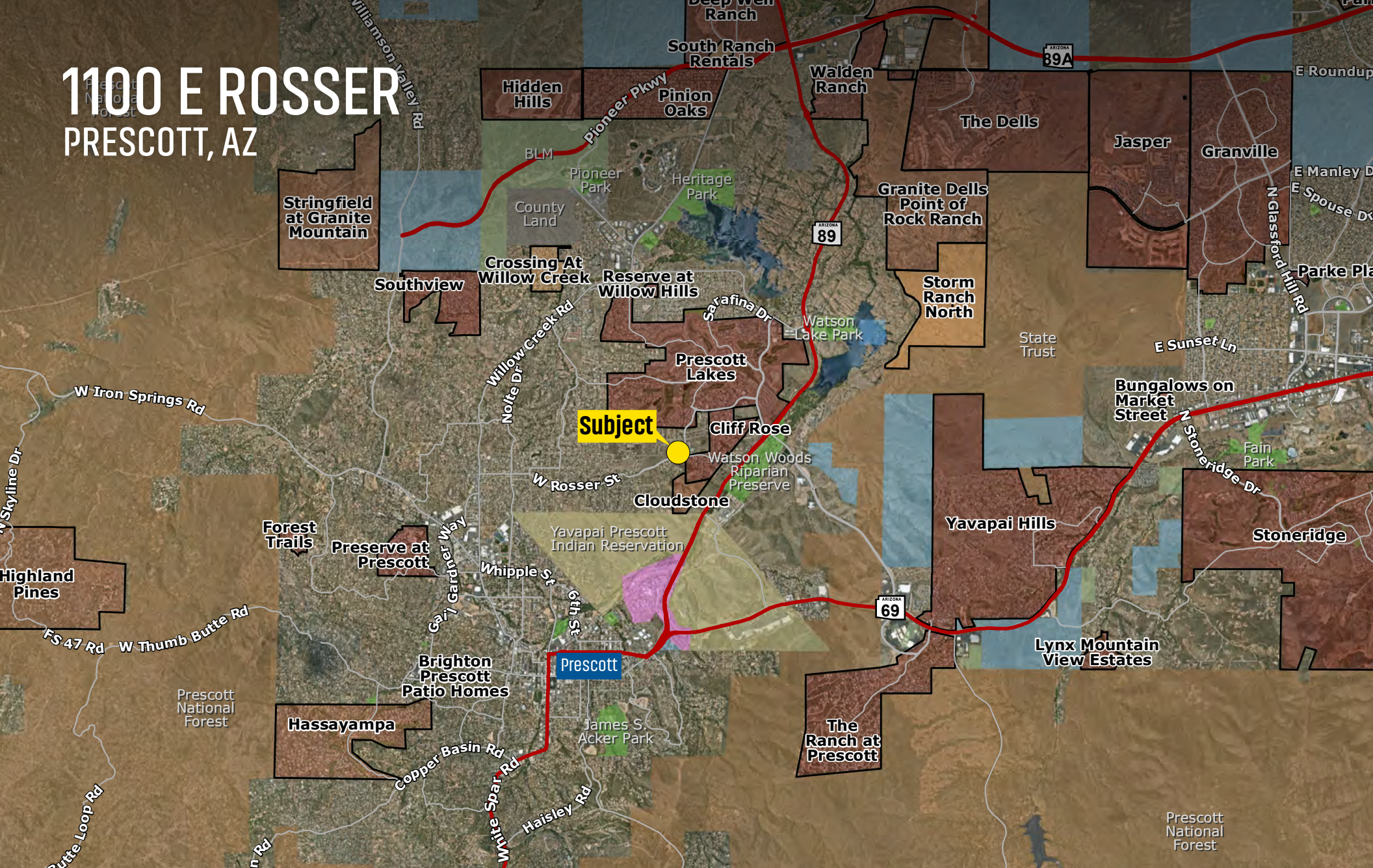


1100 E ROSSER

PRESCOTT, AZ



CONTACT FOR MORE INFORMATION

Capri Barney
cbarney@landadvisors.com
928.445.4457



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EXECUTIVE SUMMARY



ADDRESS	1100 E Rosser, Prescott AZ
LOCATION	NWC of Rosser Street & Blooming Hills Drive
SIZE	±4.61 Acres
PRICE	\$1,300,000
PARCELS	105-03-004G
ZONING	SF-35
UTILITIES	Water City of Prescott Sewer City of Prescott Natural Gas Unisource Energy Services Cable/Internet/Fiber Optic Sparklight, Century Link Telephone Century Link (Location of and ability to connect to utilities will need to be determined)
PROPERTY TAXES	\$735 (2024)

PROPERTY DESCRIPTION	The Property is centrally located in Prescott, Arizona. It is only minutes from the Historic Courthouse Square, shops, restaurants, entertainment, and the outdoor recreational opportunities of the 1.25 million-acre Prescott National Forest . The property zoning will currently allow for five residential lots. The ability to split further will require a development plan and approval by the City of Prescott. The surrounding properties are zoned SF-35 to the west, SF-18 to the north and NOB (Neighborhood Oriented Business) to the east and south. The property would likely bring a higher price if it could be rezoned for higher density residential and/or commercial use. The owner is willing to support a rezone of the property.
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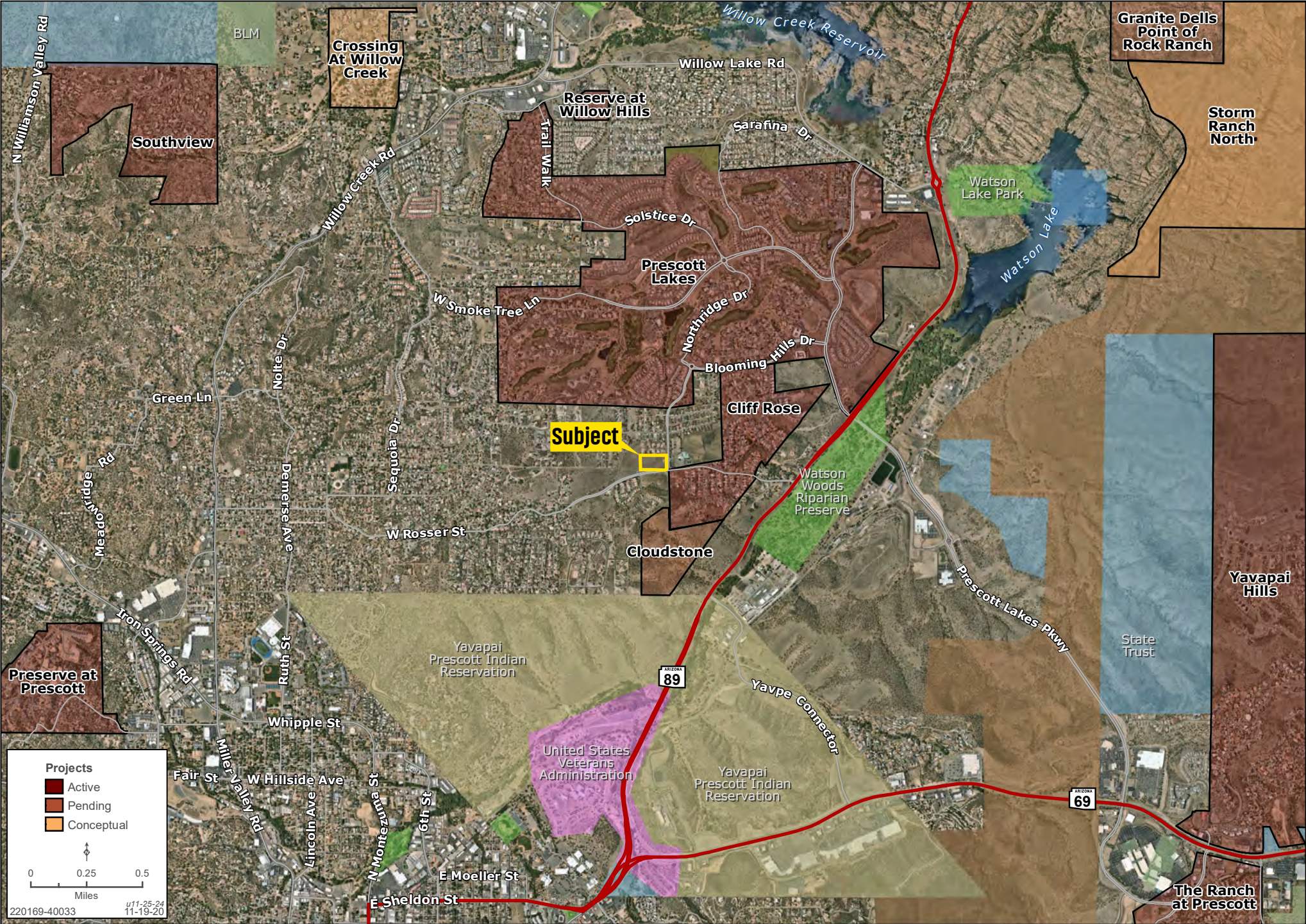
DETAIL | 1100 E ROSSER, PRESCOTT, AZ

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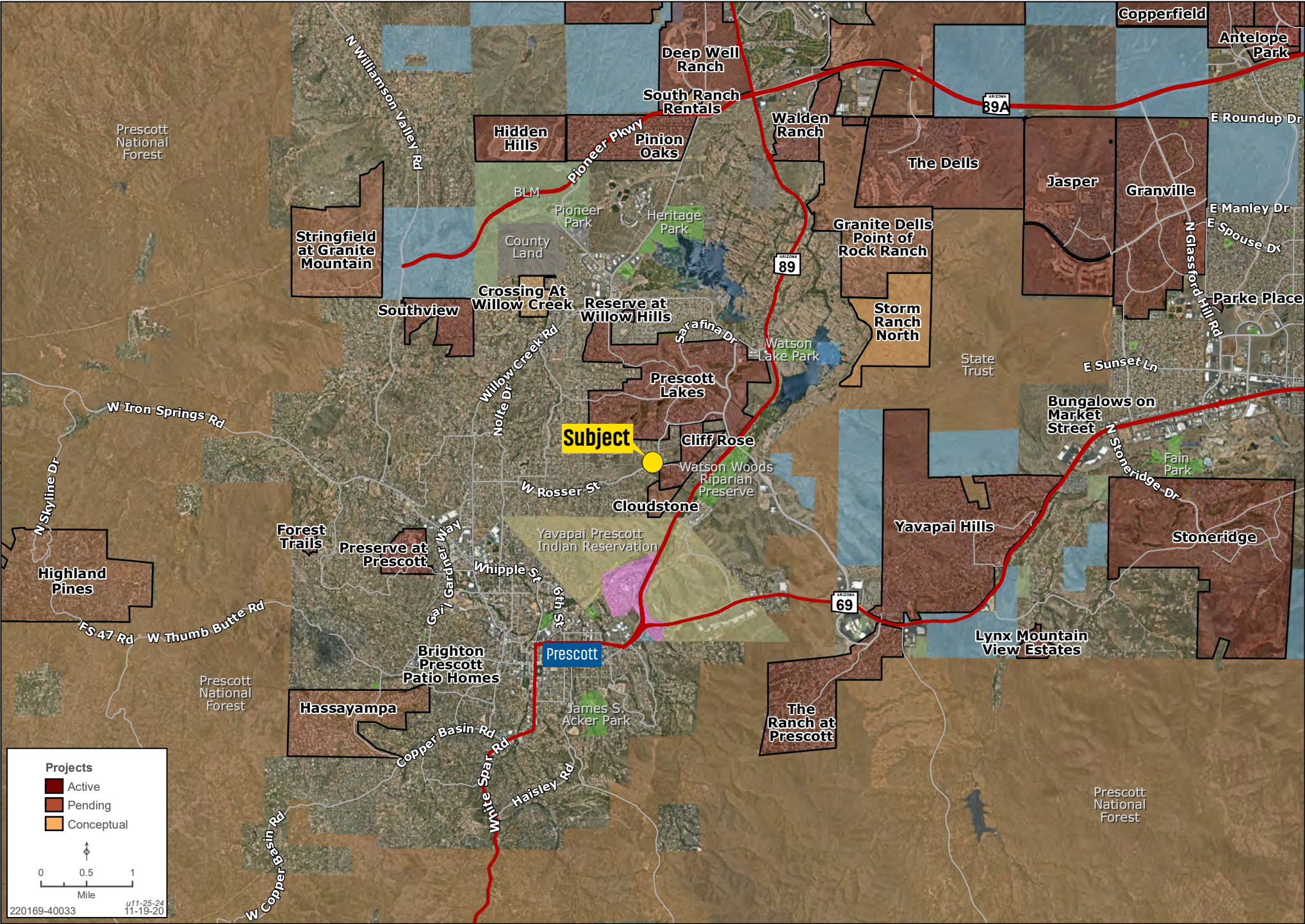
AREA | 1100 E ROSSER, PRESCOTT, AZ

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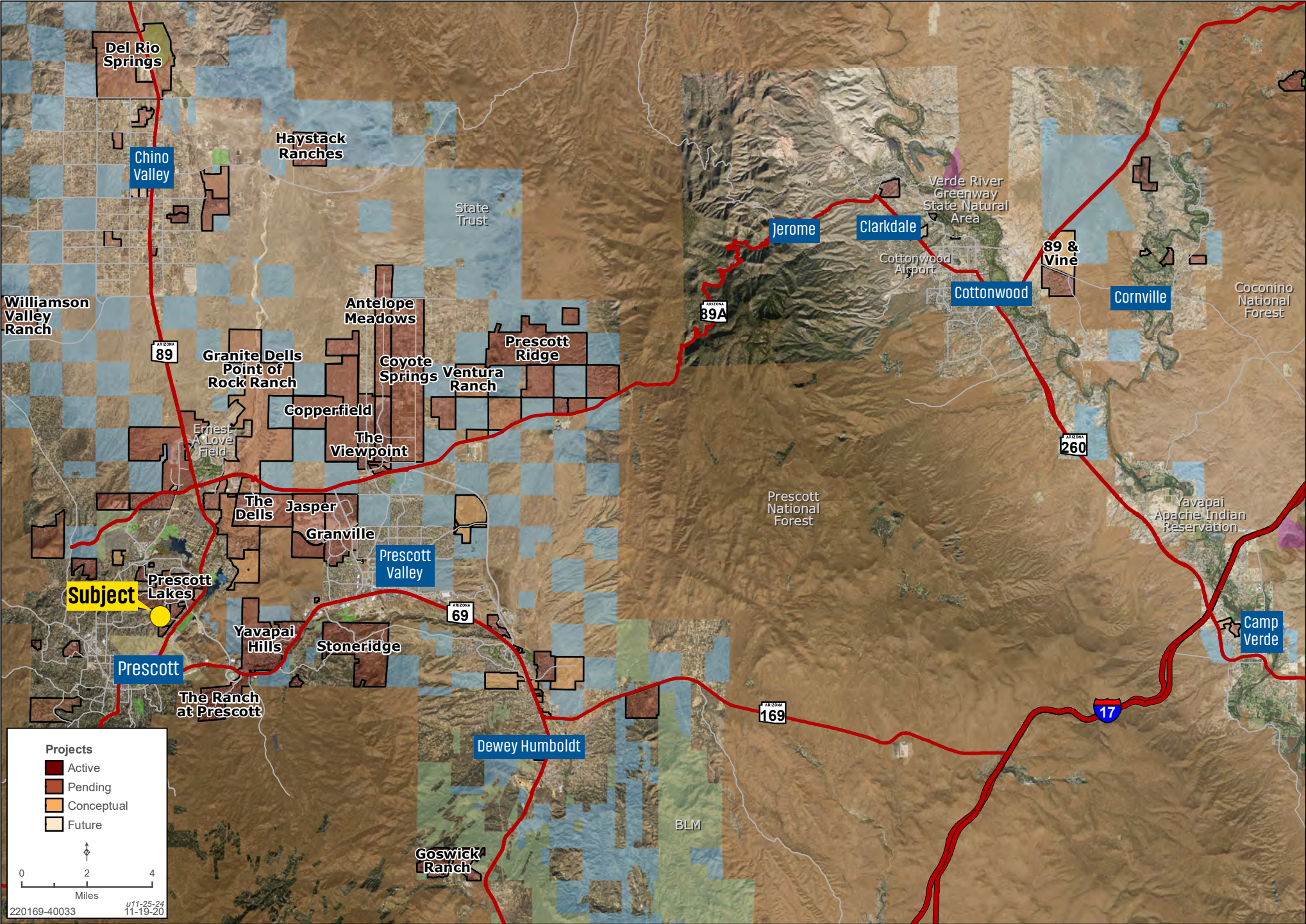
DEVELOPMENT | 1100 E ROSSER, PRESCOTT, AZ

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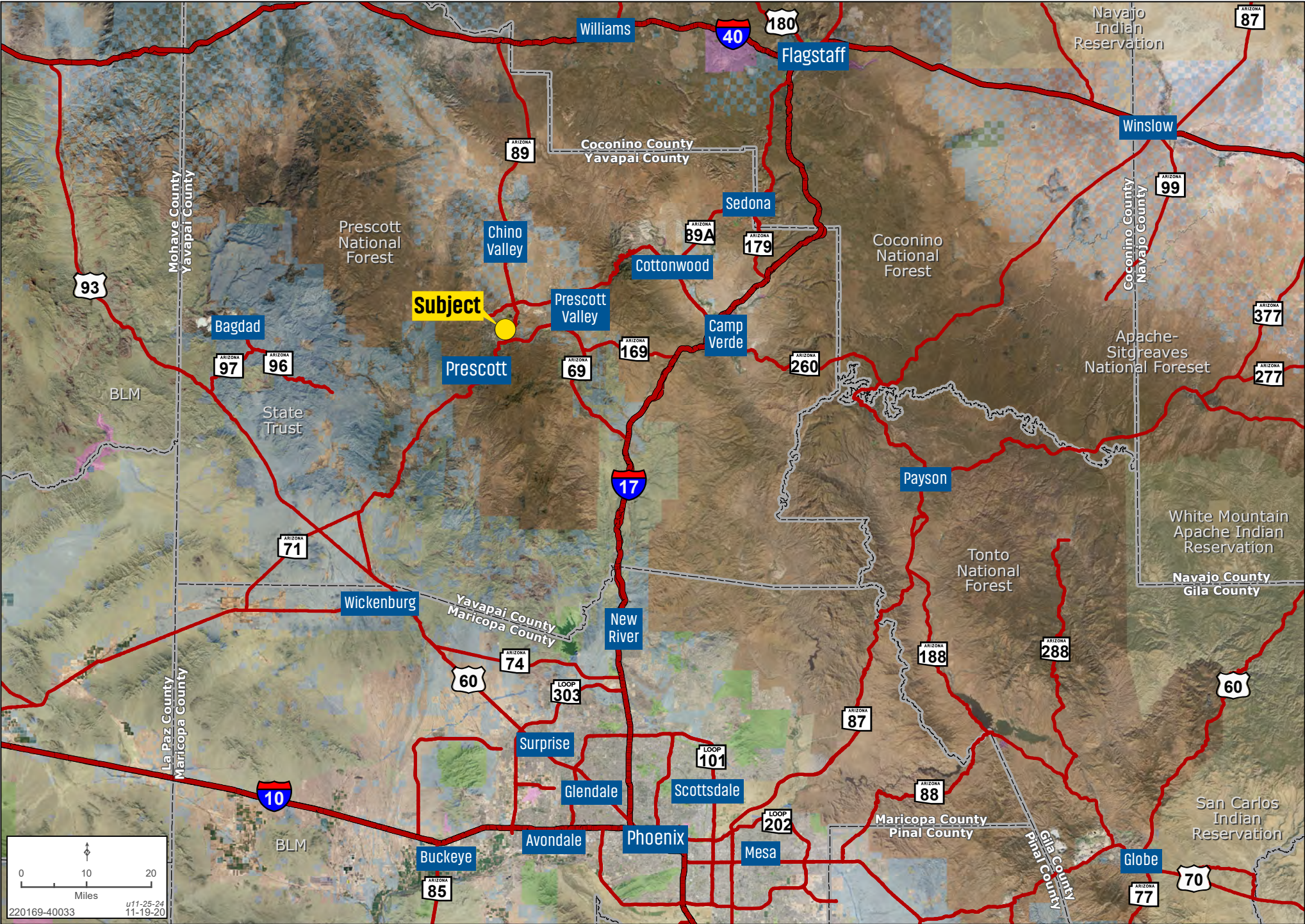
REGIONAL | 1100 E ROSSER, PRESCOTT, AZ

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LOCALITY | 1100 E ROSSER, PRESCOTT, AZ

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