

# PRIME REDEVELOPMENT REAL ESTATE

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

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# PROPERTY INFORMATION

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OFFERING MEMORANDUM



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This 1.2-acre commercial offering presents a prime redevelopment opportunity along one of the busiest stretches of State Route 89A in Cottonwood. Comprised of two C-1 zoned parcels with approximately 200 feet of high-visibility frontage, the property benefits from exposure to more than 24,900 vehicles per day, making it ideally suited for a wide range of commercial uses.

The site includes a 2,060 SF shop and office building, a three-bay garage, two marquee signs, freshly repaved lot surfaces, and two shaded parking structures—one of which was previously utilized as a car wash and offers potential for reactivation or adaptive reuse. The generous lot size, strong access, and established improvements provide both immediate functionality and long-term flexibility.

Surrounded by established automotive and commercial users, this corridor supports strong traffic flow and consumer demand. With C-1 zoning allowing for a variety of retail, service, and commercial applications, the property offers investors, owner-users, or developers the opportunity to reposition, expand, or redevelop in a high-visibility, high-growth location.

## OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	1.2 Acres
Building Size:	2,060 SF

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,472	14,054	16,735
Total Population	7,980	31,604	38,198
Average HH Income	\$62,009	\$71,288	\$75,091

# 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
- 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
- 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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# RETAILER MAP





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