

LAND FOR SALE

Portions of:
High View at Boulder Creek
 Town of Camp Verde, Arizona 86322

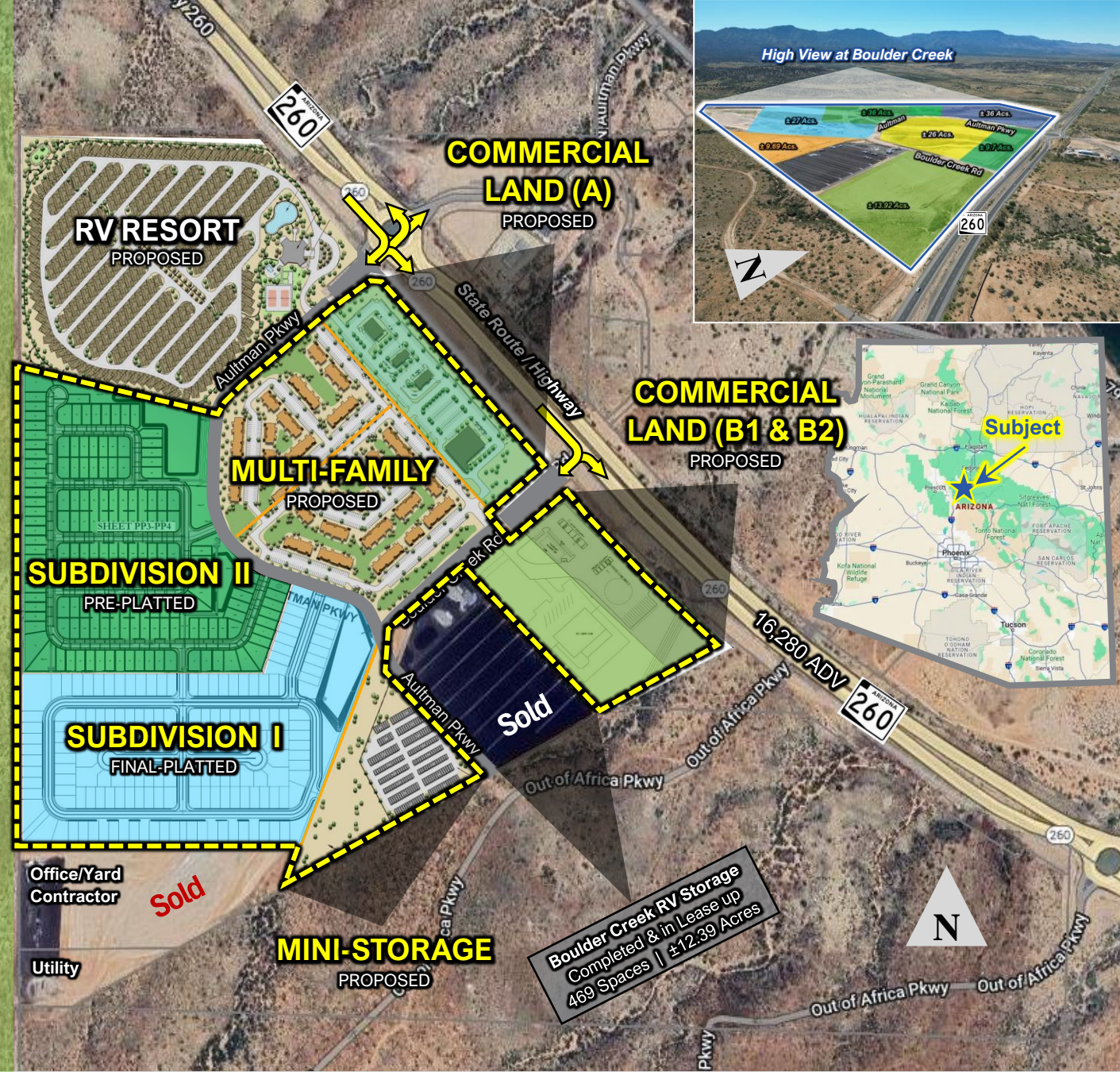
PROPERTY HIGHLIGHTS

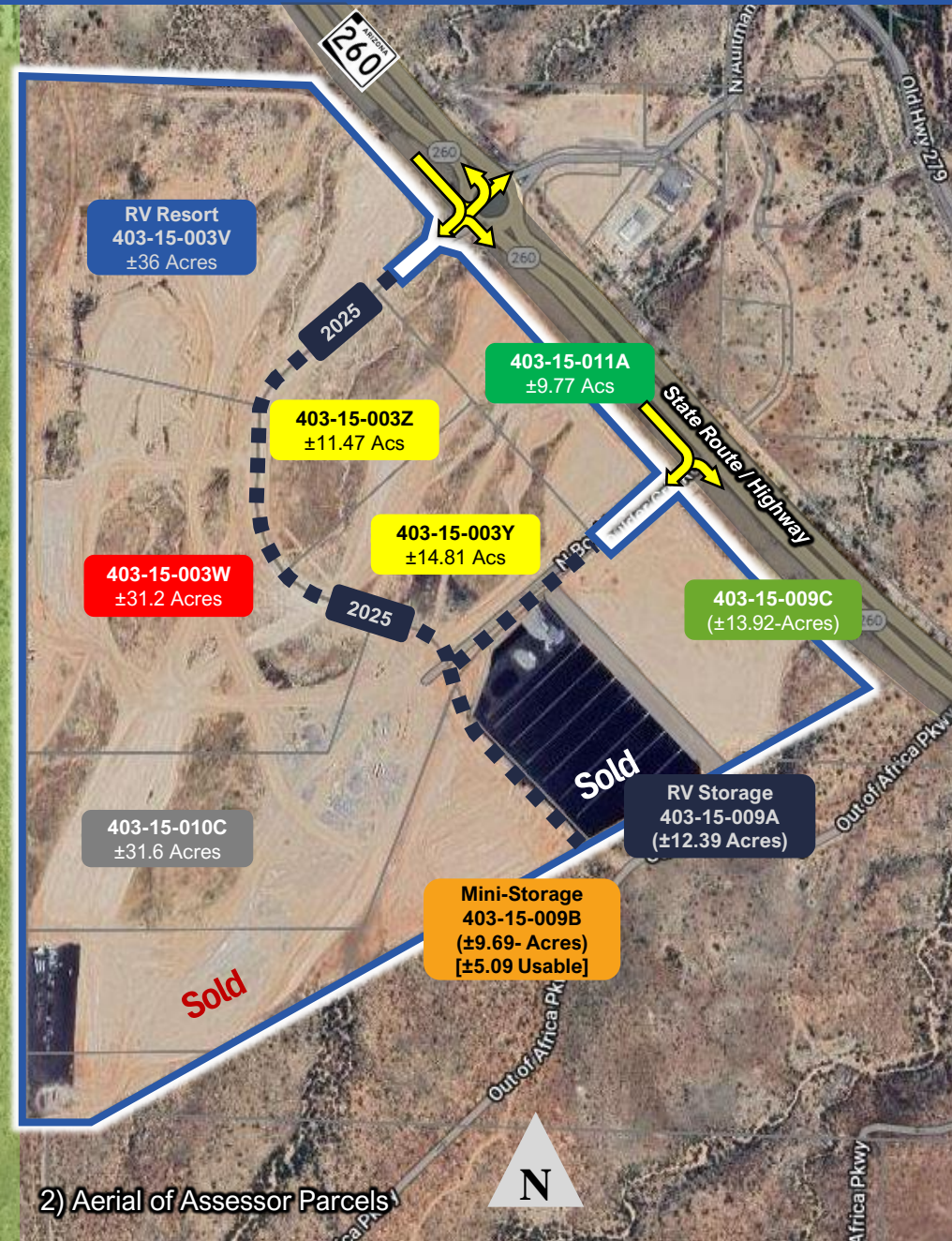
- **Opportunity Zone**
- **PAD Zoning Overlay**
- **9.77 Acres to 112.77 Acres**
- **16,280 ADV (Highway 260)**
- **Arizona's Verde Valley**
- **Residential, Commercial, or Employment**
- **Dwindling Private Land Supply**

LOCATION

Southwest Corner of Highway 260 and Altman Parkway, approximately three (3) miles north of the Interstate-17 interchange.

DISCLAIMER: All parties shall independently verify all facts and figures, and perform due diligence, and financial feasibility analysis. Realty Economic Advisors ("REA") makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties, accuracy & reliability. REA excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of REA.





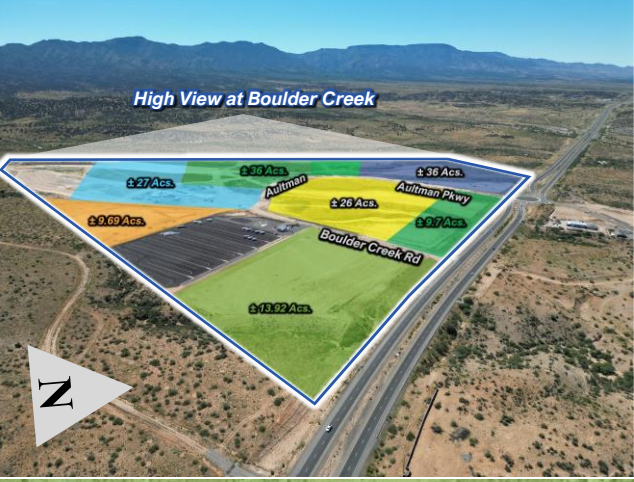
High View at Boulder Creek

Town of Camp Verde, AZ

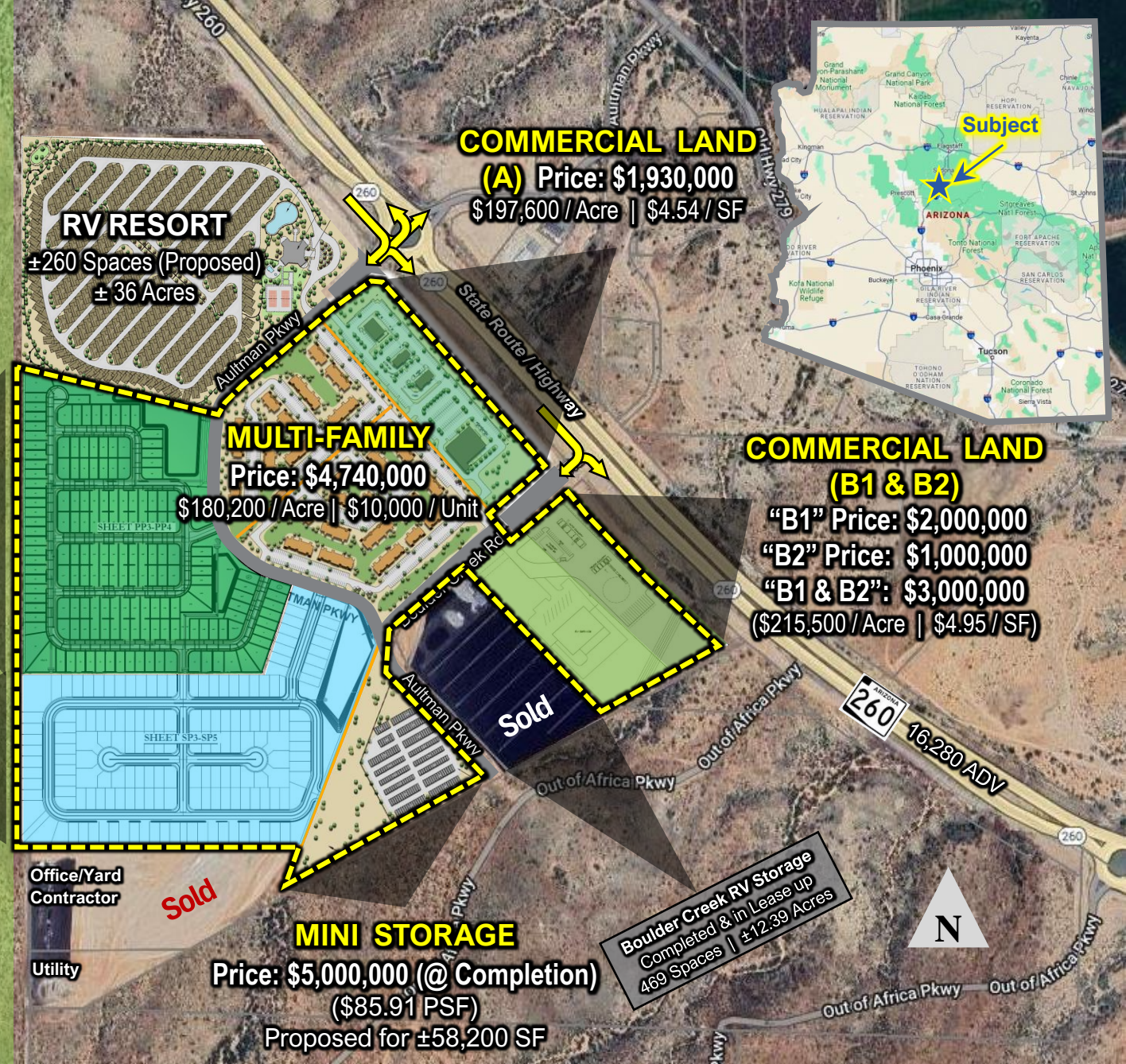


Drone Photos as of 8/2023





High View at Boulder Creek



National Forest Service

SUBDIVISION II
 Price: \$5,845,000
 \$187,300 / Acre
 \$35,000 / Pre-Platted Lot

SUBDIVISION I
 Price: \$5,461,400
 \$172,800 / Acre
 \$32,900 / Final -Platted Lot

RV RESORT
 ±260 Spaces (Proposed)
 ± 36 Acres

MULTI-FAMILY
 Price: \$4,740,000
 \$180,200 / Acre | \$10,000 / Unit

COMMERCIAL LAND (A)
 Price: \$1,930,000
 \$197,600 / Acre | \$4.54 / SF

COMMERCIAL LAND (B1 & B2)
 "B1" Price: \$2,000,000
 "B2" Price: \$1,000,000
 "B1 & B2": \$3,000,000
 (\$215,500 / Acre | \$4.95 / SF)

Office/Yard Contractor
 Utility
 Sold

MINI STORAGE
 Price: \$5,000,000 (@ Completion)
 (\$85.91 PSF)
 Proposed for ±58,200 SF

Boulder Creek RV Storage
 Completed & in Lease up
 469 Spaces | ±12.39 Acres



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Land For Sale within Opportunity Zone
High View at Boulder Creek

FOR MORE INFO PLEASE CONTACT:
 Ted Knoell | ted@realtyea.com
 Paul Gorraiz | paul@realtyea.com

LOCATION

Southwest corner of Highway 260 & Altman Parkway, about three miles north of the I-17 interchange in the Town of Camp Verde, Yavapai County, Arizona

PROPERTY

The available portion is 9.776 acres in size. The proposal includes three (3) quick-serve drive-thru restaurants (3,203 SF, 3,744 SF, and 5,155 SF of NRA) and 19,217 SF of retail/anchor space.

ASSESSOR PARCEL NUMBER: 403-15-011A

PROJECT HIGHWAY ACCESS & FRONTAGE

Two points of access from Highway 260, one of which is an existing roundabout on Highway 260.

ZONING: C-3, PAD Overlay (Town of Camp Verde) **FEMA DISTRICT:** Zone "X"

UTILITY SERVICES

ELECTRICITY Arizona Public Service (APS)
TELEPHONE CenturyLink or Other
WATER Camp Verde Water & Well Water
SEWER A commercial septic system will be required, due to no municipal service in the vicinity of the property. However, High View at Boulder Creek is in the service area of the Camp Verde Sanitary District, and sewer lines throughout the community are proposed by the developer to be stubbed to each major portion along the spine roads in preparation for the district's planned line extension.

PRICE / TERMS

\$1,930,000 TOTAL (\$197,600 Per Acre | \$4.54 PSF)

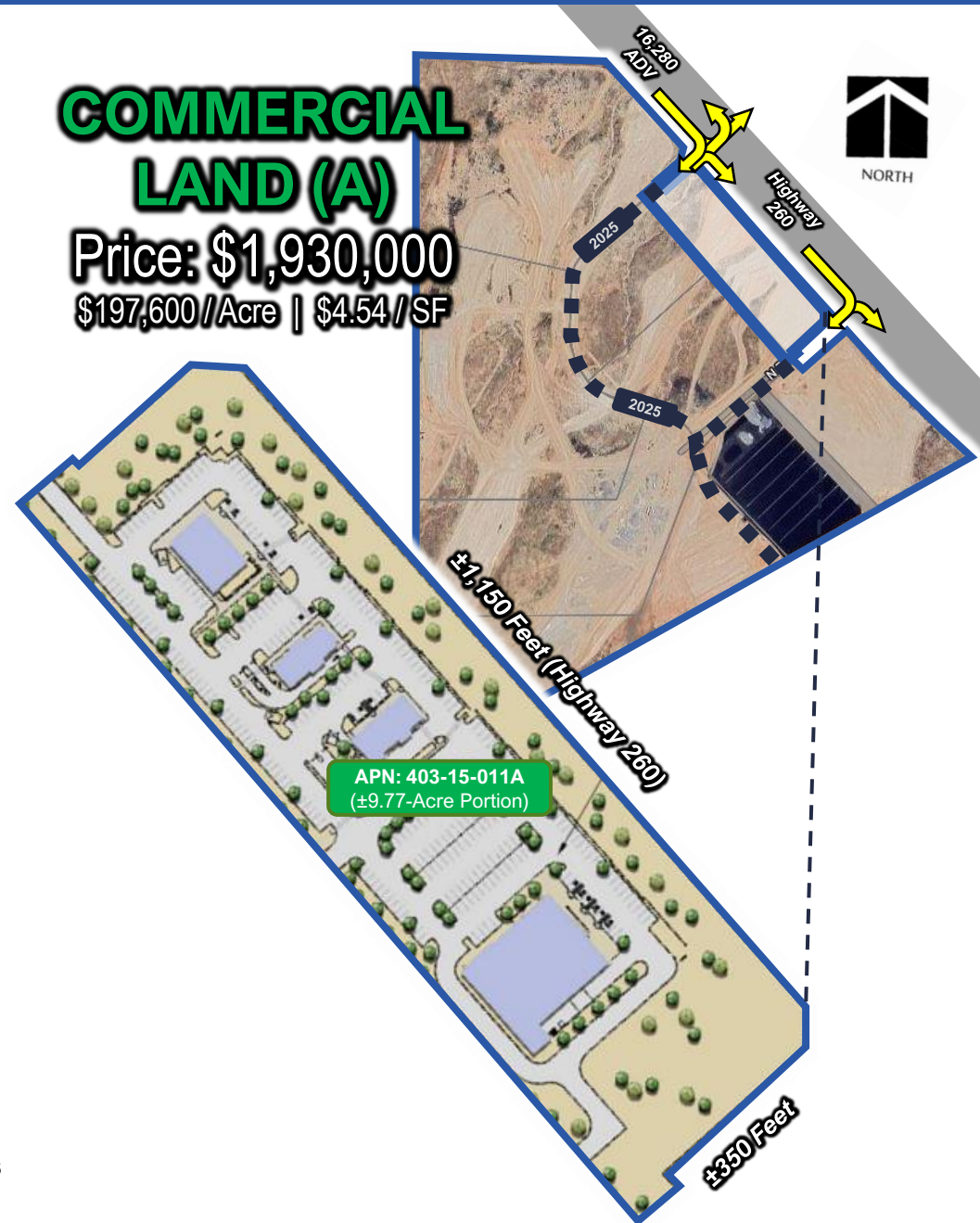
COMMENTS

The property's Planned Area Development (PAD) zoning overlay allows for a wide range of residential or commercial uses within High View at Boulder Creek. It is also within the tax-advantaged "Opportunity Zone". Due to its highway frontage, hospitality and/or retail are likely uses.

The development of spine roads and utility infrastructure is proposed to be completed in 2025, including wet & dry utilities, Aultman Parkway, and Boulder Creek Road. The Seller has stubbed utilities to the individual primary parcels within the development, including electricity, water, and telephone. Municipal sewer is not available in the vicinity and instead, a commercial septic system is required for any proposed development that requires a sewer/wastewater solution.

**COMMERCIAL
LAND (A)**

Price: \$1,930,000
\$197,600 /Acre | \$4.54 /SF



LOCATION

Southwest corner of Highway 260 & Boulder Creek Road, about three miles north of the I-17 interchange in the Town of Camp Verde, Yavapai County, Arizona

PROPERTY

This available portion totals 6.426. The proposal includes a 6,000 SF Convenience Store, Car Wash, & Fuel Station (Gas Station) including 6 pumps / 12 positions for gas, and 7 pumps / 9 positions for diesel. Additionally, current zoning allows for a multitude of other commercial uses.

ASSESSOR PARCEL NUMBER: 403-15-009C

PROJECT HIGHWAY ACCESS & FRONTAGE

Two points of access from Highway 260, one of which is an existing roundabout on Highway 260.

ZONING: C-3, PAD Overlay (Town of Camp Verde) **FEMA DISTRICT:** Zone "X"

UTILITY SERVICES

ELECTRICITY Arizona Public Service (APS)
TELEPHONE CenturyLink or Other
WATER Camp Verde Water & Well Water
SEWER A commercial septic system will be required, due to no municipal service in the vicinity of the property. However, High View at Boulder Creek is in the service area of the Camp Verde Sanitary District, and sewer lines throughout the community are proposed by the developer to be stubbed to each major portion along the spine roads in preparation for the district's planned line extension.

PRICE / TERMS

\$2,000,000 TOTAL (\$311,200 Per Acre | \$7.15 PSF)

COMMENTS

The property's Planned Area Development (PAD) zoning overlay allows for a wide range of residential or commercial uses within High View at Boulder Creek. It is also within the tax-advantaged "Opportunity Zone". Due to its highway frontage, hospitality and/or retail are likely uses.

The development of spine roads and utility infrastructure is proposed to be completed in 2025, including wet & dry utilities, Aultman Parkway, and Boulder Creek Road. The Seller has stubbed utilities to the individual primary parcels within the development, including electricity, water, and telephone. Municipal sewer is not available in the vicinity and instead, a commercial septic system is required for any proposed development that requires a sewer/wastewater solution.



LOCATION

Southwest corner of Highway 260 & Boulder Creek Road, about three miles north of the I-17 interchange in the Town of Camp Verde, Yavapai County, Arizona

PROPERTY

This available portion is 7.493 acres. The proposal also includes a 20,000 SF RV service center with 7 drive-thru service bays. Additionally, current zoning allows for a multitude of commercial uses.

ASSESSOR PARCEL NUMBER: 403-15-009C (portion)

PROJECT HIGHWAY ACCESS & FRONTAGE

Two points of access from Highway 260, one of which is an existing roundabout on Highway 260.

ZONING: C-3, PAD Overlay (Town of Camp Verde) **FEMA DISTRICT:** Zone "X"

UTILITY SERVICES

- ELECTRICITY** Arizona Public Service (APS)
- TELEPHONE** CenturyLink or Other
- WATER** Camp Verde Water & Well Water
- SEWER** A commercial septic system will be required, due to no municipal service in the vicinity of the property. However, High View at Boulder Creek is in the service area of the Camp Verde Sanitary District, and sewer lines throughout the community are proposed by the developer to be stubbed to each major portion along the spine roads in preparation for the district's planned line extension.

PRICE / TERMS

\$1,000,000 TOTAL (\$133,500 Per Acre | \$3.06 PSF)

COMMENTS

The property's Planned Area Development (PAD) zoning overlay allows for a wide range of residential or commercial uses within High View at Boulder Creek. It is also within the tax-advantaged "Opportunity Zone". A multitude of commercial uses are permitted under its current zoning designation.

The development of spine roads and utility infrastructure is proposed to be completed in 2025, including wet & dry utilities, Aultman Parkway, and Boulder Creek Road. The Seller has stubbed utilities to the individual primary parcels within the development, including electricity, water, and telephone. Municipal sewer is not available in the vicinity and instead, a commercial septic system is required for any proposed development that requires a sewer/wastewater solution.

**COMMERCIAL
LAND (B2)**

Price: \$1,000,000
\$133,500/Acre | \$3.06/SF



APN: 403-15-009C
(portion)
(±7.493 Acres)

**±20,000 SF
RV Service Center**



NORTH

LOCATION

Southwest corner of Highway 260 & Altman Parkway, about three miles north of the I-17 interchange in the Town of Camp Verde, Yavapai County, Arizona

PROPERTY

The available portions include 11.469 and 14.814 acres, totaling 26.283 acres combined. The proposal includes 474 residential apartment units equating to a density of 18.0 units per acre.

ASSESSOR PARCEL NUMBER(S): 403-15-003Y and 403-15-003Z

PROJECT HIGHWAY ACCESS & FRONTAGE

Two points of access from Highway 260, one of which is an existing roundabout on Highway 260.

ZONING: C-3, PAD Overlay (Town of Camp Verde) **FEMA DISTRICT:** Zone "X"

UTILITY SERVICES

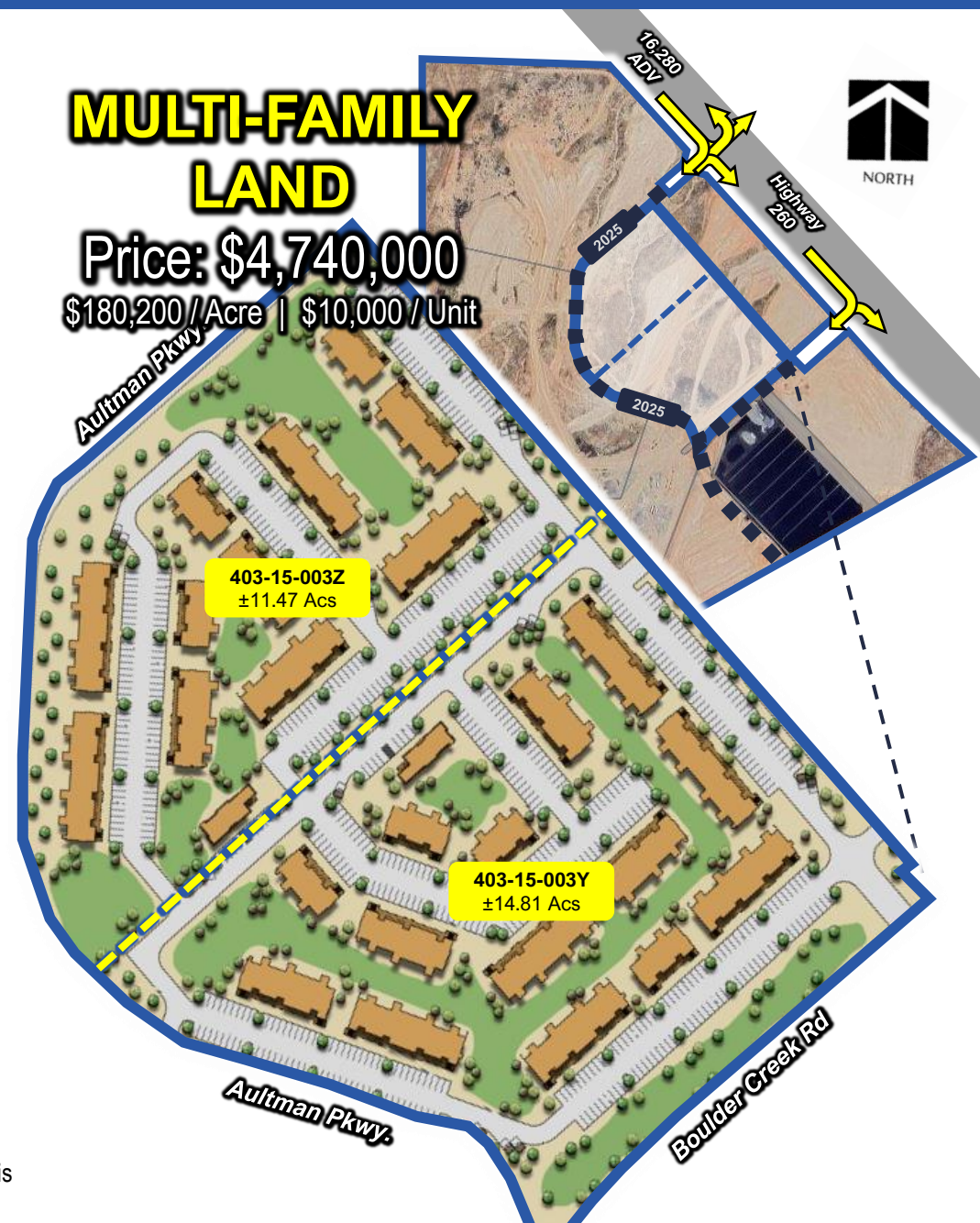
- ELECTRICITY** Arizona Public Service (APS)
- TELEPHONE** CenturyLink or Other
- WATER** Camp Verde Water & Well Water
- SEWER** A commercial septic system will be required, due to no municipal service in the vicinity of the property. However, High View at Boulder Creek is in the service area of the Camp Verde Sanitary District, and sewer lines throughout the community are proposed by the developer to be stubbed to each major portion along the spine roads in preparation for the district's planned line extension.

PRICE / TERMS (Seller may consider closing subject to final entitlement approvals)
\$4,740,000 TOTAL (\$180,200 Per Acre | \$10,000 Per Proposed Unit)

COMMENTS

The property's Planned Area Development (PAD) zoning overlay allows for a wide range of residential or commercial uses within High View at Boulder Creek. It is also within the tax-advantaged "Opportunity Zone". Its interior setting and favorable access along Aultman Pkwy and Boulder Creek (planned spine roads), SFR subdivision, multi-family, or hospitality are likely uses.

The development of spine roads and utility infrastructure is proposed to be completed in 2025, including wet & dry utilities, Aultman Parkway, and Boulder Creek Road. The Seller has stubbed utilities to the individual primary parcels within the development, including electricity, water, and telephone. Municipal sewer is not available in the vicinity and instead, a commercial septic system is required for any proposed development that requires a sewer/wastewater solution.



LOCATION

West of the southwest corner of Highway 260 & Boulder Creek Road, about three miles north of the I-17 interchange in the Town of Camp Verde, Yavapai County, Arizona

PROPERTY

The available portions include 31.6 acres in size. The proposal includes 166 detached single-family residential lots with a base lot size of 45' Wide x 100' Deep.

ASSESSOR PARCEL NUMBER(S)

403-15-010C

PROJECT HIGHWAY ACCESS & FRONTAGE

Two points of access from Highway 260, one of which is an existing roundabout on Highway 260.

ZONING C-3, PAD Overlay (Town of Camp Verde)

FEMA DISTRICT: Zone "X"

UTILITY SERVICES

ELECTRICITY Arizona Public Service (APS)

TELEPHONE CenturyLink or Other

WATER Camp Verde Water & Well Water

SEWER A commercial septic system will be required, due to no municipal service in the vicinity of the property. However, High View at Boulder Creek is in the service area of the Camp Verde Sanitary District, and sewer lines throughout the community are proposed by the developer to be stubbed to each major portion along the spine roads in preparation for the district's planned line extension.

PRICE / TERMS

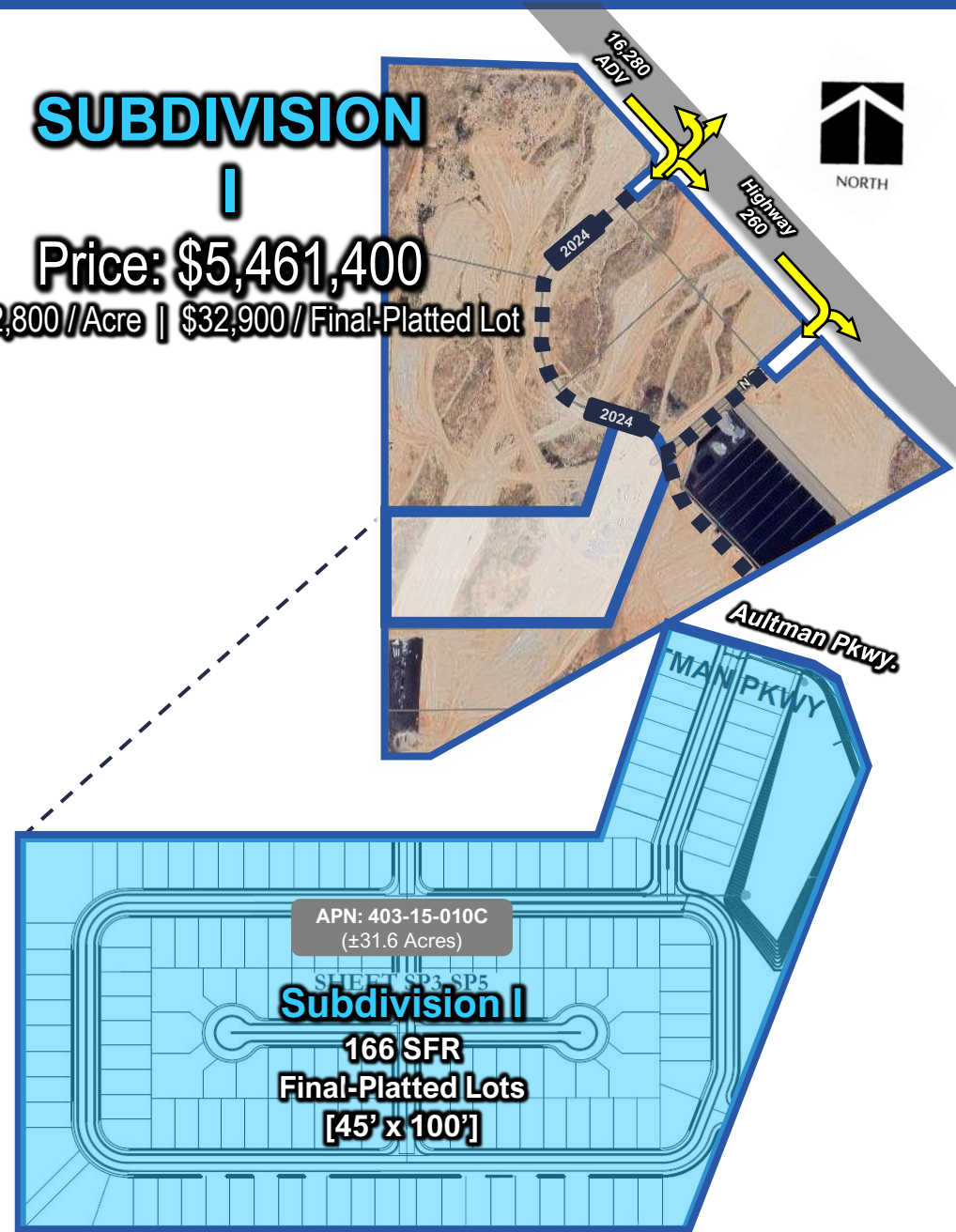
\$5,461,400 TOTAL (\$172,800 Per Acre | \$32,900 Final-Platted Lot)

COMMENTS

The property's Planned Area Development (PAD) zoning overlay allows for a wide range of residential or commercial uses within High View at Boulder Creek. It is also within the tax-advantaged "Opportunity Zone".

The development of spine roads and utility infrastructure is proposed to be completed in 2025, including wet & dry utilities, Aultman Parkway, and Boulder Creek Road. The Seller has stubbed utilities to the individual primary parcels within the development, including electricity, water, and telephone. Municipal sewer is not available in the vicinity and instead, a commercial septic system is required for any proposed development that requires a sewer/wastewater solution.

SUBDIVISION I
Price: \$5,461,400
\$172,800/Acre | \$32,900/Final-Platted Lot



LOCATION

West of the southwest corner of Highway 260 & Altman Parkway, about three miles north of the I-17 interchange in the Town of Camp Verde, Yavapai County, Arizona

PROPERTY

The available portion is 31.2 acres in size. The proposal includes 167 detached single-family residential lots with a base lot size of 45' Wide x 100' Deep.

ASSESSOR PARCEL NUMBER: 403-15-003W

PROJECT HIGHWAY ACCESS & FRONTAGE

Two points of access from Highway 260, one of which is an existing roundabout on Highway 260.

ZONING: C-2, PAD Overlay (Town of Camp Verde) **FEMA DISTRICT:** Zone "X"

UTILITY SERVICES

- ELECTRICITY** Arizona Public Service (APS)
- TELEPHONE** CenturyLink or Other
- WATER** Camp Verde Water & Well Water
- SEWER** A commercial septic system will be required, due to no municipal service in the vicinity of the property. However, High View at Boulder Creek is in the service area of the Camp Verde Sanitary District, and sewer lines throughout the community are proposed by the developer to be stubbed to each major portion along the spine roads in preparation for the district's planned line extension.

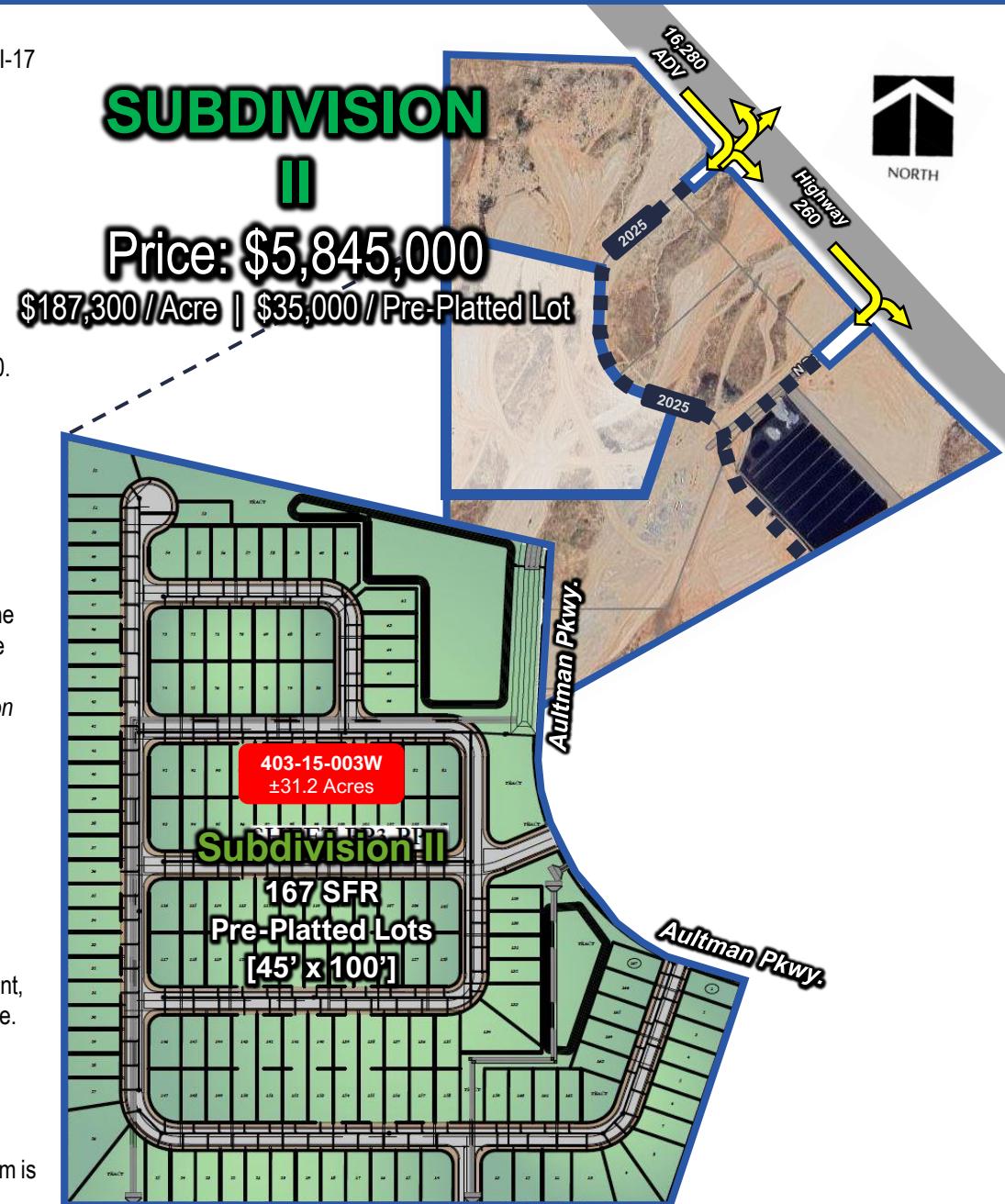
PRICE / TERMS (Seller may consider closing subject to final entitlement approvals)

\$5,845,000 TOTAL (\$187,300 Per Acre | \$35,000 Per-Platted Lot)

COMMENTS

The property's Planned Area Development (PAD) zoning overlay allows for a wide range of residential or commercial uses within High View at Boulder Creek. It is also within the tax-advantaged "Opportunity Zone". Due to the property's more private setting within the development, while also backing National Forest Service (public lands), detached SFR residential is a likely use.

The development of spine roads and utility infrastructure is proposed to be completed in 2025, including wet & dry utilities, Aultman Parkway, and Boulder Creek Road. The Seller has stubbed utilities to the individual primary parcels within the development, including electricity, water, and telephone. Municipal sewer is not available in the vicinity and instead, a commercial septic system is required for any proposed development that requires a sewer/wastewater solution.



LOCATION

South of the southwest corner of Aultman Parkway & Boulder Creek, about three miles north of the I-17 interchange in the Town of Camp Verde, Yavapai County, Arizona

PROPERTY

This property portion is ±9.69 acres in size and is being developed with a ±58,200 SF (Net Rentable Area) Mini-Storage Facility. The developable land (usable) area is ±5.09 acres.

ASSESSOR PARCEL NUMBER

403-15-009B

PROJECT HIGHWAY ACCESS & FRONTAGE

Two points of access from Highway 260, one of which is an existing roundabout on Highway 260.

ZONING

C-3, PAD Overlay (Town of Camp Verde)

FEMA DISTRICT

Zone "X"

UTILITY SERVICES

ELECTRICITY Arizona Public Service (APS)

TELEPHONE CenturyLink or Other

WATER Camp Verde Water & Well Water

SEWER A septic system may be required, due to no municipal service in the vicinity of the property. High View at Boulder Creek is in the service area of the Camp Verde Sanitary District, and sewer lines throughout the community are proposed by the developer to be stubbed to each major portion along the spine roads in preparation for the district's planned line extension.

PRICE / TERMS

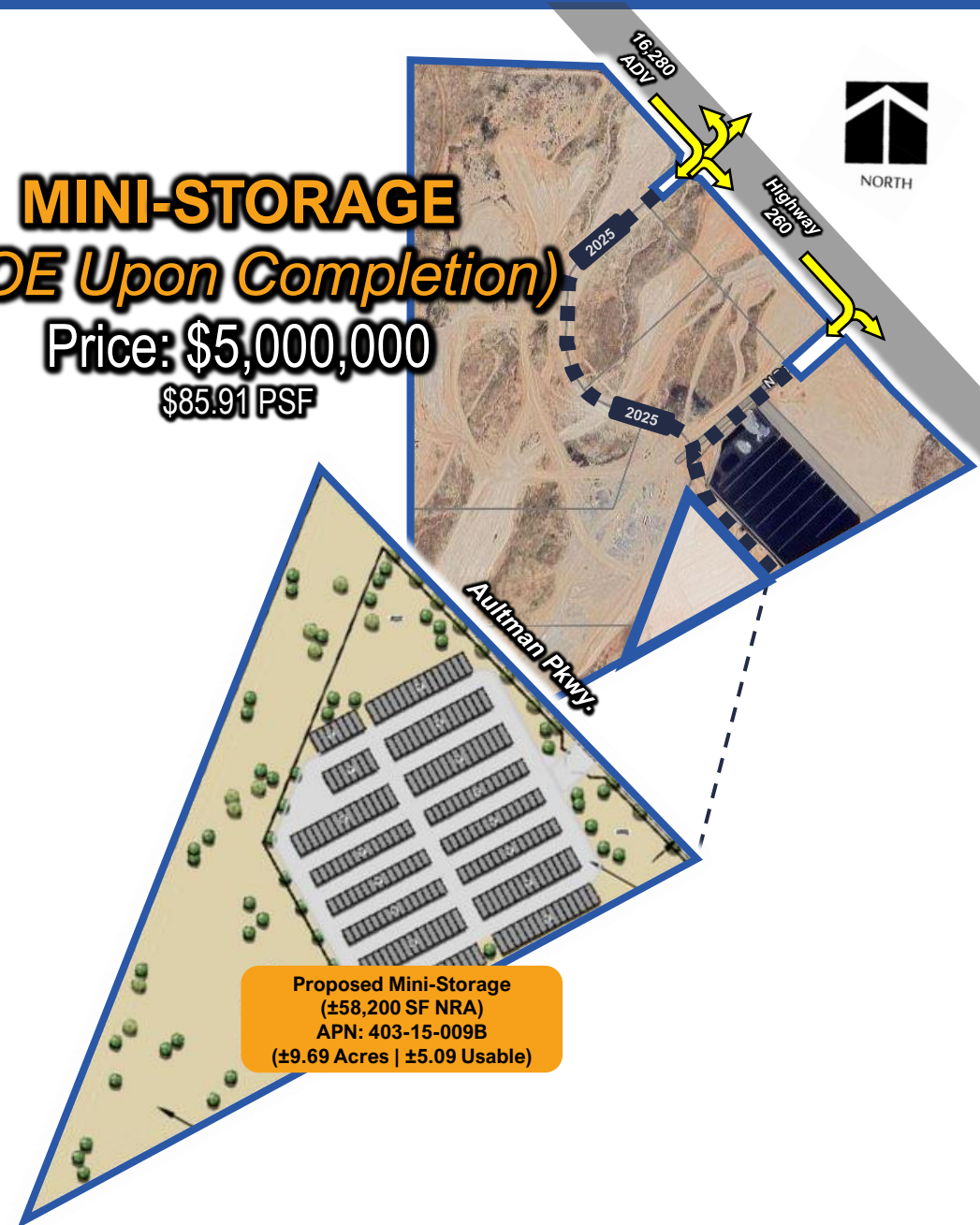
\$5,000,000 TOTAL (\$85.91 Per Square Foot) – "As Complete" Price

COMMENTS

The property's Planned Area Development (PAD) zoning overlay allows for a wide range of residential or commercial uses within High View at Boulder Creek. It is also within the tax-advantaged "Opportunity Zone".

The development of spine roads and utility infrastructure is proposed to be completed in 2025, including wet & dry utilities and Aultman Parkway and Boulder Creek Road. The Seller is proposing to stub utilities to the individual primary parcels within the development, including electricity, water, and telephone. Municipal sewer is not available in the vicinity and instead, a commercial septic system is required for any proposed development that requires a sewer/wastewater solution.

MINI-STORAGE
(COE Upon Completion)
Price: \$5,000,000
\$85.91 PSF



LOCATION

Southwest corner of Highway 260 & Altman Parkway, about three miles north of the I-17 interchange in the Town of Camp Verde, Yavapai County, Arizona

PROPERTY

The property parcel totals ±36 acres in size. The proposal features a ±260-space RV Resort with resort-like amenities.

ASSESSOR PARCEL NUMBER

403-15-003V

PROJECT HIGHWAY ACCESS & FRONTAGE

Two points of access from Highway 260, one of which is an existing roundabout on Highway 260.

ZONING

C-3, PAD Overlay (Town of Camp Verde)

FEMA DISTRICT

Zone "X"

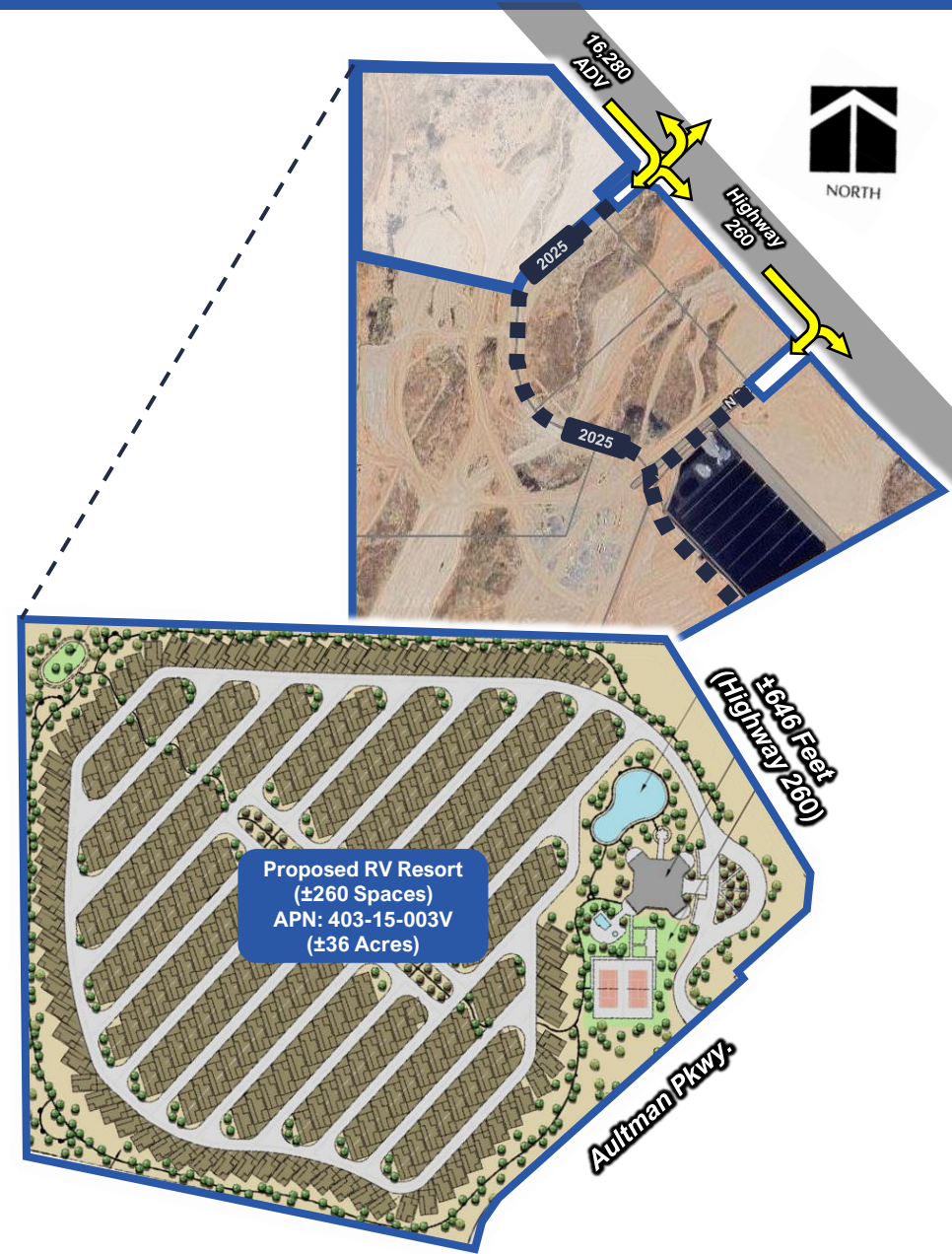
UTILITY SERVICES

- ELECTRICITY** Arizona Public Service (APS)
- TELEPHONE** CenturyLink or Other
- WATER** Camp Verde Water & Well Water
- SEWER** A commercial septic system will be required, due to no municipal service in the vicinity of the property. High View at Boulder Creek is in the service area of the Camp Verde Sanitary District, and sewer lines throughout the community are proposed by the developer to be stubbed to each major portion along the spine roads in preparation for the district's planned line extension.

COMMENTS

The property's Planned Area Development (PAD) zoning overlay allows for a wide range of residential or commercial uses within High View at Boulder Creek. It is also within the tax-advantaged "Opportunity Zone".

The development of spine roads and utility infrastructure is proposed to be completed in 2025, including wet & dry utilities and Aultman Parkway and Boulder Creek Road. The Seller is proposing to stub utilities to the individual primary parcels within the development, including electricity, water, and telephone. Municipal sewer is not available in the vicinity and instead, a commercial septic system is required for any proposed development that requires a sewer/wastewater solution.



LOCATION

West of the southwest corner of Highway 260 & Boulder Creek Road, about three miles north of the I-17 interchange in the Town of Camp Verde, Yavapai County, Arizona

PROPERTY

This property is ±12.39 acres in size and has been developed with a 469-space RV & Boat Storage Facility with a 1,463 SF leasing office/clubhouse. It was completed in late May 2023 with a Certificate of Occupancy. Spaces sizes range from: 12' x 30' | 12' x 35' | 12' x 40' | 12' x 50'

ASSESSOR PARCEL NUMBER(S):

403-15-010C

PROJECT HIGHWAY ACCESS & FRONTAGE

Two points of access from Highway 260, one of which is an existing roundabout on Highway 260.

ZONING:

C-3, PAD Overlay (Town of Camp Verde)

FEMA DISTRICT:

Zone "X"

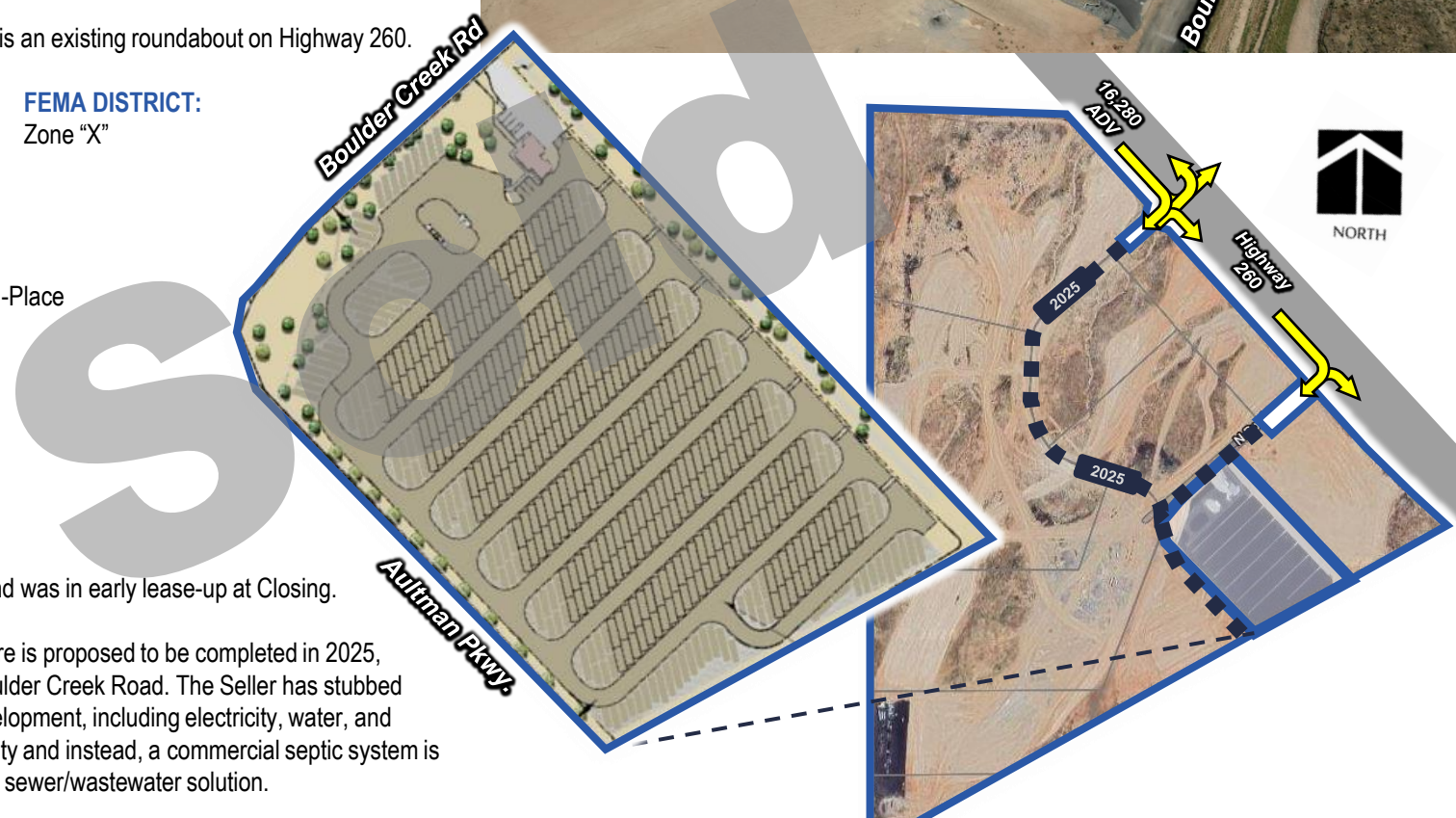
UTILITY SERVICES

ELECTRICITY	Arizona Public Service (APS)
TELEPHONE	CenturyLink or Other
WATER	Camp Verde Water & Well Water In-Place
SEWER	Septic System In-Place

COMMENTS

The RV Storage facility was completed in May 2023 and was in early lease-up at Closing.

The development of spine roads and utility infrastructure is proposed to be completed in 2025, including wet & dry utilities, Aultman Parkway, and Boulder Creek Road. The Seller has stubbed utilities to the individual primary parcels within the development, including electricity, water, and telephone. Municipal sewer is not available in the vicinity and instead, a commercial septic system is required for any proposed development that requires a sewer/wastewater solution.



8/2023 Photo (RV Storage Facility)



Highway 260 to Interstate 17



Highway 260 to Cottonwood



Future Multi-Family Pad

8/2023



RV & Boat Storage (Completed 5/2023)

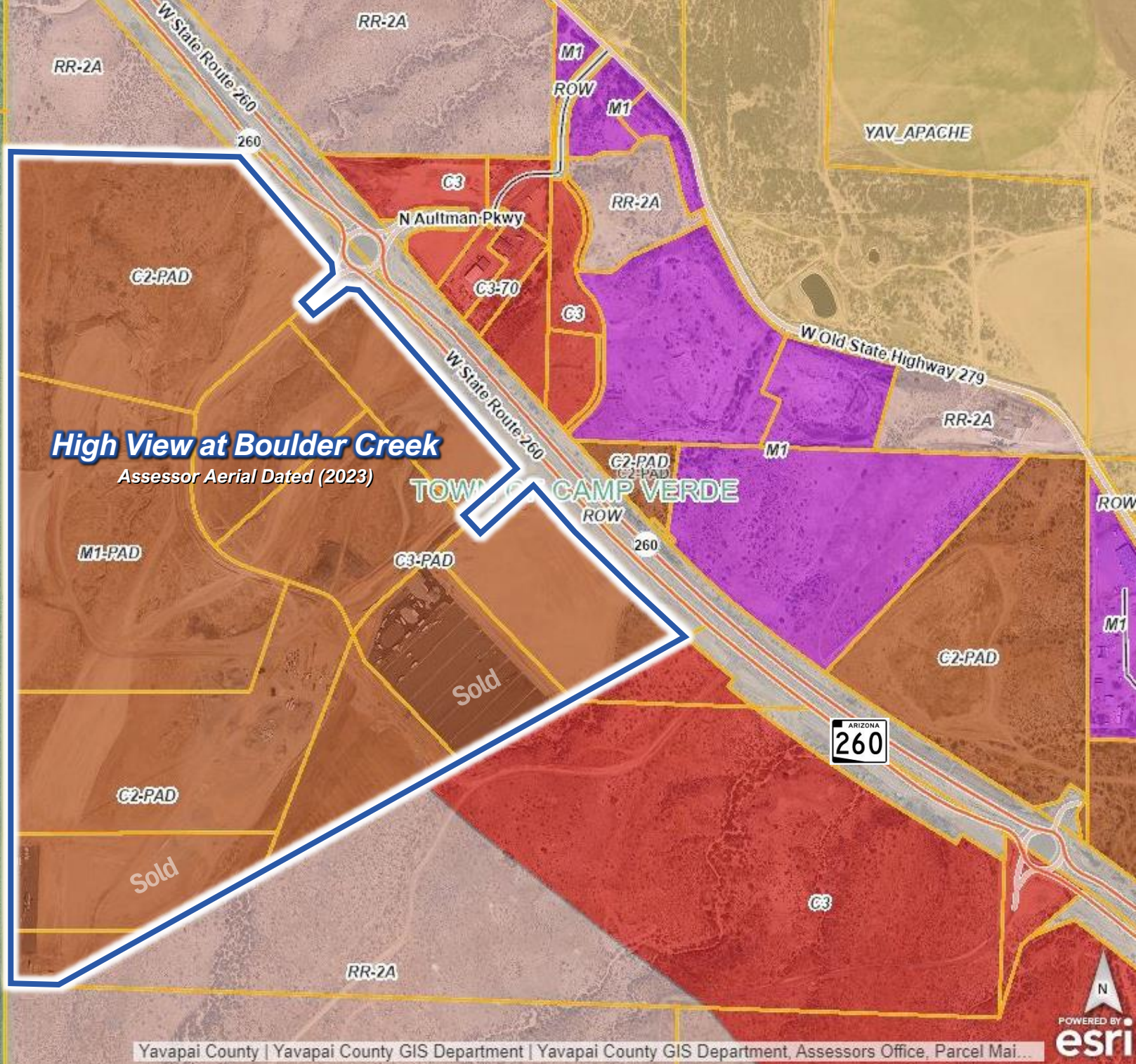
8/2023



Boulder Creek Rd – Looking SW

8/2023





High View at Boulder Creek

Assessor Aerial Dated (2023)

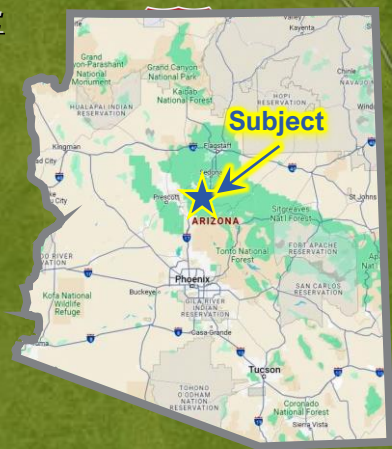
TOWN OF CAMP VERDE

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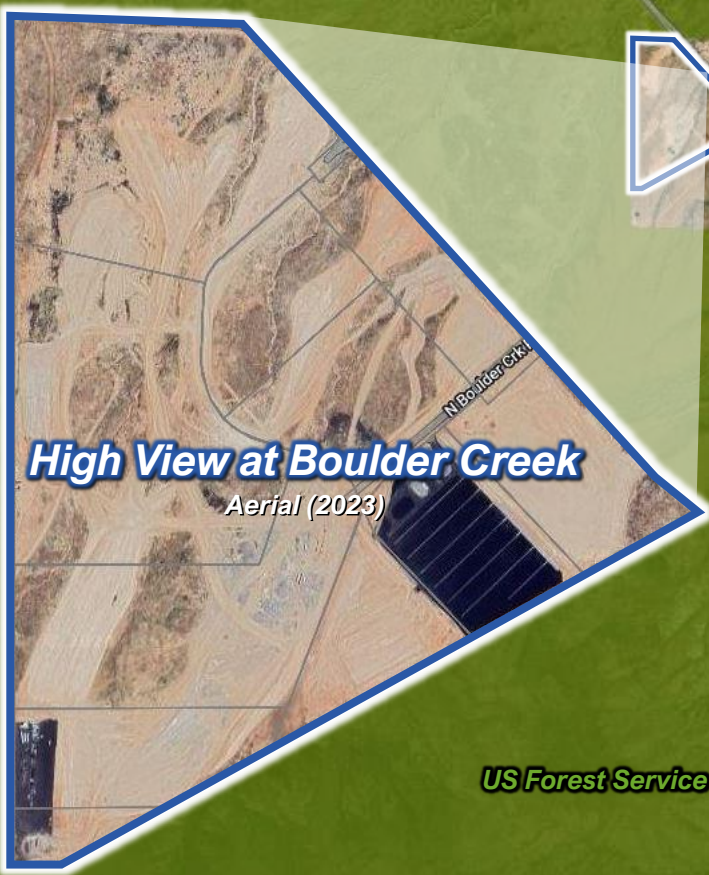
Public Land Ownership

- State
- Bureau of Land Management
- National Park Service
- US Forest Service
- Fish and Wildlife Service
- Indian Reservations
- Military
- Local or State Parks
- Private
- Other

From Subject/Town of Camp Verde:
 ± 6 miles to Cottonwood
 ± 27 miles to Sedona
 ± 35 miles to Prescott Valley
 ± 56 miles to Flagstaff
 ± 57 miles to Payson
 ± 90 miles to Phoenix



Other Area Users



US Forest Service

US Forest Service



Arizona State Land Department
 Serving Arizona's Schools & Public Institutions Since 1915

Source of Map

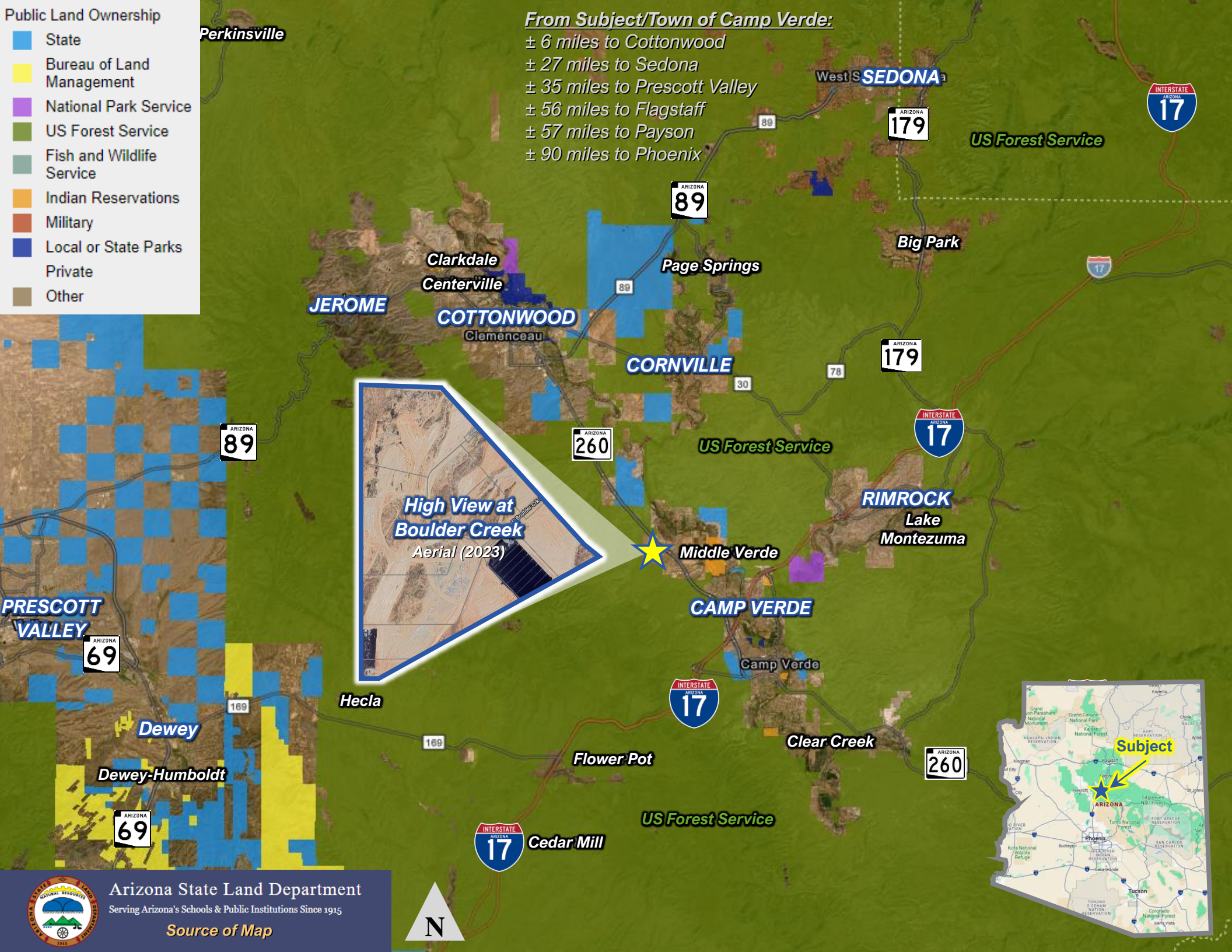


Public Land Ownership

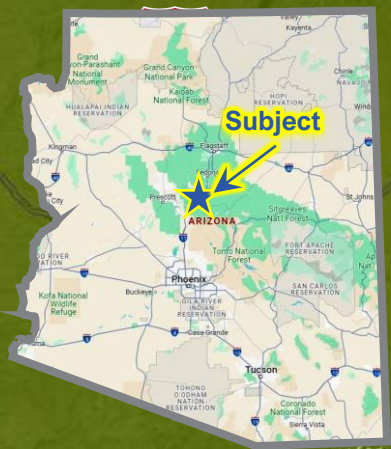
- State
- Bureau of Land Management
- National Park Service
- US Forest Service
- Fish and Wildlife Service
- Indian Reservations
- Military
- Local or State Parks
- Private
- Other

From Subject/Town of Camp Verde:

- ± 6 miles to Cottonwood
- ± 27 miles to Sedona
- ± 35 miles to Prescott Valley
- ± 56 miles to Flagstaff
- ± 57 miles to Payson
- ± 90 miles to Phoenix



High View at Boulder Creek
Aerial (2023)



Arizona State Land Department
Serving Arizona's Schools & Public Institutions Since 1915

Source of Map





SEDONA VERDE VALLEY TOURISM COUNCIL
AREA INFORMATION
SedonaVerdeValley.org

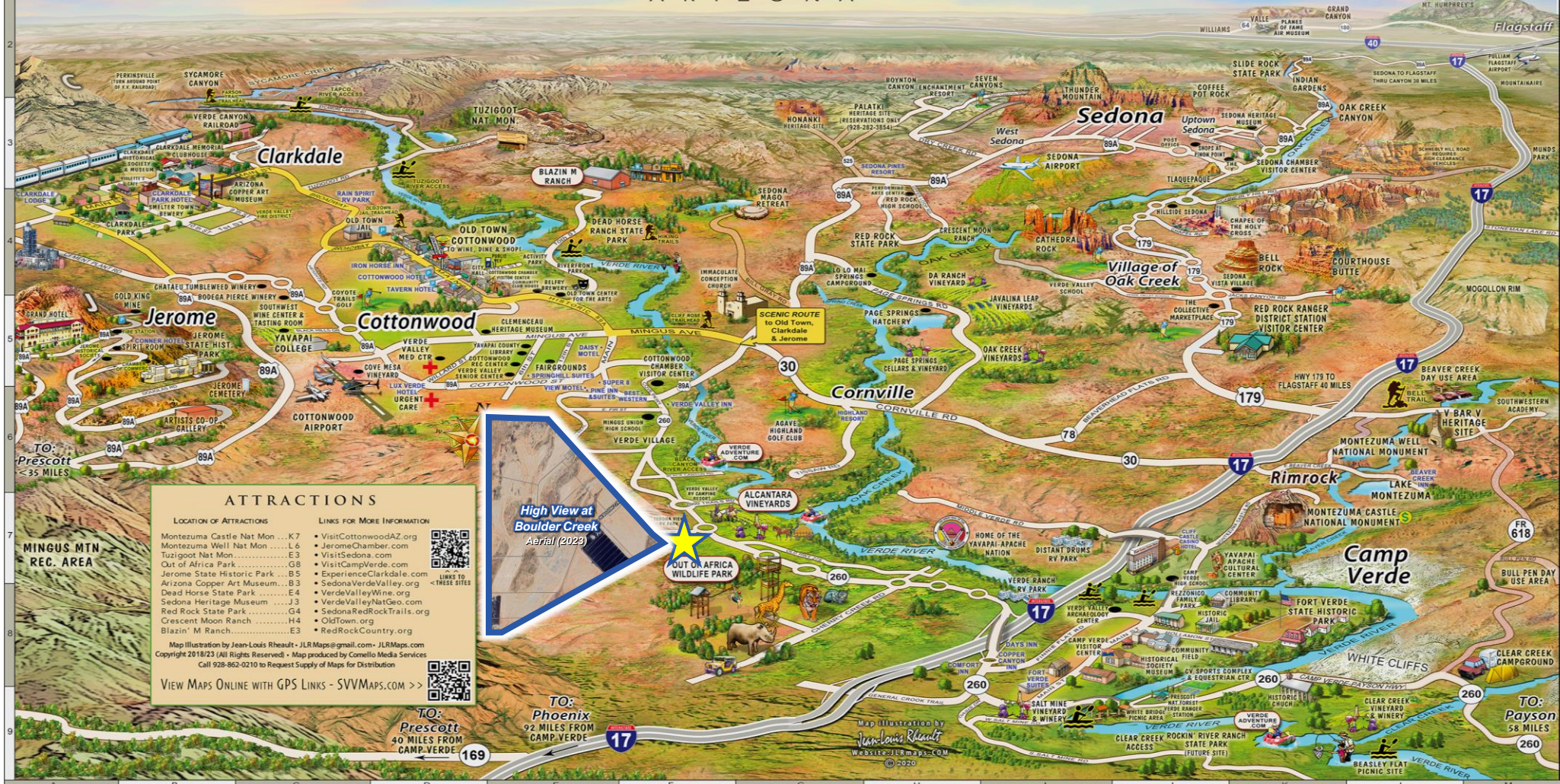


Verde Valley

ARIZONA



SEE WHAT THE LOCALS ARE SAYING
VerdeValleyNatGeo.com



ATTRACTIONS

LOCATION OF ATTRACTIONS	LINKS FOR MORE INFORMATION
Montezuma Castle Nat MonK7	• VisitCottonwoodAZ.org
Montezuma Well Nat MonL6	• JeromeChamber.com
Tuzigoot Nat MonE3	• VisitSedona.com
Out of Africa ParkG8	• VisitCampVerde.com
Jerome State Historic ParkB5	• ExperienceClarkdale.com
Arizona Copper Art MuseumB3	• SedonaVerdeValley.org
Dead Horse State ParkE4	• VerdeValleyWine.org
Sedona Heritage MuseumJ3	• VerdeValleyNatGeo.com
Red Rock State ParkG4	• SedonaRedRockTrails.org
Crescent Moon RanchH4	• OldTown.org
Blazin' M RanchE3	• RedRockCountry.org

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View Maps ONLINE with GPS Links - SVVMaps.com >>>



REA REALTY
ECONOMIC
ADVISORS

Opportunity Zone
High View at Boulder Creek
Town of Camp Verde, Arizona

FOR MORE INFO PLEASE CONTACT:
Ted Knoell | ted@realtyea.com
Paul Gorraiz | paul@realtyea.com

Opportunity Zones are a tax incentive economic development tool that allows people to invest in distressed areas. This incentive's purpose is to spur economic development and job creation in distressed communities by providing tax benefits to investors. Low-income communities and certain contiguous communities qualify as Opportunity Zones if a state, the District of Columbia or a U.S. territory nominated them for that designation and the U.S. Treasury certified that nomination. Following the nomination process, 8,764 communities in all 50 states, the District of Columbia and five U.S. territories were certified as Qualified Opportunity Zones (QOZs). Congress later designated each low-income community in Puerto Rico as a QOZ effective Dec. 22, 2017. The list of each QOZ can be found in IRS Notices [2018-48](#) and [2019-42](#). There's also a [visual map](#) of the census tracts designated as QOZs. Source: IRS | [Find out more about Opportunity Zones](#)



Distance from Subject / Camp Verde:

± 6 miles to Cottonwood

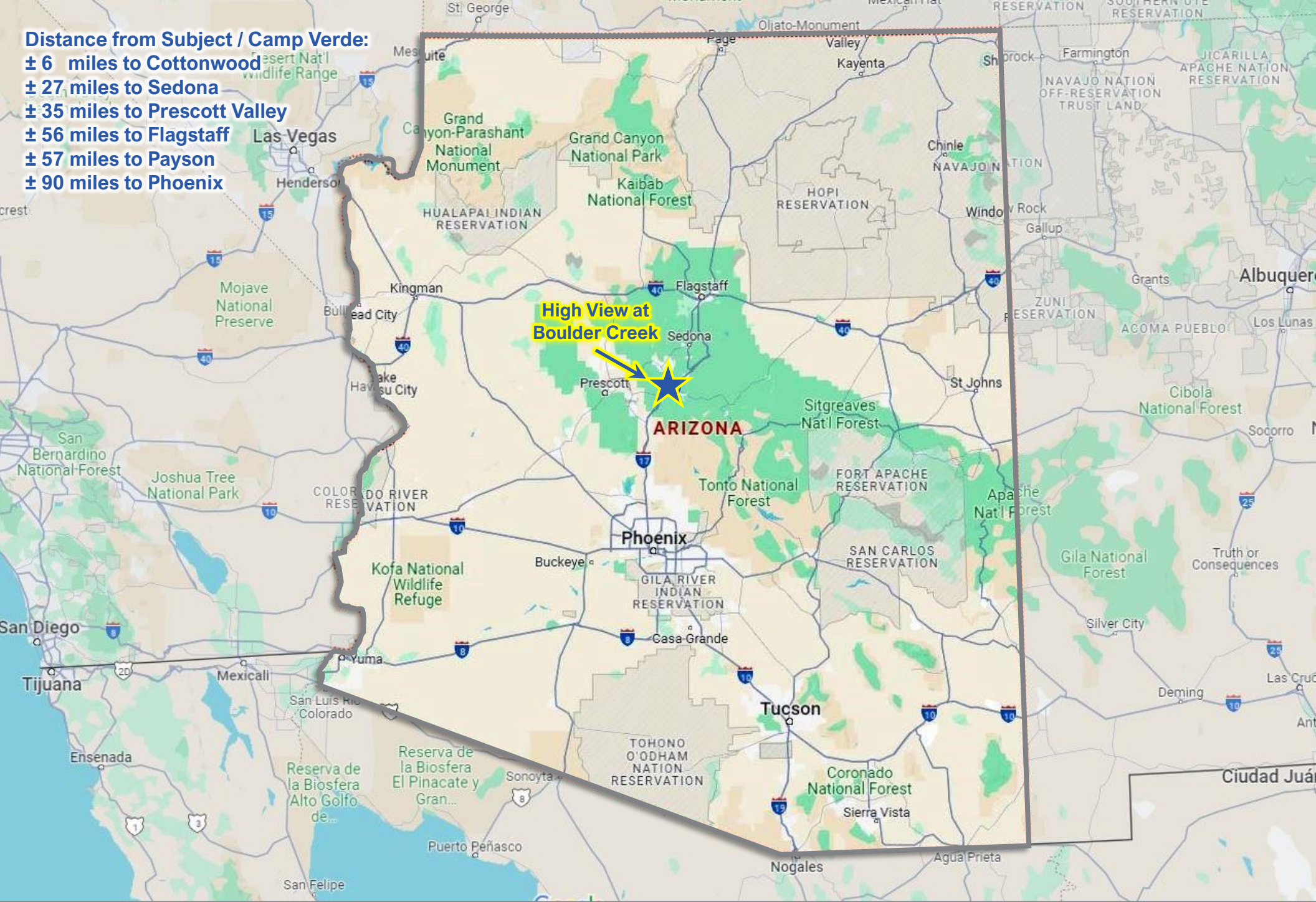
± 27 miles to Sedona

± 35 miles to Prescott Valley

± 56 miles to Flagstaff

± 57 miles to Payson

± 90 miles to Phoenix



Camp Verde, Arizona

An hour north of Phoenix, less than an hour south of Flagstaff, an hour west of Payson and less than an hour east of Prescott sits Camp Verde, the geographical center of Arizona. The town sits astride Interstate 17 with 18 miles of the Verde River flowing through its corporate borders. Camp Verde is surrounded by nine federal wilderness areas, six state parks, four national monuments, two wild and scenic rivers and the spectacular landscape that makes the Verde Valley a world-class destination.

Principal Economic Activities

The Camp Verde area was settled in 1865 and served as the breadbasket for much of north-central Arizona. Due to an extensive network of irrigation canals, Camp Verde still carries on its agricultural traditions. Area farms produce sweet corn, alfalfa, pecans, garden vegetables and the latest offering of barley for the craft brewing industry and wineries. Camp Verde's economy relies on light manufacturing, the nearby Cliff Castle Casino, the Out of Africa Wildlife Park and tourism. Camp Verde is now serviced by 100 Gbs fiber optic broadband internet, connecting it with the rest of the world.



Scenic Attractions

Camp Verde's historic downtown, built around the Fort Verde State Historic Park, is transforming into a pedestrian-friendly shopping area with a microbrewery, restaurants and several antique dealers. The Out of Africa Wildlife Park attracts more than 145,000 visitors a year and Montezuma Castle National Monument attracts another 600,000. Cliff Castle Casino's 126-room hotel is a favorite stopping-off place for visitors to Northern Arizona. The area is becoming more popular every year with its numerous outdoor recreational opportunities, which include dozens of hiking trails such as Fossil Creek Wild and Scenic Area and canoeing and kayaking on the Verde River. Camp Verde is home to the Verde Valley Archaeology Center. The center was founded in 2010, and the museum researches, interprets and curates the legacy of the ancient cultures that inhabited the Verde Valley.

Community Facilities

Camp Verde offers a broad range of community facilities including riverfront parks, museums, ball fields, equestrian facilities, a community swimming pool, a skateboard park and several public access points to the Verde River. Camp Verde recently added a new \$4 million, 17,000 square-foot community library and a \$10 million, 26,000 square-foot Northern Arizona Healthcare medical clinic.

BASIC INFORMATION

Founded:	1865	Incorporated:	1986
Elevation:	3,160 ft.	Location:	Yavapai County

Distance to major cities:

Phoenix:	92 miles	San Diego:	438 miles
Tucson:	205 miles	Los Angeles:	456 miles
Las Vegas:	305 miles		

POPULATION

	2000	2010	2023 (est.)
Camp Verde	9,451	10,875	12,216
Yavapai County	167,517	210,899	241,173
State of Arizona	5,130,632	6,401,569	7,285,370

Office of Economic Opportunity

Arizona Dept. of Revenue & Arizona Tax Research Foundation

WORKFORCE EDUCATION ATTAINMENT

	Count	Share
Less than high school	1,183	14.8%
High school or equivalent, no college	2,412	30.2%
Some college or Associate degree	2,946	36.9%
Bachelor's degree or advanced degree	1,450	18.1%

American Community Survey

INDUSTRY (RANKED BY EMPLOYMENT)

	Count	Share
Arts, entertainment, food & recreation services	1,203	30.1%
Education, health care & social assistance	718	18.0%
Professional, scientific, & administrative services	380	9.5%
Retail trade	379	9.5%
Construction	308	7.7%
Finance, insurance & real estate	224	5.6%
Other services, except public administration	194	4.9%
Manufacturing	187	4.7%
Public administration	148	3.7%
Transportation, warehousing, & utilities	78	2.0%
Agriculture, forestry, fishing, hunting, & mining	69	1.7%
Wholesale trade	65	1.6%
Information	39	1.0%

American Community Survey

Broker's Highlights

Sources Link: [Verde Valley Housing Study by Elliott D. Pollack & Co. \(May 2021\)](#)

1. Single-family detached units and mobile home units account for 83% of all housing units in the Verde Valley.
2. Out of 33,300 housing units in the Valley, only 1,400 units are in traditional apartment complexes.
3. Nearly 30% of the existing supply of manufactured housing was constructed before 1979
4. Double-digit rent growth for 2017, 2018, and 2019 across Yavapai County (leading up to 2020+)
5. 2.56 Persons Per Household in Camp Verde compared to 2.19 across the Verde Valley
6. Average travel time in Verde Valley = 23.7 minutes
7. Employment forecast is 4,200 jobs over the next 10 years in the Verde Valley
8. Employee commuting patterns are an important indicator of the difficulty in finding affordable housing. For Sedona, 75% of those employees who work in the city live in another community. In Cottonwood, 77% of residents leave the city to work each day.
9. The Camp Verde apartment stock accounts for less than 10% of the total Verde Valley, while Cottonwood accounts for almost 62%.

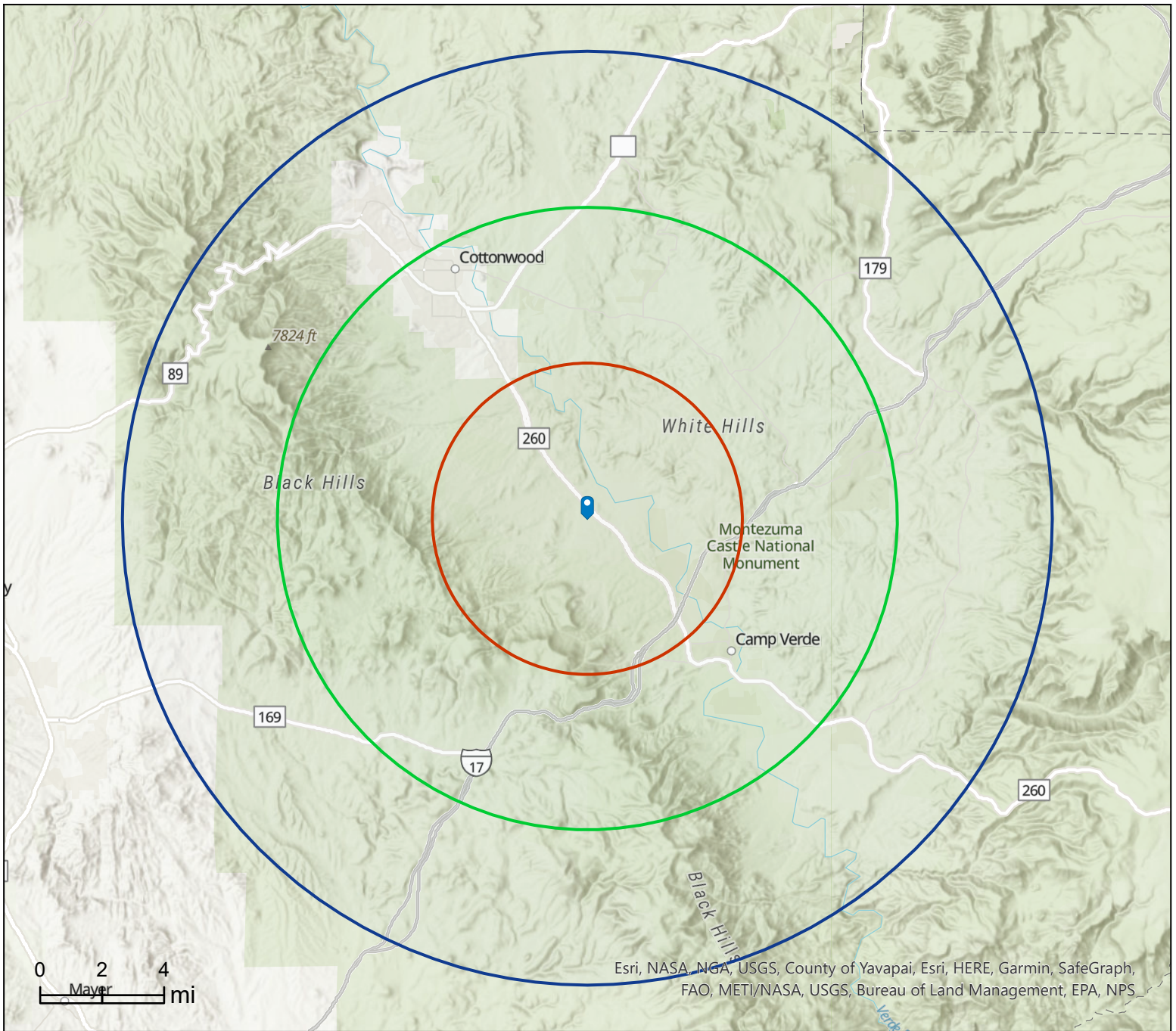
Additional opinions expressed in the survey include: (among 1,869 individual responses)

- 43% of renters said they plan to own a home within 2 years.
- The most common obstacles for renters to become homeowners include lack of affordable units, lack of down payment, and low income.
- The majority of all survey respondents report “very to somewhat satisfied” with current housing (72%) and describe their physical housing as “above average to excellent”.
- Survey respondents who were considering moving away from the Verde Valley cited reasons of lack of affordable housing, quality of medical resources, and low wages.
- Almost 80% of residents live in a single-family or manufactured home. Another 10% live in an apartment or condominium/townhome.
- Of the survey respondents, the homeownership to renter ratio is 70% owner to 27% renter. According to the U.S. Census, the Verde Valley homeownership rate is about 69% of all households.

Site Details Map

High View at Boulder Creek
Camp Verde, Arizona
Rings: 5, 10, 15 mile radii

Site Details Map
Latitude: 34.62357
Longitude: -111.93490



This site is located in:

City: Camp Verde
County: Yavapai County
State: Arizona
ZIP Code: 86322
Census Tract: 04025001601
Census Block Group: 040250016012
CBSA: Prescott Valley-Prescott, AZ Metropolitan Statistical Area

High View at Boulder Creek
Camp Verde, Arizona
Rings: 5, 10, 15 mile radii

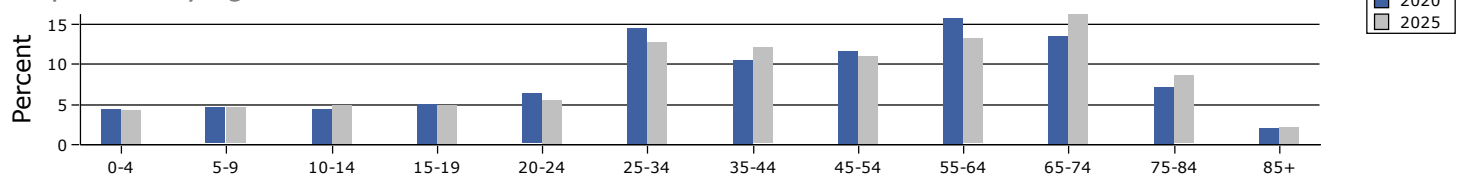
Prepared by Realty Economic Advisors

Latitude: 34.62357
Longitude: -111.93490

	5 miles	10 miles	15 miles
2020 Summary			
Population	5,493	46,185	63,705
Households	1,878	18,920	27,083
Families	1,277	11,770	16,655
Average Household Size	2.51	2.38	2.30
Owner Occupied Housing Units	1,464	13,224	19,394
Renter Occupied Housing Units	414	5,696	7,689
Median Age	45.0	46.6	50.1
Median Household Income	\$39,922	\$44,502	\$46,277
Average Household Income	\$54,407	\$59,134	\$63,046
2025 Summary			
Population	5,814	49,310	67,957
Households	2,013	20,284	28,991
Families	1,364	12,543	17,711
Average Household Size	2.50	2.38	2.30
Owner Occupied Housing Units	1,575	14,355	20,974
Renter Occupied Housing Units	438	5,929	8,017
Median Age	46.1	47.1	50.6
Median Household Income	\$43,204	\$48,271	\$50,295
Average Household Income	\$59,838	\$65,225	\$70,025
Trends: 2020-2025 Annual Rate			
Population	1.14%	1.32%	1.30%
Households	1.40%	1.40%	1.37%
Families	1.33%	1.28%	1.24%
Owner Households	1.47%	1.65%	1.58%
Median Household Income	1.59%	1.64%	1.68%

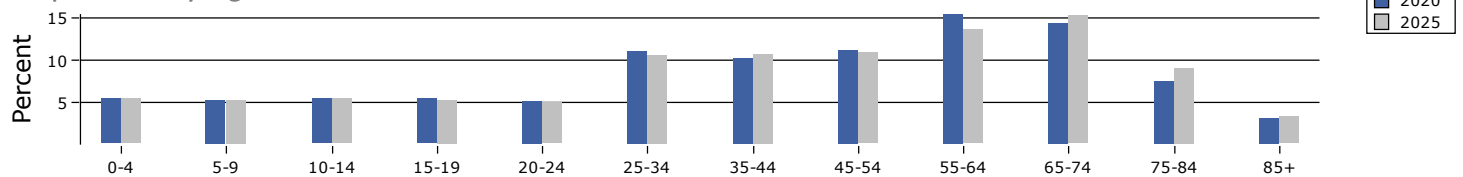
5 miles

Population by Age



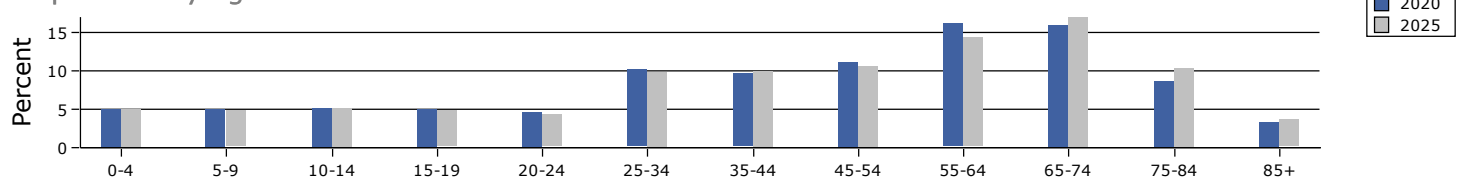
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Population by Age



15 miles

Population by Age



High View at Boulder Creek
Camp Verde, Arizona
Rings: 5, 10, 15 mile radii

Prepared by Realty Economic Advisors

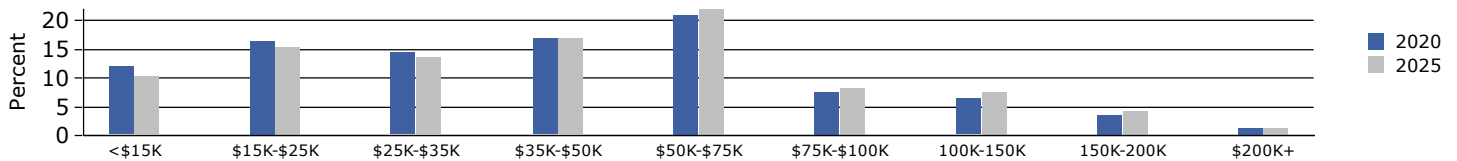
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Longitude: -111.93490

	5 miles		10 miles		15 miles	
2020 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	225	12.0%	2,302	12.2%	3,169	11.7%
\$15,000 - \$24,999	309	16.5%	2,604	13.8%	3,522	13.0%
\$25,000 - \$34,999	274	14.6%	2,462	13.0%	3,334	12.3%
\$35,000 - \$49,999	319	17.0%	2,965	15.7%	4,356	16.1%
\$50,000 - \$74,999	393	20.9%	3,894	20.6%	5,442	20.1%
\$75,000 - \$99,999	144	7.7%	2,032	10.7%	2,959	10.9%
\$100,000 - \$149,999	120	6.4%	1,668	8.8%	2,652	9.8%
\$150,000 - \$199,999	68	3.6%	675	3.6%	984	3.6%
\$200,000+	26	1.4%	317	1.7%	666	2.5%
Median Household Income	\$39,922		\$44,502		\$46,277	
Average Household Income	\$54,407		\$59,134		\$63,046	
Per Capita Income	\$21,306		\$24,606		\$27,080	

2025 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	208	10.3%	2,146	10.6%	2,940	10.1%
\$15,000 - \$24,999	308	15.3%	2,650	13.1%	3,537	12.2%
\$25,000 - \$34,999	276	13.7%	2,500	12.3%	3,364	11.6%
\$35,000 - \$49,999	340	16.9%	3,117	15.4%	4,545	15.7%
\$50,000 - \$74,999	445	22.1%	4,273	21.1%	5,933	20.5%
\$75,000 - \$99,999	165	8.2%	2,308	11.4%	3,361	11.6%
\$100,000 - \$149,999	155	7.7%	2,033	10.0%	3,217	11.1%
\$150,000 - \$199,999	87	4.3%	864	4.3%	1,251	4.3%
\$200,000+	28	1.4%	393	1.9%	844	2.9%
Median Household Income	\$43,204		\$48,271		\$50,295	
Average Household Income	\$59,838		\$65,225		\$70,025	
Per Capita Income	\$23,277		\$27,202		\$30,139	

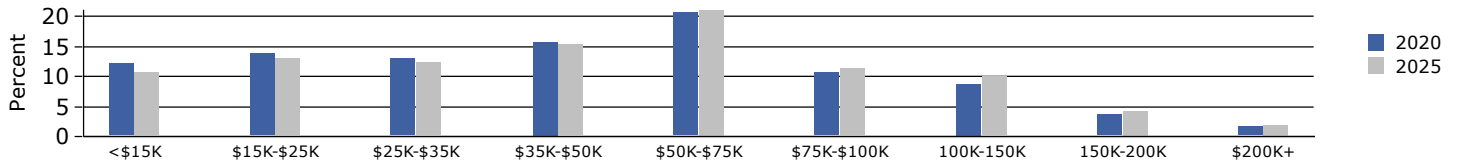
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Household Income



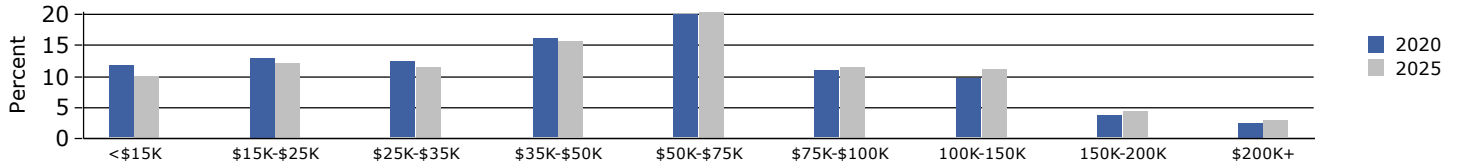
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Household Income



15 miles

Household Income



Source: Esri

High View at Boulder Creek
Camp Verde, Arizona
Rings: 5, 10, 15 mile radii

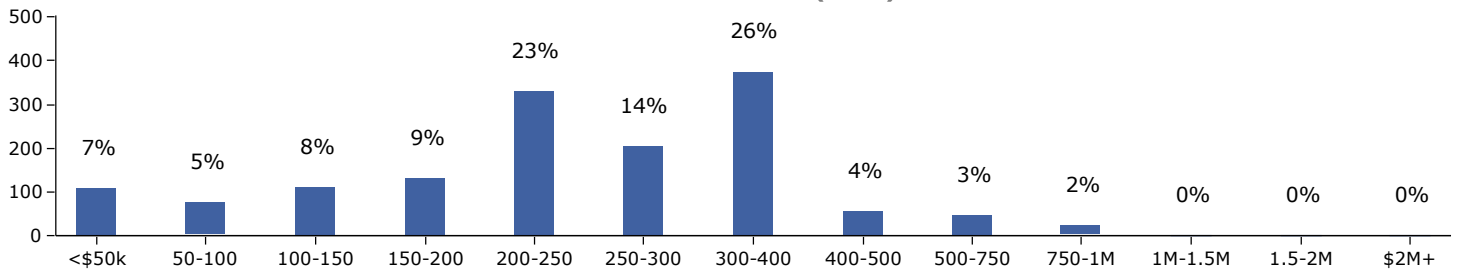
Prepared by Realty Economic Advisors

Latitude: 34.62357
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	5 miles	10 miles	15 miles
2020 Owner Occupied Housing Units by Value			
Total	1,464	13,224	19,394
<\$50,000	7.4%	4.8%	4.8%
\$50,000 - \$99,999	5.3%	5.5%	5.1%
\$100,000 - \$149,999	7.7%	10.8%	9.3%
\$150,000 - \$199,999	9.0%	15.7%	13.6%
\$200,000 - \$249,999	22.7%	19.0%	17.8%
\$250,000 - \$299,999	13.9%	14.7%	14.0%
\$300,000 - \$399,999	25.6%	13.9%	16.1%
\$400,000 - \$499,999	3.8%	6.9%	8.4%
\$500,000 - \$749,999	3.1%	6.7%	8.2%
\$750,000 - \$999,999	1.6%	1.2%	1.5%
\$1,000,000 - \$1,499,999	0.0%	0.8%	0.9%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.1%	0.3%
Average Home Value	\$260,256	\$273,034	\$295,674

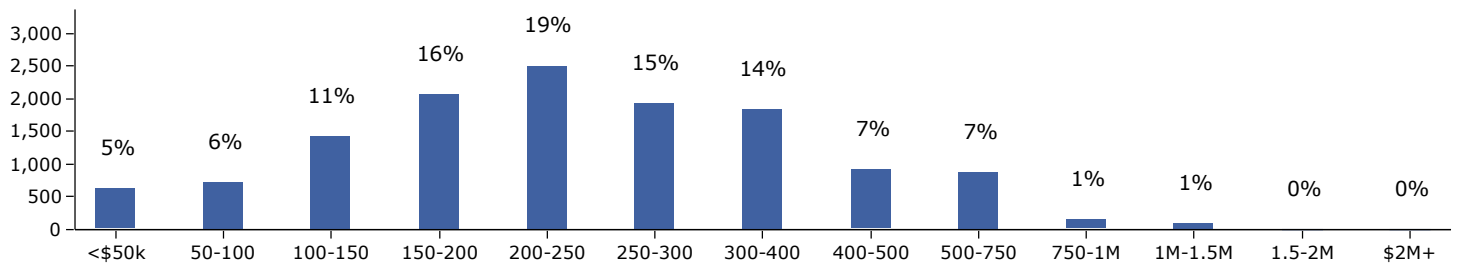
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2020 Home Value (Esri)



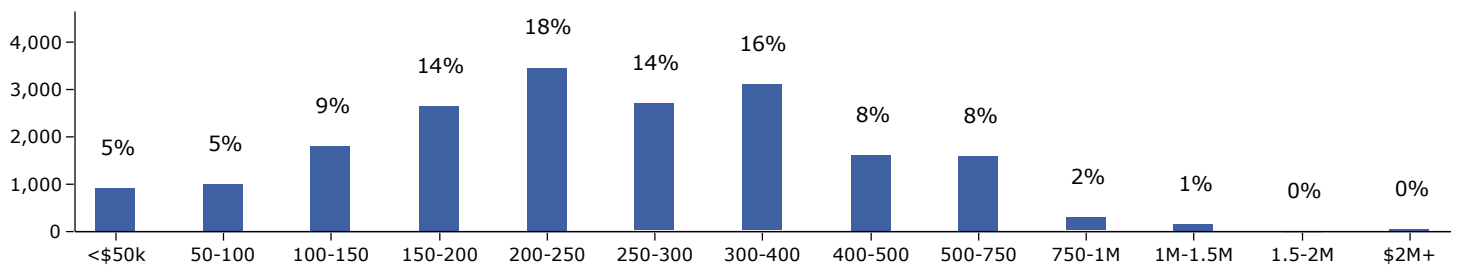
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2020 Home Value (Esri)



15 miles

2020 Home Value (Esri)



Source: Esri

High View at Boulder Creek
Camp Verde, Arizona
Rings: 5, 10, 15 mile radii

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2020 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	248	4.5%	2,543	5.5%	3,202	5.0%
Age 5 - 9	254	4.6%	2,470	5.3%	3,167	5.0%
Age 10 - 14	245	4.5%	2,535	5.5%	3,298	5.2%
Age 15 - 19	281	5.1%	2,520	5.5%	3,193	5.0%
Age 20 - 24	344	6.3%	2,378	5.1%	2,992	4.7%
Age 25 - 34	797	14.5%	5,083	11.0%	6,451	10.1%
Age 35 - 44	578	10.5%	4,757	10.3%	6,157	9.7%
Age 45 - 54	636	11.6%	5,155	11.2%	7,118	11.2%
Age 55 - 64	860	15.7%	7,126	15.4%	10,285	16.1%
Age 65 - 74	744	13.5%	6,648	14.4%	10,170	16.0%
Age 75 - 84	389	7.1%	3,518	7.6%	5,482	8.6%
Age 85+	116	2.1%	1,455	3.2%	2,190	3.4%

2025 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	250	4.3%	2,674	5.4%	3,377	5.0%
Age 5 - 9	265	4.6%	2,605	5.3%	3,321	4.9%
Age 10 - 14	282	4.9%	2,725	5.5%	3,550	5.2%
Age 15 - 19	287	4.9%	2,616	5.3%	3,322	4.9%
Age 20 - 24	317	5.5%	2,443	5.0%	3,015	4.4%
Age 25 - 34	739	12.7%	5,220	10.6%	6,632	9.8%
Age 35 - 44	700	12.0%	5,287	10.7%	6,821	10.0%
Age 45 - 54	639	11.0%	5,342	10.8%	7,233	10.6%
Age 55 - 64	765	13.2%	6,705	13.6%	9,725	14.3%
Age 65 - 74	943	16.2%	7,560	15.3%	11,557	17.0%
Age 75 - 84	492	8.5%	4,512	9.1%	6,966	10.3%
Age 85+	133	2.3%	1,623	3.3%	2,435	3.6%
	5 miles		10 miles		15 miles	