

# Hwy 260

HIGHWAY 260  
COTTONWOOD, AZ  
86326

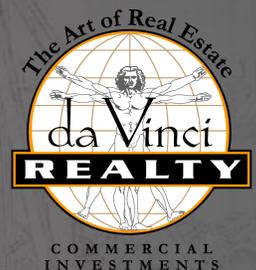
26.8 ACRES OF VACANT LAND  
\$317,744 - \$1,285,970

Exclusively Offered By:

**Mark T. Belsanti, CCIM**  
928.779.3800  
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da Vinci Realty 111 E. Aspen Ave., Suite 3, Flagstaff, AZ 86001 // [davincirealty.com](http://davincirealty.com)



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by da Vinci Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



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## Property Overview

Explore the unparalleled potential of this Heavy Industrial (I-2) zoned property located in the thriving Cottonwood area. Offering four parcels that can be split three ways, this high-profile property boasts the convenience of roundabouts at each end, enhancing access and traffic flow. Benefit from dedicated street easements from the City of Cottonwood, ensuring streamlined development opportunities. This prime industrial site presents a rare chance to invest in a strategically located property with immense possibilities for data centers, manufacturing, distribution, or other industrial endeavors. Seize the opportunity to establish a prominent presence in this dynamic market with this exceptional property.

## Offering Summary

Sale Price:	\$317,744 - \$1,285,970
4 Available Parcels:	0.97-10.77 Acres
Total Available Acreage:	26.8 Acres
Price / Acre:	\$119,403
Zoning:	Heavy Industrial (I-2)
APN:	407-09-163J, 407-09-163G, 407-09-171A, and 407-09-172A

## Location Overview

Property is located on Hwy 260 at the southern entrance to the City of Cottonwood. Adjacent properties include Jones Ford Dealership, APS, Griffith Enterprises, Genesis Worldwide and Sedona View RV Park.



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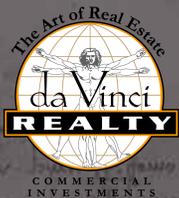


# Property Details & Highlights

FOR SALE | \$317,744 - \$1,285,970



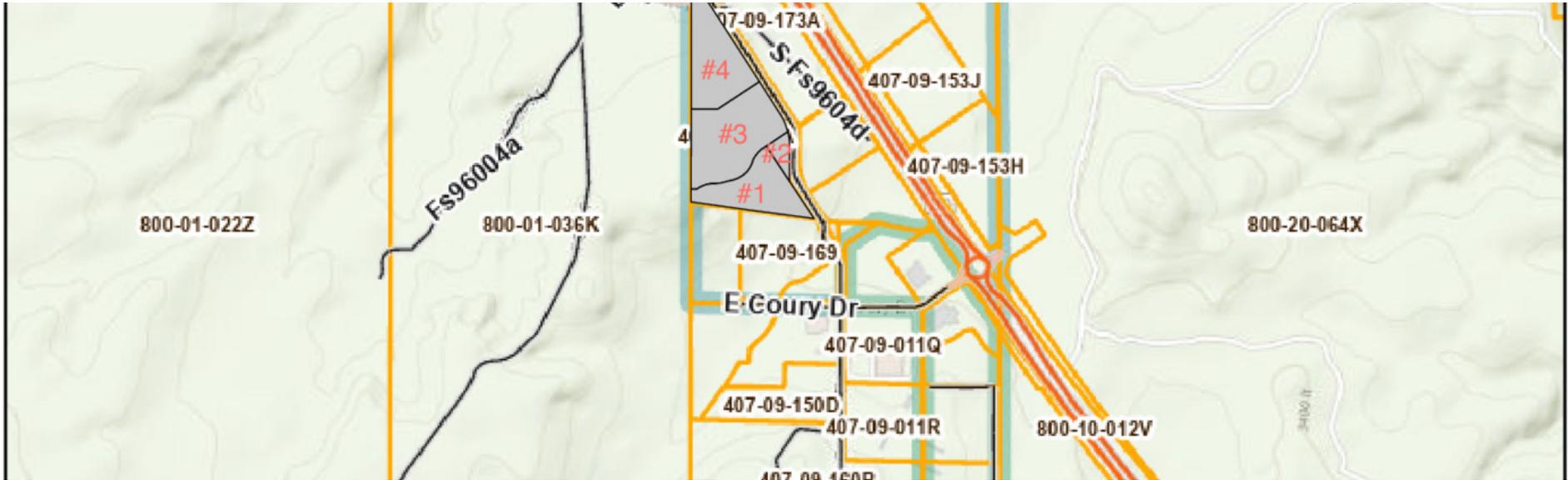
- Zoned Heavy Industrial (I-2)
- Adjacent to Arizona Public Service (APS)
- Four parcels, can be split 3 ways
- Roundabouts at each end of the parcel
- City of Cottonwood dedicated street easements
- High profile property
- Strategic location on Highway 260
- Ample space for industrial development



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# Of Lots 4

Total Lot Size 0.97 - 10.77 Acres

Total Lot Price \$317,744 - \$1,285,970

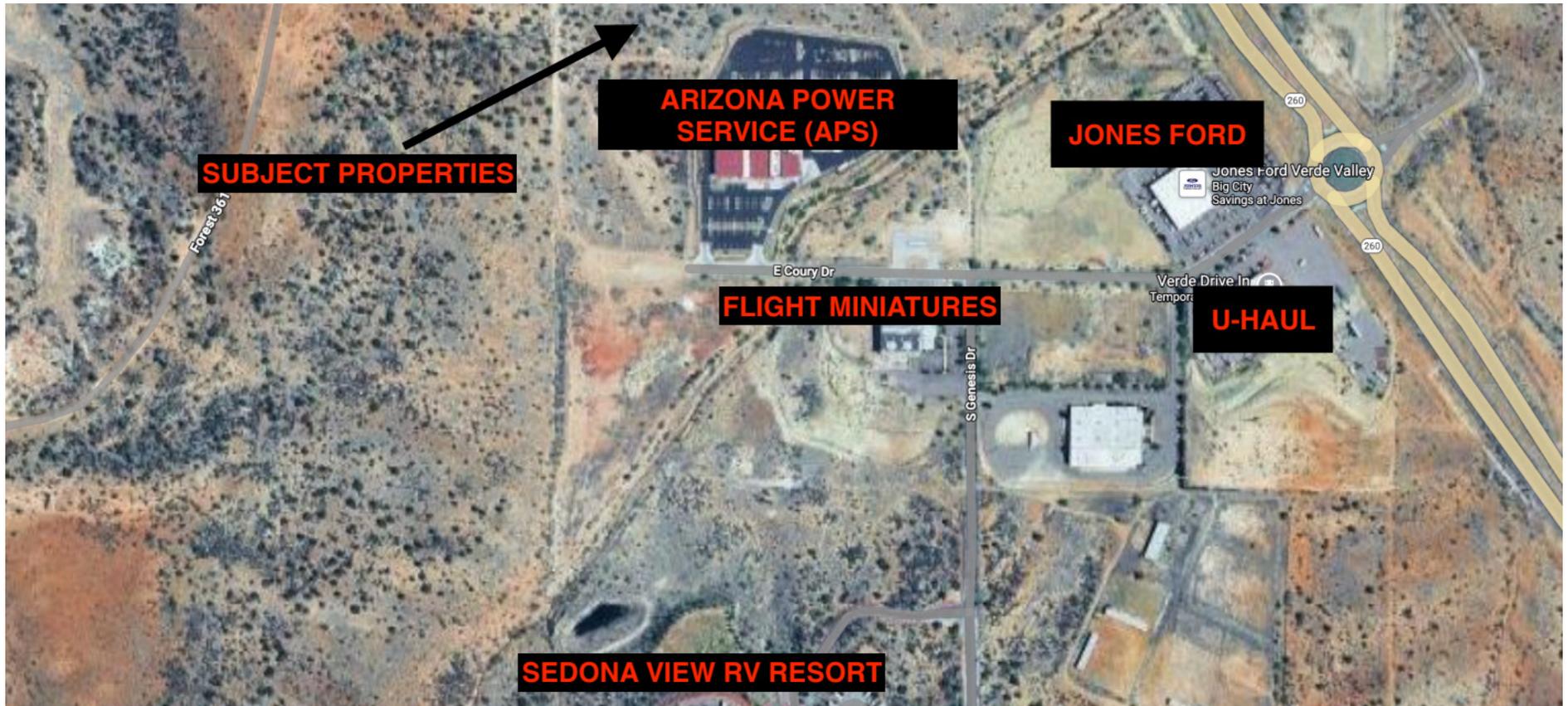
Status	Lot #	Address	APN	Sub-Type	Size	Price	Zoning
Available	1	Hwy 260	407-09-163G	Industrial	6.75 Acres	\$604,047	I-2
Available	2	Hwy 260	407-09-163J	Industrial	0.97 Acres	\$317,744	I-2
Available	3	Hwy 260	407-09-171A	Industrial	10.77 Acres	\$1,285,970	I-2
Available	4	Hwy 260	407-09-172A	Industrial	8.31 Acres	\$992,239	I-2



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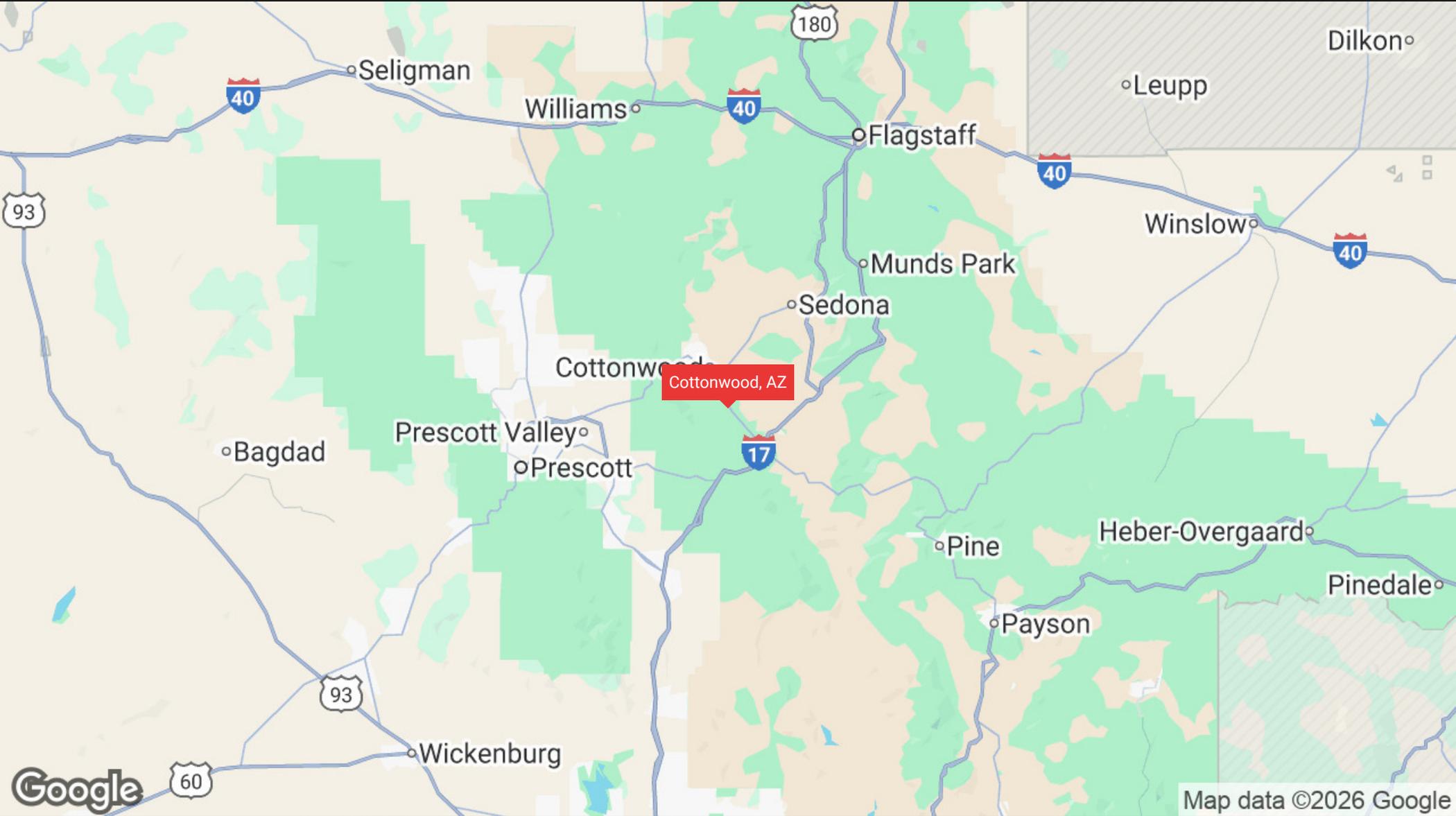


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# Regional Map

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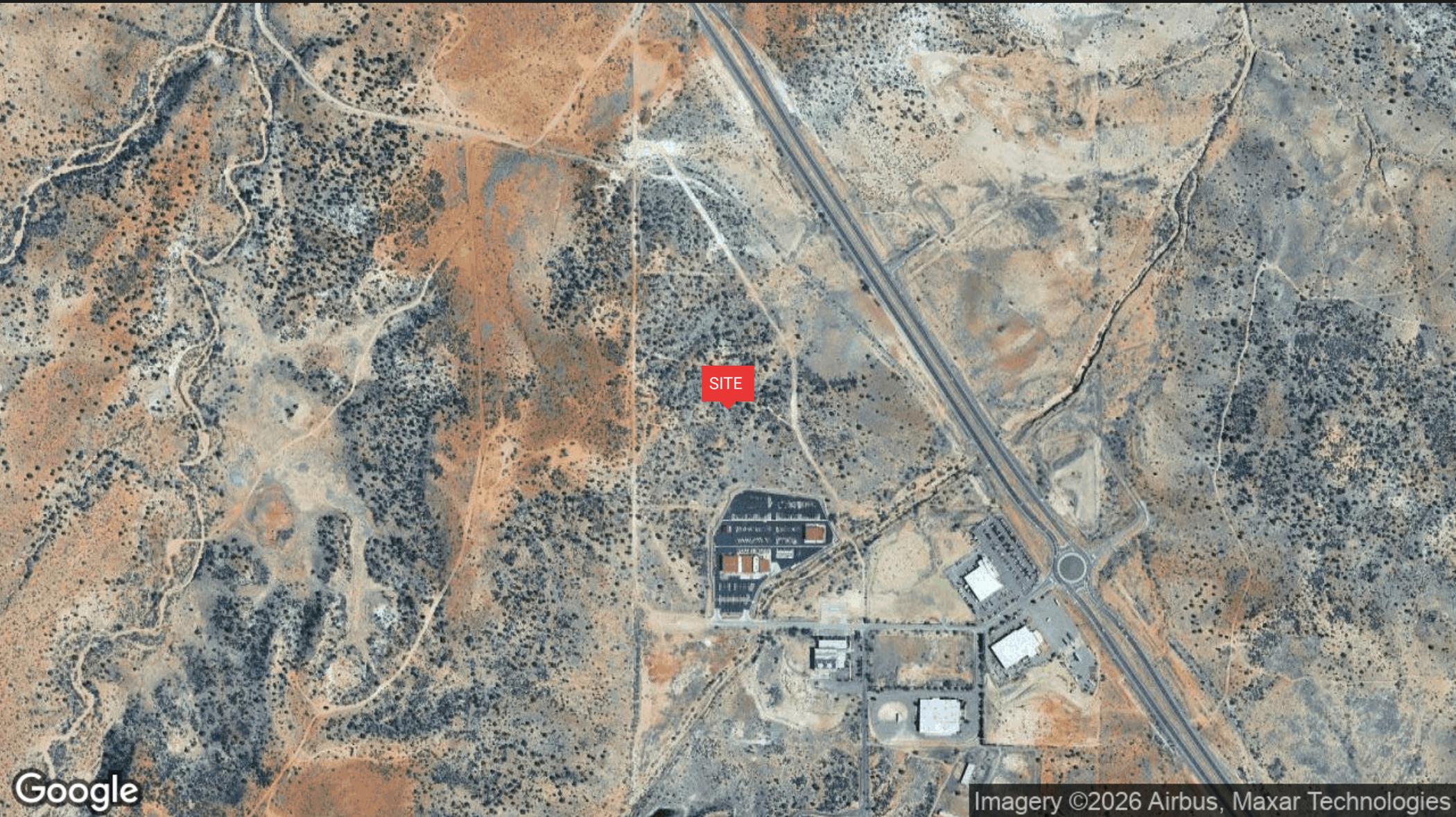
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# Aerial Map

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SITE

Imagery ©2026 Airbus, Maxar Technologies

Google



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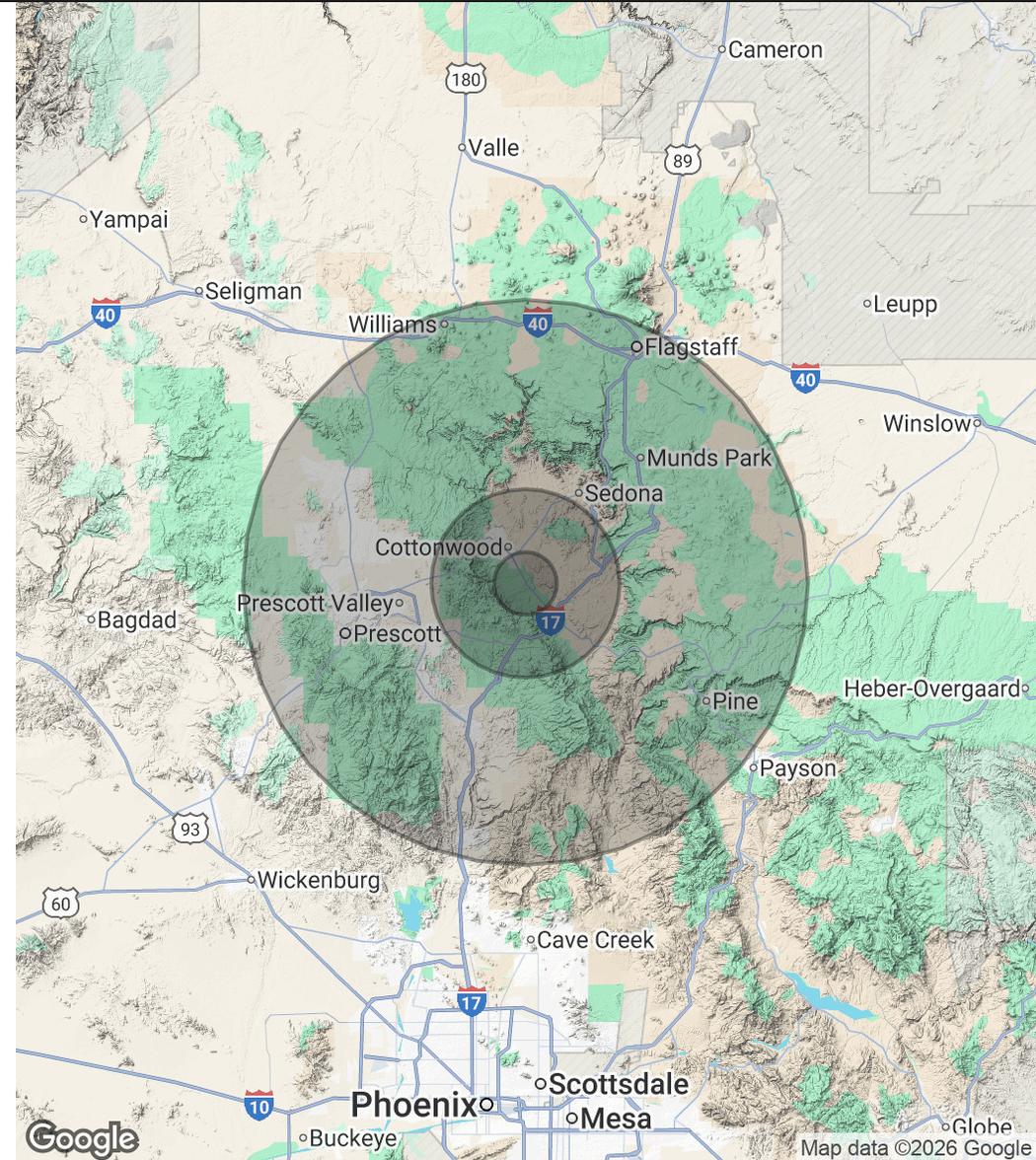
# Demographics Map & Report

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Population	5 Miles	15 Miles	45 Miles
Total Population	12,159	62,677	320,245
Average Age	46	50	48
Average Age (Male)	45	49	47
Average Age (Female)	47	50	48

Households & Income	5 Miles	15 Miles	45 Miles
Total Households	4,937	27,559	137,935
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$83,747	\$78,507	\$85,254
Average House Value	\$367,527	\$419,994	\$492,517

Demographics data derived from AlphaMap



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# Community Profile Cottonwood

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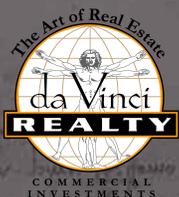
## Cottonwood/Verde Valley:

The Cottonwood/Verde Valley area is located geographically in the center of Arizona, approximately 100 miles North of Phoenix and 19 miles Southwest of Sedona. Cottonwood is bordered on the South, East and West by high mountains and on the North by mesas and buttes. Cottonwood is situated at an elevation of 3,300 feet. The City of Cottonwood attracts residents with its blend of rural atmosphere and urban amenities, offering shopping, financial, and professional services against the picturesque backdrop of the Verde River.

Highway 260 links Cottonwood to Interstate 17, which runs North to Flagstaff and South to Phoenix. Highway 89A, which links Cottonwood with Sedona, underwent an extensive widening project. Completed in September of 2002, Highway 89A was constructed to a total of four lanes wide, and travel time between the cities was cut to approximately 15 minutes. Additionally, the Mingus Bypass connects 89A to Mingus Avenue, which is located just three blocks North of Copperwood Square. Interstate 40 also services Yavapai County, which runs East-West, linking the area to California, as well as to destinations in the Midwest and on the East Coast. Public transit is provided by the Cottonwood Area Transit System (CATS). The Cottonwood Municipal Airport provides public and commercial air service. Shuttles are also available to and from Phoenix Sky Harbor International Airport.

Today, Cottonwood is a friendly, fast-growing family community that has more than doubled in population in the past 20 years with population presently over 11,000 and projected to grow in size to 17,000 by the year 2025. Yavapai County is once again experiencing a boom period with rapid increase in population growth. The clear dry air and moderate temperatures attract people of retirement age as well as those wishing to raise families away from the congestion and crime of the cities. According to the 1990 census the County population was 236,209 the population estimate is now 253,013.

Please visit [cottonwoodaz.gov](http://cottonwoodaz.gov) to learn more about the City of Cottonwood.



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## Mark T. Belsanti, CCIM

Owner/Agent - da Vinci Realty LLC

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Direct: 928.779.3800 | Cell: 928.254.1770

### Professional Background

Mark has been an active commercial real estate agent for over twenty-five years. He has enjoyed much success through those years; transacting commercial real estate in Flagstaff, Sedona, the Verde Valley, and Scottsdale, Arizona.

In 1999, he attained the Certified Commercial Investment Member (CCIM) certification. This certification is one which separates a commercial real estate agent from the general real estate agent. A CCIM is a recognized expert in the commercial and investment real estate industry and a CCIM is part of a global commercial real estate network with members across North America and more than 30 countries. This professional network has enabled CCIM members to close thousands of transactions annually, representing more than \$200 billion in value. As a result, the experts who possess the CCIM designation are an invaluable resource for commercial real estate owners, investors, and users.

As well, Mark served as a Planning and Zoning Commissioner for the City of Sedona for three years in order to familiarize himself with city development codes and act as a liaison between his clients and municipalities.

In 2003, Mark and his wife Leslie, moved to Flagstaff and opened da Vinci Realty which is a full service commercial real estate company offering brokerage, leasing, property management, and development opportunities.

### Education

CCIM Institute - Commercial Real Estate's Global Standard for Professional Achievement

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