

35.55 ACRES N STATE ROUTE 89

35.55 ACRES NORTH STATE
ROUTE 89, PRESCOTT, AZ
86334

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ARIZONA COMMERCIAL REAL ESTATE



MLS

FOR SALE

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PROPERTY INFORMATION

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OFFERING MEMORANDUM

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the sought-after Paulden area! This 35.55-acre property, situated along North State Route 89, beckons with promise for land and residential investors alike. Offering ample space for development, this expansive parcel presents endless potential for creating a dream residential community. The allure of this prime location, nestled in the heart of Prescott, invites visionary investors to capitalize on its favorable positioning. With its generous acreage and strategic placement, this property promises a rewarding venture for those seeking to make their mark in the thriving residential market.

PROPERTY HIGHLIGHTS

- Expansive 35.55-acre parcel
- Prime location in Paulden, Arizona
- Ideal for commercial development
- Endless potential for land investors
- Strategic placement along North State Route 89

OFFERING SUMMARY

| | |
|-------------|-------------------------|
| Sale Price: | \$175,000 - \$1,754,000 |
| Lot Size: | 35.55 Acres |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 0 | 0 | 0 |
| Total Population | 0 | 0 | 0 |
| Average HH Income | \$75,445 | \$75,445 | \$76,183 |

LAND LOTS

OF LOTS 4

TOTAL LOT SIZE 6.85 - 35.55 ACRES

TOTAL LOT PRICE \$175,000 - \$1,754,000

BEST USE COMMERCIAL

| STATUS | LOT # | ADDRESS | APN | SUB-TYPE | SIZE | PRICE | ZONING |
|-----------|------------------|---------|-----|----------|-------------|-------------|---|
| Available | A | | | Other | 10.01 Acres | \$595,000 | Zoned Residential- Best use would be rezoning to commercial |
| Available | B | | | Other | 6.87 Acres | \$189,000 | Zoned for Residential- Best use would be rezoning to commercial |
| Available | C | | | Other | 6.85 Acres | \$175,000 | Zoned for Residential- Best use would be rezoning to commercial |
| Available | D | | | Other | 10.57 Acres | \$795,000 | Zoned for Residential- Best use would be rezoning to commercial |
| Available | 35.5-acre parcel | | | Other | 35.55 Acres | \$1,754,000 | |



LOCATION INFORMATION

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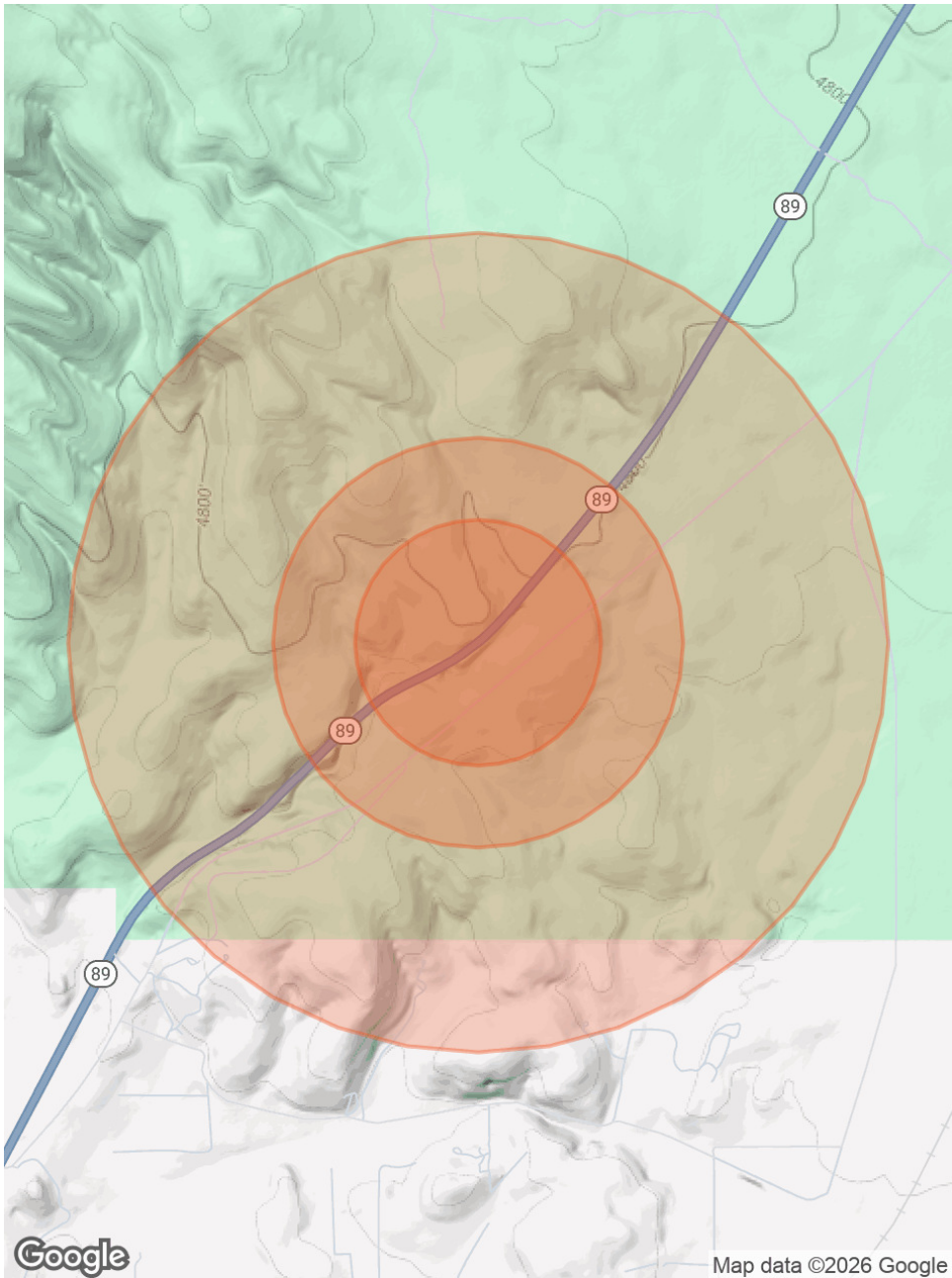
OFFERING MEMORANDUM

DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 0 | 0 | 0 |
| Average Age | 53 | 53 | 53 |
| Average Age (Male) | 54 | 54 | 54 |
| Average Age (Female) | 51 | 51 | 51 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 0 | 0 | 0 |
| # of Persons per HH | 0 | 0 | 0 |
| Average HH Income | \$75,445 | \$75,445 | \$76,183 |
| Average House Value | \$310,138 | \$310,138 | \$313,025 |

Demographics data derived from AlphaMap



ADVISOR BIO

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OFFERING MEMORANDUM



CONTACT OUR TEAM



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