STAMPED "SEC INC LS 40829"
- (M) INDICATES MEASURED DIMENSION
- (R) INDICATES DIMENSION PER BOOK 4467 OF OFFICIAL RECORDS, PAGE 616 AND PER TITLE COMMITMENT FILE NO. 07008052-710-A02
- (R1) INDICATES DIMENSION PER BOOK 64 OF MAPS AND PLATS, PAGES 13-1 AND 13-2
- (R2) INDICATES DIMENSION PER BOOK 19 OF LAND SURVEYS, PAGE 47
- (R3) INDICATES DIMENSION PER ALTA / NSPS LAND TITLE SURVEY INSTRUMENT 2018-0002679
- ⊞ INDICATES WATER VALVE
- ⊞ INDICATES WATER METER
- ⊞ INDICATES WATER BOX
- ⊞ INDICATES FIRE HYDRANT
- ⊞ INDICATES TELEPHONE / CABLE RISER
- ⊞ INDICATES GAS METER
- ⊞ INDICATES UTILITY POLE
- ⊞ INDICATES DOWN GUY WIRE
- ⊞ INDICATES ELECTRICAL TRANSFORMER PAD
- ⊞ INDICATES IRRIGATION CONTROL VALVE
- ▭ INDICATES CONCRETE PADS
- ▭ INDICATES PAVEMENT
- ▭ INDICATES ROCK WALL
- ▭ INDICATES CHAIN LINK FENCE, UNLESS NOTED OTHERWISE
- ▭ INDICATES OVERHEAD POWER LINE

SCALE: 1" = 30'  
0' 15' 30' 60'

2411 W. STATE ROUTE 89A, SEDONA AZ		
ALTA / NSPS LAND TITLE SURVEY SECTION 11, T17N., R5E.		
DATE 05/17/24	DRAWN B.L.S.	SHEET 2 OF 2
SCALE 1" = 30'	CHECKED M.J.F.	17-09105 PhB Schmidt Hwy89A Sedona ALTA.dwg

SEE SHEET 1 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES / CERTIFICATION, AND SCHEDULE B ITEMS  
SEE SHEET 2 FOR COMPLETE BOUNDARY INFORMATION, ADJACENT PARCEL INFORMATION, RECORD TIE REFERENCES, AND EASEMENTS.

DISCLAIMER: These plans/documents have been prepared using technical knowledge and skills that would be applied by other qualified registrants who practice the same profession in the same area and at the same time. Efforts have been made to be as accurate as possible. However, plans/documents could contain unintentional technical inaccuracies, typographical errors or omissions. Users of these plans/documents should understand that it is highly probable that errors and omissions will occur in any plan/document preparation process.

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# SEDONA

M&M COMMERCIAL - 89A COMMERCIAL LAND

## Location

- 45 min south of Flagstaff
- 2 hours north of Phoenix
- 2 hours south of Grand Canyon
- 4.5 hours southeast of Las Vegas
- 7 hours east of Los Angeles

## Activities

- 300+ recreational trails
- Sits in the middle of 1.8 million acres of national forest
- Oak Creek, golf, restaurants, and shopping

## Airports

- Phoenix Sky Harbor (100 miles)
- Flagstaff Pulliam (26 miles)
- Sedona Airport (West Sedona)
- Cottonwood Airport (20 miles)

## Major Employers

- Enchantment Resorts: 570+
- L'Auberge De Sedona: 250+
- Hilton Resort: 200+
- Pink Jeep Tours: 170+



# SUMMARY TABLE OF ALLOWED USES

## E. Table of Allowed Uses

See Table 3.1, below.

Table 3.1 Table of Allowed Uses																			
P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited																			
	Residential								Non-Residential					Other				Use-Specific Standards	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS		OC
<b>Residential</b>																			
<b>Household Living</b>																			
Dwelling, Co-Housing										P	P	C	P					P	<a href="#">3.3.A(1)</a>
Dwelling, Duplex										P	P	C	P	P				P	
Dwelling, Live/Work										P	C	P	C	C	C	A		P	<a href="#">3.3.A(2)</a>
Dwelling, Multifamily										P	P	P	P	P	P	A		P	<a href="#">3.3.A(3)</a>
Dwelling, Single-Family Attached										P	P	C	P	P		C		P	<a href="#">3.3.A(4)</a>
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	C	C								P	<a href="#">3.3.A(5)</a>
Manufactured Home					P	P	C	C	C									<a href="#">3.3.A(6)</a>	
<b>Group Living</b>																			
Assisted Living Center										P	P	P	P		P	P			
Dormitory										C	C	C	C	P	P	C			
<b>Public, Institutional, and Civic Uses</b>																			
<b>Community and Cultural Facilities</b>																			
Cemetery or Interment Facility																	C		
Club or Lodge	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	<a href="#">3.3.B(1)</a>
Conference/Meeting Facility															A	A	P	A	
Day Care	C	C	C	C	C	C	C	C	C	C	P	P	P				A		

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<b>Foodbanks</b>																			
	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use
<b>Funeral Facility</b>																			
												P	P	P	P	P			
<b>Library</b>																			
										C	C	P	P	P	P	C			
<b>Museum</b>																			
										C	C	P	P	P	P	C		P	
<b>Park, Active</b>																			
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>Park and Open Space, Passive</b>																			
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>Religious Assembly</b>																			
	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	
<b>Shelters (e.g., homeless shelter)</b>																			
	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use
<b>Educational Facilities</b>																			
<b>School, Public or Private</b>																			
	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	<a href="#">3.3.B(2)</a>
<b>School, Vocational or Trade</b>																			
											P	P	P	P	P				
<b>Healthcare Facilities</b>																			
<b>Hospital</b>																			
											P	P	P		P				
<b>Medical or Dental Clinic</b>																			
										C	P	P	P		P				
<b>Commercial Uses</b>																			
<b>Animal-Related Uses</b>																			
<b>Kennel, Commercial</b>																			
													C	P					<a href="#">3.3.C(1)</a>
<b>Stable, Commercial</b>																			
	P	P																	<a href="#">3.3.C(2)</a>
<b>Veterinary Hospital or Clinic</b>																			
										C	P	P	P	P					<a href="#">3.3.C(3)</a>

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	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS		OC
<b>Recreation and Entertainment</b>																			
<b>RV Park</b>																			
																		P	<a href="#">3.3.C(4)</a>
<b>Indoor Recreation Facility</b>																			
										A	A	P	P	P	P	P	P		<a href="#">3.3.C(5)</a>
<b>Outdoor Recreation Facility</b>																			
	CA	CA	CA	CA	A	A	A	A	A		C	C	C	C	C	C	P	<a href="#">3.3.C(6)</a>	
<b>Food and Beverage Services</b>																			
<b>Bar, Tavern, Lounge, or Tasting Room</b>																			
											C	P	P	P	P		P	<a href="#">3.3.C(7)</a>	
<b>Catering Establishment</b>																			
											P	P	P	P	P				
<b>Microbrewery, Distillery, or Winery</b>																			
										C	P	P	P	P	P		P	<a href="#">3.3.C(8)</a>	
<b>Mobile Food Vending</b>																			
										P	P	P	P	P	P		C	<a href="#">3.3.C(9)</a>	
<b>Restaurant</b>																			
										P	P	P	P	P	P		P	<a href="#">3.3.C(10)</a>	
<b>Restaurant with Drive-Through</b>																			
												C	P	P	P			<a href="#">3.3.C(11)</a>	
<b>Office, Business, and Professional Services</b>																			
<b>Administrative, Professional, or Government Office</b>																			
										P	P	P	P	P	P	P	P	<a href="#">3.3.C(12)</a>	
<b>Financial Institution</b>																			
										P	P	P	P	P	P			<a href="#">3.3.C(13)</a>	
<b>Lodging</b>																			
<b>Lodging, Medium-Density</b>																			
												P			P		P	<a href="#">3.3.C(14)b</a>	
<b>Lodging, High-Density</b>																			
															See <a href="#">3.3</a>				
<b>Personal Services</b>																			
<b>Personal Services, General</b>																			
										P	P	P	P	P	P		P		



# SUMMARY TABLE OF ALLOWED USES (CONT'D)



**Table 3.1 Table of Allowed Uses**  
P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited

	Residential								Non-Residential					Other				Use-Specific Standards		
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS		OC	
Laundromat, Self-Service							A	A	A	P	P	P	P	P						<a href="#">3.3.C(16)</a>
Retail Sales																				
Auction House										P	P	P	P	P						<a href="#">3.3.C(17)</a>
Building Materials and Supply Store												P	P							
General Retail, Less than 10,000 Square Feet										P	P	P	P	P					P	<a href="#">3.3.C(18)</a>
General Retail, 10,000 Square Feet to 25,000 Square Feet												P			P					
General Retail, More than 25,000 Square Feet												C			C					
Medical Marijuana Dispensary												P	P							<a href="#">3.3.C(19)</a>
Medical Marijuana Dispensary, Off-Site Cultivation Location, Recreational Marijuana Establishment Dual Licensee												P	P							<a href="#">3.3.C(19)</a>
Nursery or Garden Supply Store										C	P	P	P	P					P	<a href="#">3.3.C(20)</a>
Transportation, Vehicles, and Equipment																				
Equipment Sales and Rental												C	P							<a href="#">3.3.C(21)</a>
Fleet Services												P	P	C	C					<a href="#">3.3.C(22)</a>
Off-Highway Vehicle Sales and Rentals												C	C	C						<a href="#">3.3.C(29)</a>
Parking Facility											P	P	P	P	C					

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Transit Terminal or Station																	C			
Vehicle Fuel Sales												C	P	P						<a href="#">3.3.C(23)</a>
Vehicle Repair, Major													P	P						<a href="#">3.3.C(24)</a>
Vehicle Repair, Minor											C	C	P	P	P					<a href="#">3.3.C(25)</a>
Vehicle Sales and Leasing													P	P	C					<a href="#">3.3.C(26)</a>
Vehicle Service Station											C	C	P	P	P					<a href="#">3.3.C(27)</a>
Vehicle Wash											C	P	P	P	P					
Adult Entertainment Establishments																				
Adult Entertainment													C	C						<a href="#">3.3.C(28)</a>
Industrial Uses																				
Manufacturing and Processing																				
Food Processing										C	C	P	P	P	P					<a href="#">3.3.D(1)</a>
Manufacturing, Artisan										C	C	P	P	P	P			P		<a href="#">3.3.D(2)</a>
Manufacturing, Light													P	P						<a href="#">3.3.D(3)</a>
Storage and Warehousing																				
Contractor Office or Equipment Storage Yard													C	P						
Outdoor Storage													C	P						<a href="#">3.3.D(4)</a>
Self-Storage Facility													P	P						<a href="#">3.3.D(5)</a>
Warehousing and Wholesale Facility													P	P						<a href="#">3.3.D(6)</a>
Public and Semi-Public Utility Uses																				
Flood Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C		
Public Utility, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P				
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C		

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Water Storage Tank	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C		
Wireless Telecommunications Facility	<i>See Article 4: Wireless Communication Facilities</i>																			
Accessory Uses																				
Agriculture, General	A	A																CA	A	<a href="#">3.4.D(1)</a>
Agriculture, Urban	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	<a href="#">3.4.D(2)</a>
Guest Quarters	A	A	A	A	A	A	A	A	A	A									A	<a href="#">3.4.D(3)</a>
Home Occupation	A	A	A	A	A	A	A	A	A	A	A								A	<a href="#">3.4.D(4)</a>
Outside Sales and Display																		CA	CA	<a href="#">3.4.C(3)</a>
Outdoor Dining																		A	A	<a href="#">3.4.C(3)</a>
Outdoor Storage, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	<a href="#">3.4.D(5)</a>
Parking Facilities	CA	CA	CA	CA	CA	CA	CA	CA	CA											<a href="#">3.4.D(7)</a>
Temporary Uses																				
Christmas Tree and Pumpkin Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">3.5.E(1)</a>
Construction Support Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">3.5.E(2)</a>
Filming-Related Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">3.5.E(3)</a>
Model Home	P	P	P	P	P	P	P	P	P	P	P									<a href="#">3.5.E(4)</a>
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">3.5.E(4)</a>
Temporary Housing	P	P	P	P	P	P	P	P	P	P									P	<a href="#">3.5.E(5)</a>



# SEDONA, AZ



Statistics provided by the City of Sedona and Yavapai College

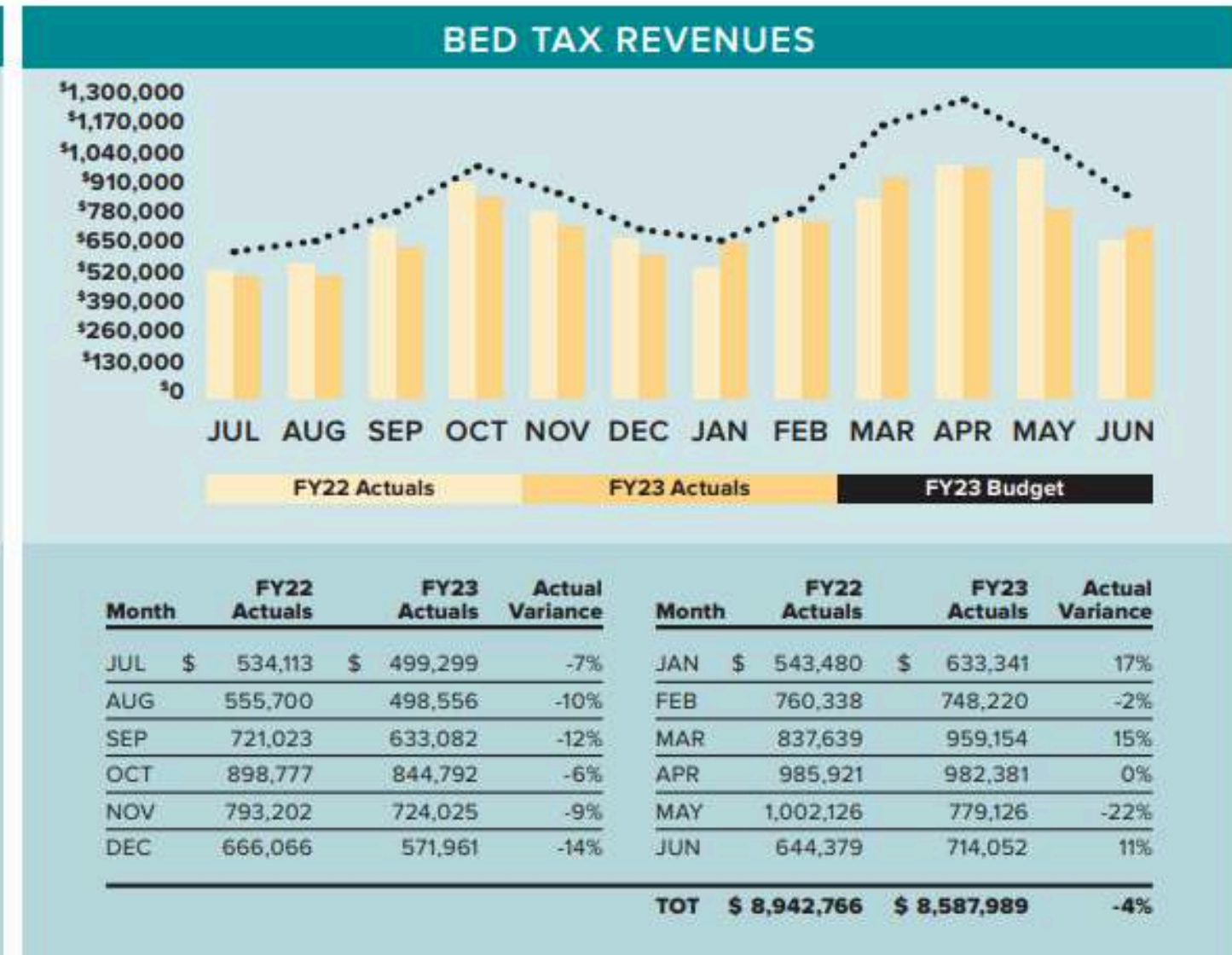
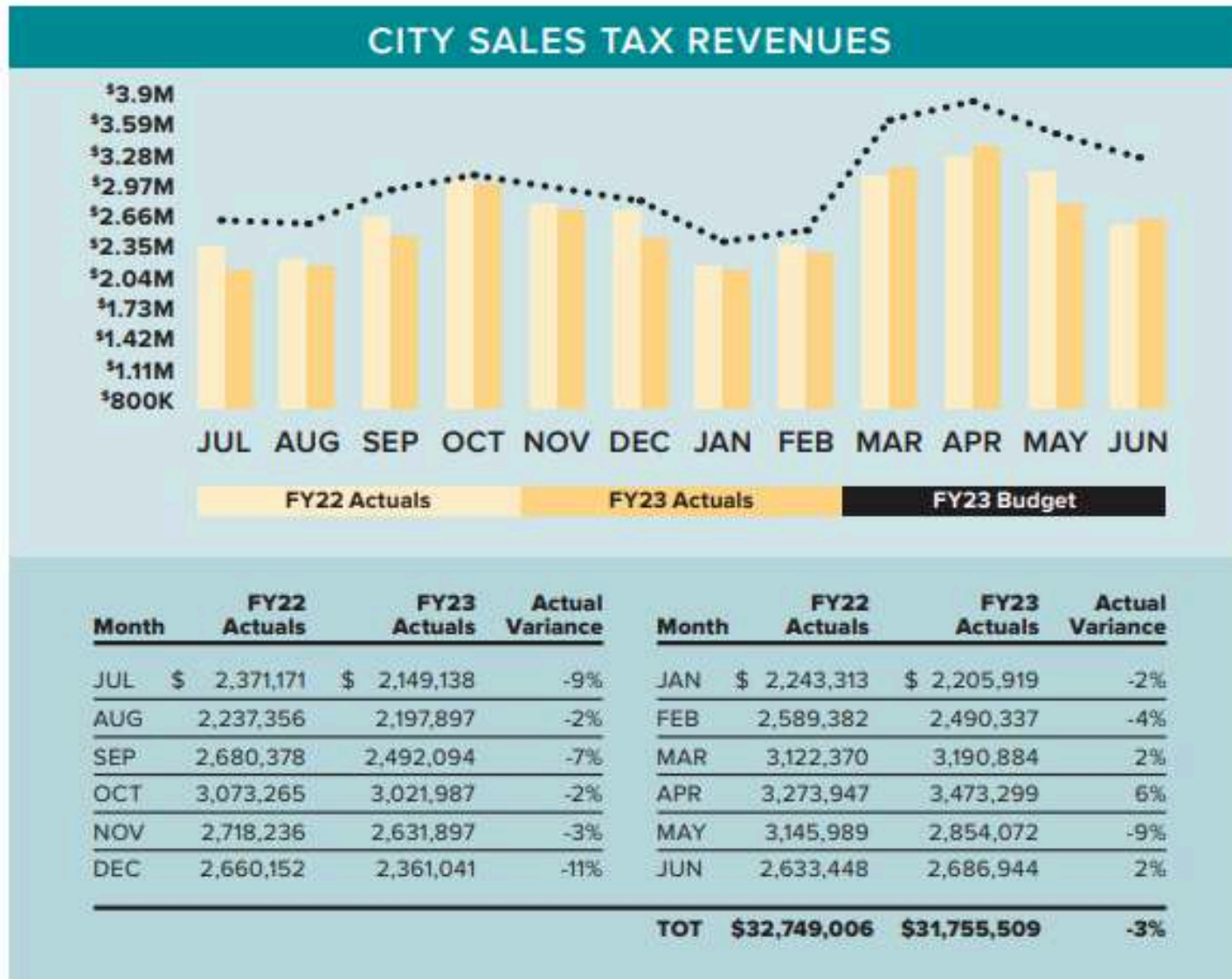
## Visitors Generate Significant Funding





## FY23 Sales and Bed Tax Revenues

FY23 (July 2022 – June 2023) vs FY22 (July 2021 – June 2022)



## Traditional Lodging Performance FY23 vs FY19

(FY19 is considered in the industry to be the most recent normalized year prior to the pandemic.)

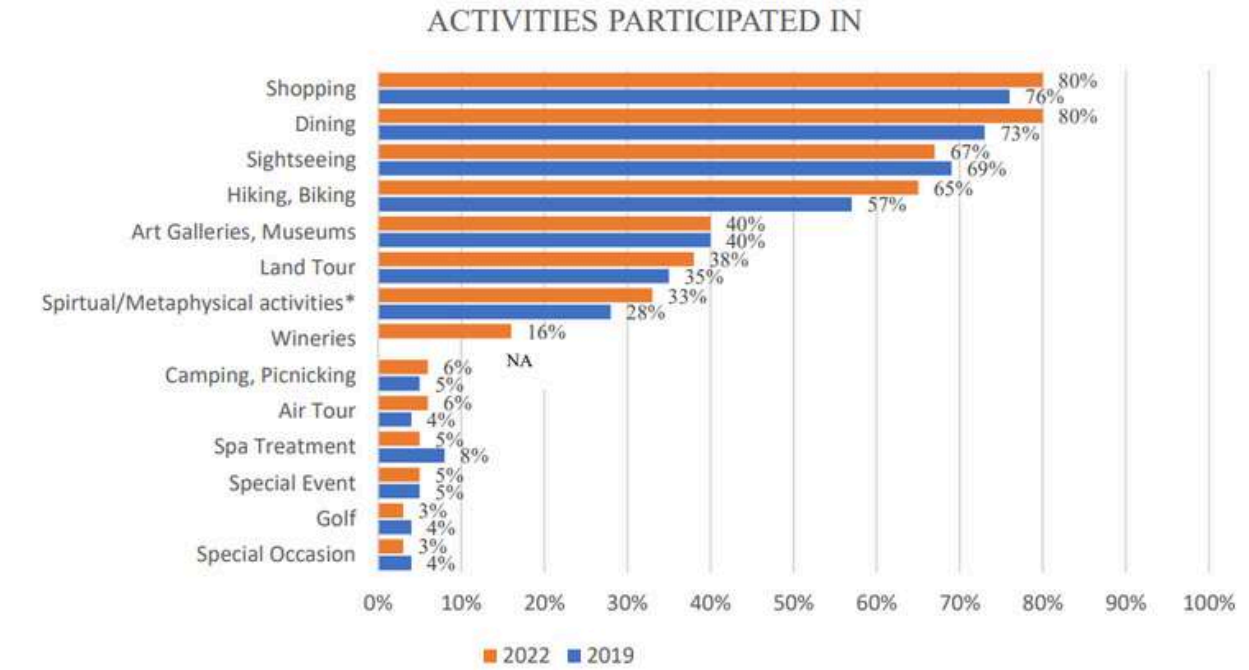
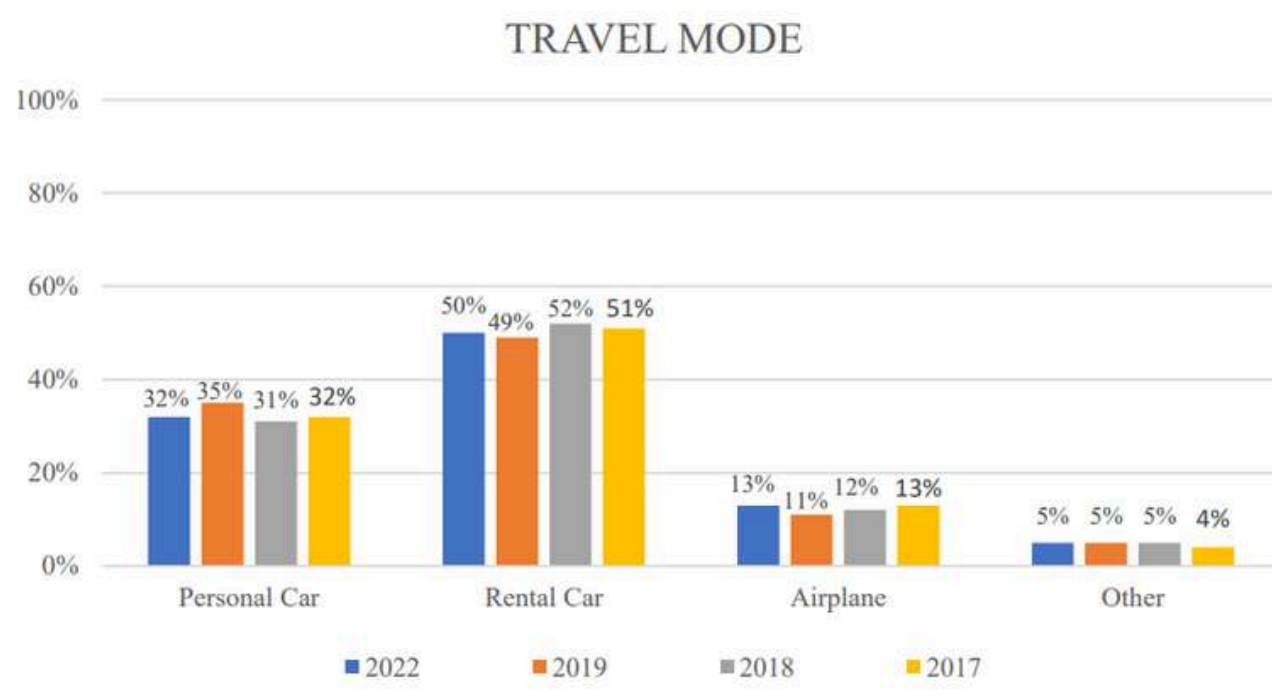
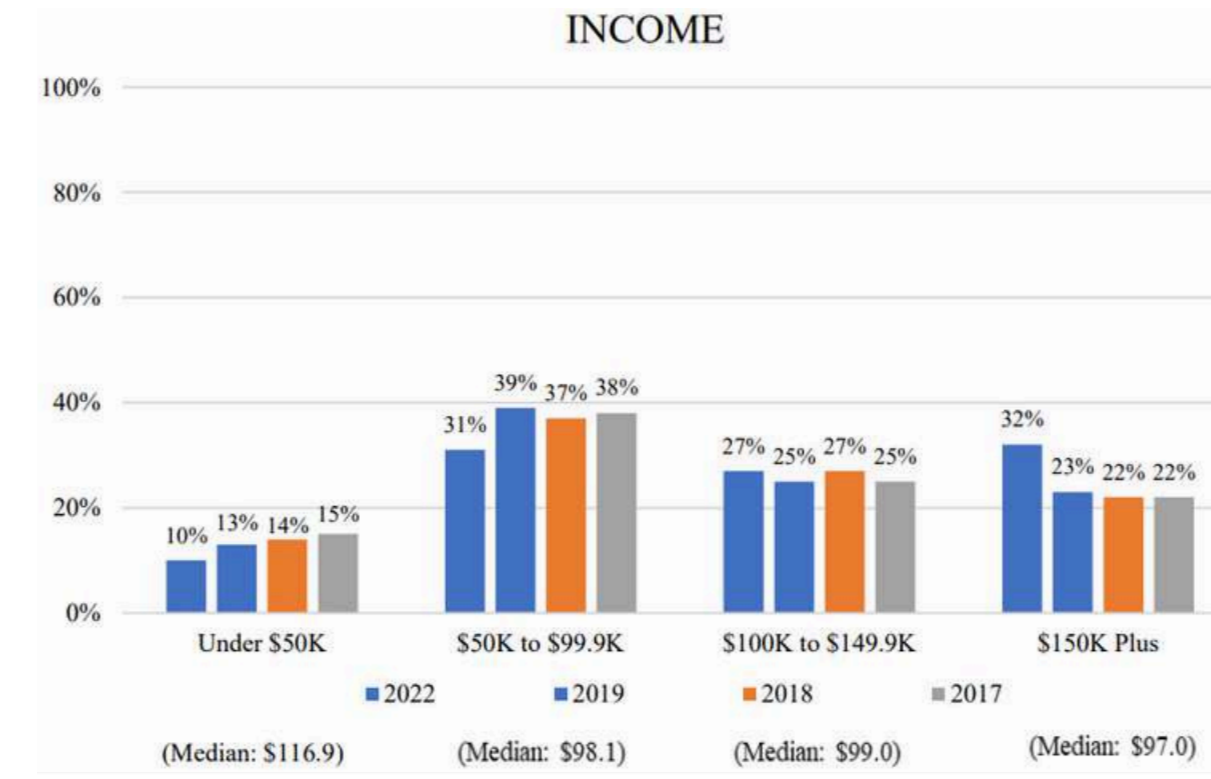
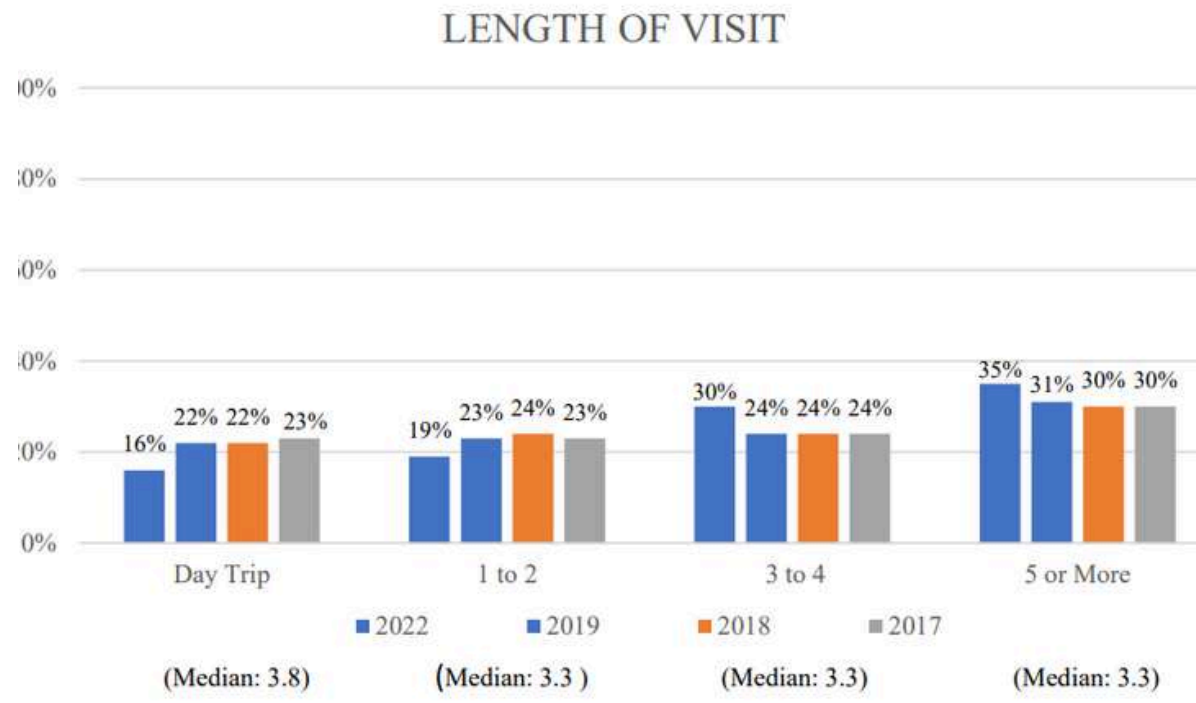
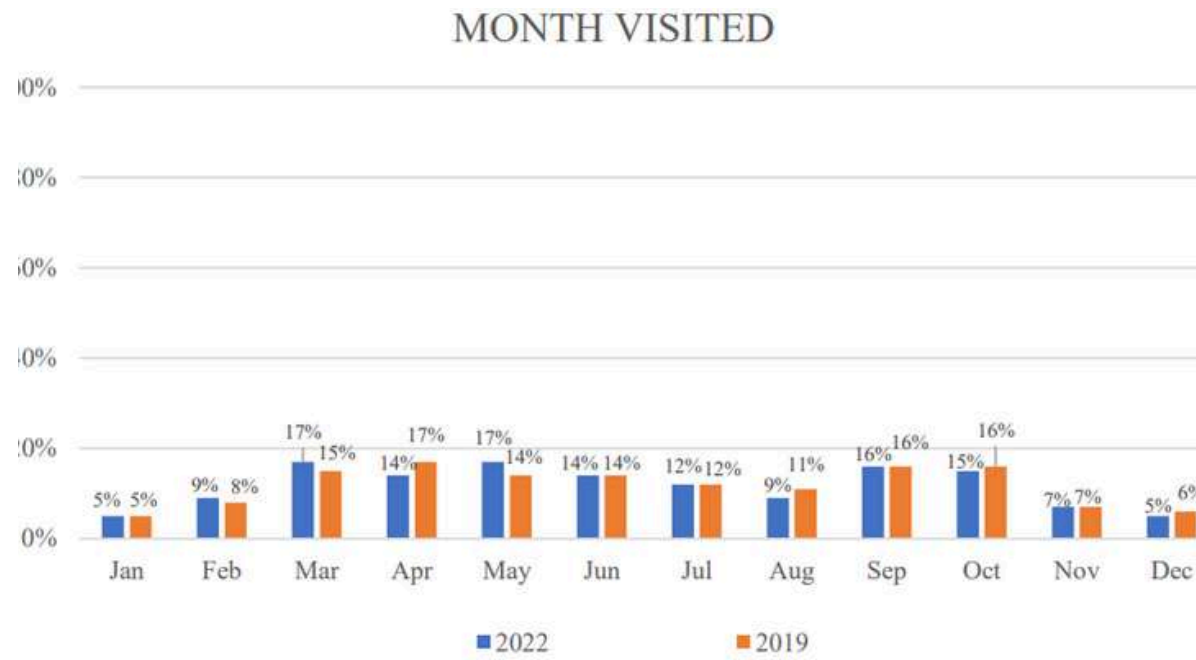
Occupancy  
↓ **7.0%**

Average Daily Rate  
↑ **33%**

Revenue Per Available Room  
↑ **24%**



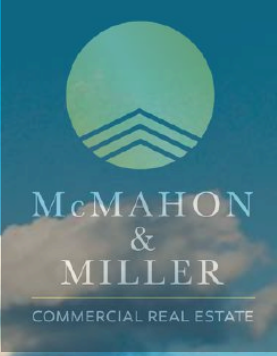
# SEDONA VISITORS





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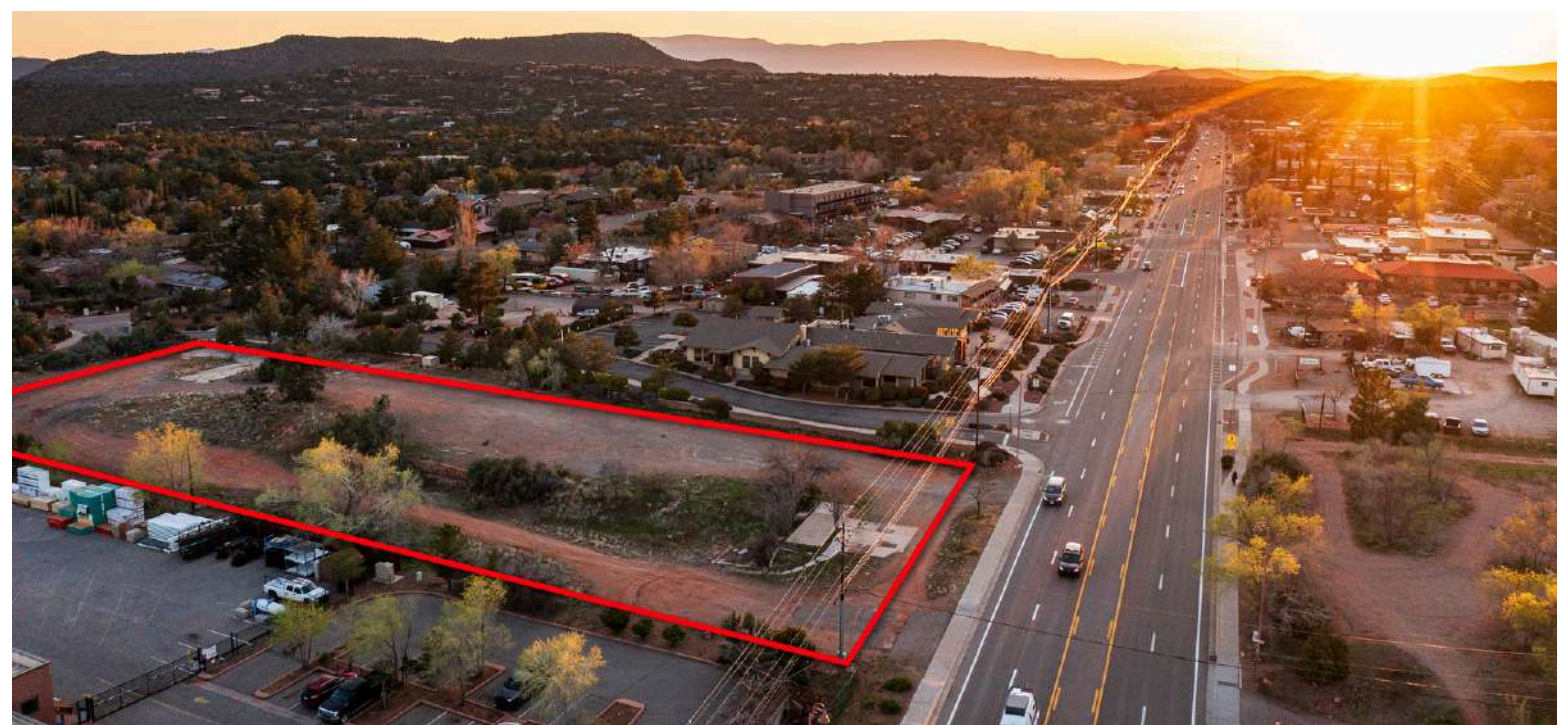
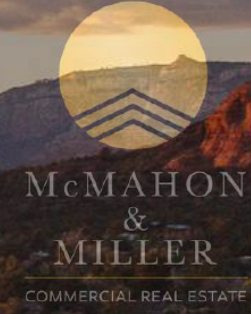
# GROUND PHOTOS



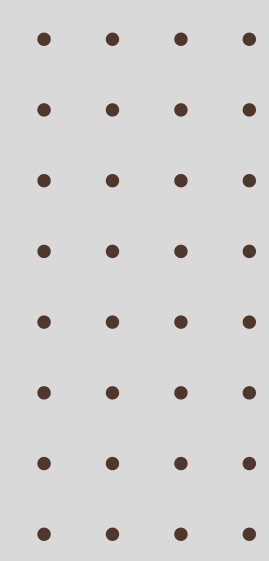


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# AERIAL PHOTOS







# Contact Information

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