

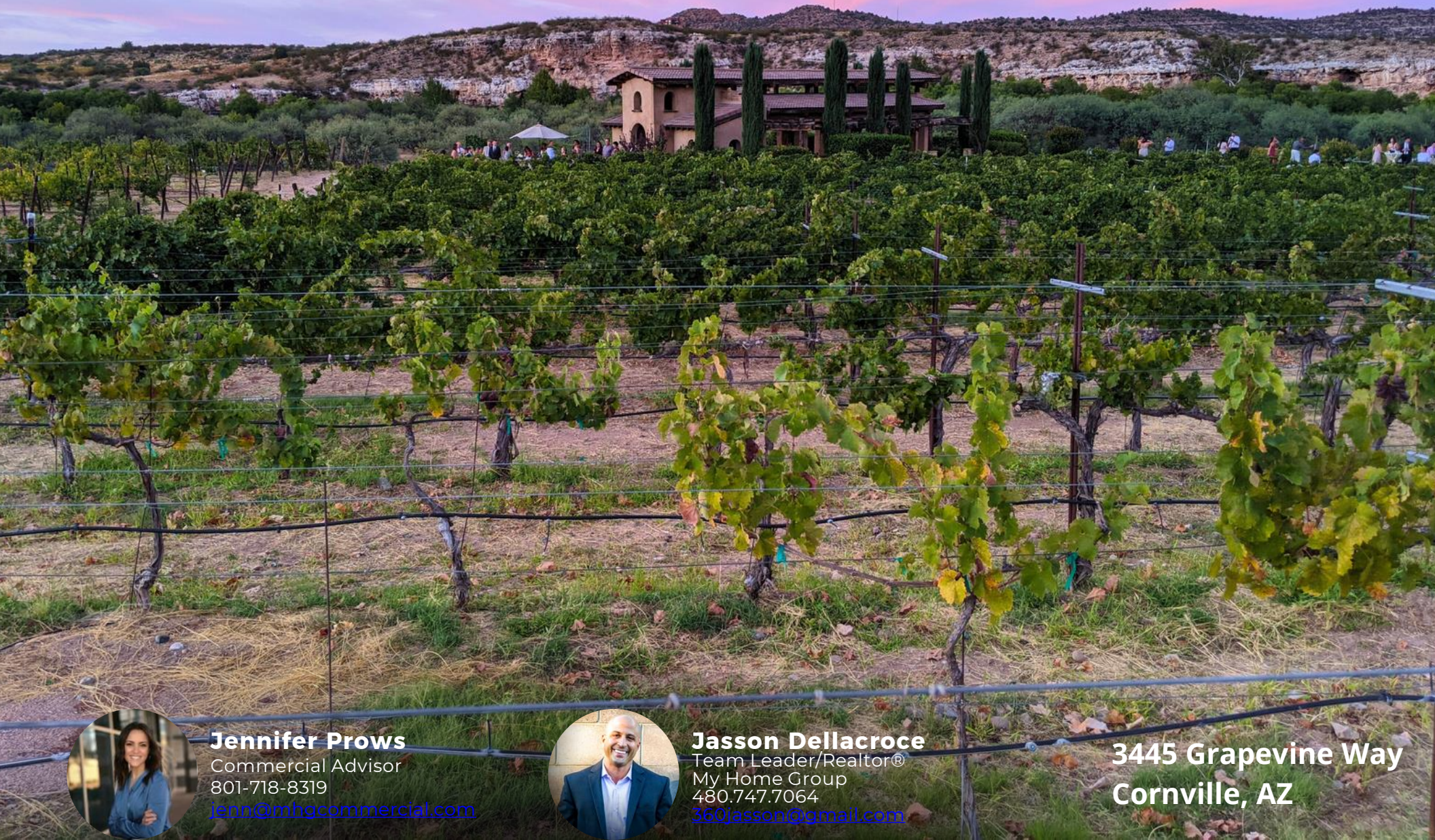


PROUDLY PRESENTS



Luxury Commercial Development Opportunity

With 220 approved lodging units already entitled on site, this property offers significant development value and a streamlined path to realizing a high-impact hospitality or mixed-use project. The existing entitlements reduce development risk and add immediate potential for investors and operators.



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**3445 Grapevine Way
Cornville, AZ**

Property Overview

Size	85+ acres
Zoning	C-2 PAD
Water	Domestic Well
Sewer	Septic
Electric	APS
APN	407-21-015-E
Listing Price	\$30,000,000



Property Highlights

Nestled along the scenic Verde River, this exceptional offering includes over 85 acres of luxury commercial development land with newly approved C-2 PAD zoning, allowing for a broad range of mixed-use possibilities.

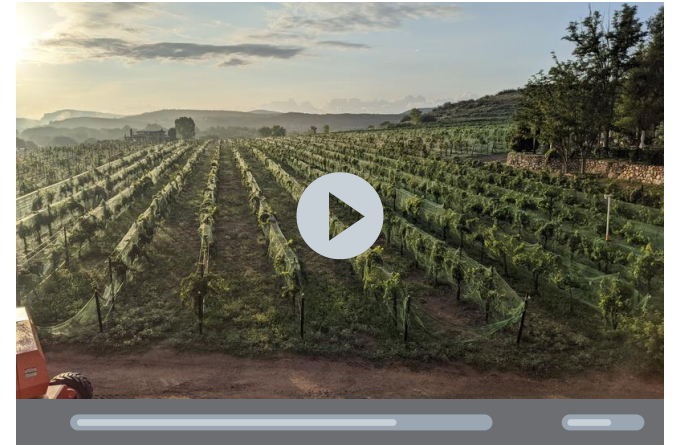
Currently operating as a thriving winery with 15 acres of planted vineyards, the property features three existing buildings and 20 uncovered parking spaces. Surrounded by stunning natural beauty and easily accessible from State Route 260 via Grapevine Way, this is an unmatched opportunity for hospitality, recreation, and event-oriented development.

Alcantara Vineyards, endless possibilities

- **Currently operating as Alcantara Vineyards with 15 acres of producing vineyards**
- **85+ acres of luxury commercial development land along the Verde River**
- **220 entitled lodging units—approved development rights in place, adding immediate value and streamlining the path to a high-impact hospitality or mixed-use project**
- **The property's natural surroundings are home to diverse wildlife, including bald eagles, offering excellent birdwatching opportunities**
- **Kayaking & Tubing on the Verde River: Guests can enjoy guided kayaking and tubing trips directly from the property, offering a unique blend of adventure and relaxation along the scenic river**
- **Guest to the property could experience the vineyard and surrounding landscapes on horseback, including river crossings and panoramic views of Mingus Mountain**
- **Stunning natural setting—ideal for hospitality, recreation, and event-driven development**
- **Three on-site buildings and 20 uncovered parking spaces**
- **Newly rezoned C-2 PAD zoning allows for a variety of mixed-use opportunities**
- **Located not far from Jerome, Cottonwood, Sedona, and the picturesque Oak Creek Canyon, guests can explore additional outdoor activities such as hiking, fishing, and swimming in one of Arizona's most scenic areas**



A thoughtfully designed conceptual plan has been approved, featuring 220 lodging units—including hotel rooms, condos, and unique glamping/treehouse accommodations—a state-of-the-art wine tasting room with seating for up to 400 guests, and an enchanting outdoor wedding chapel. The site also includes two dedicated 2-bedroom condos tailored for wedding party stays.

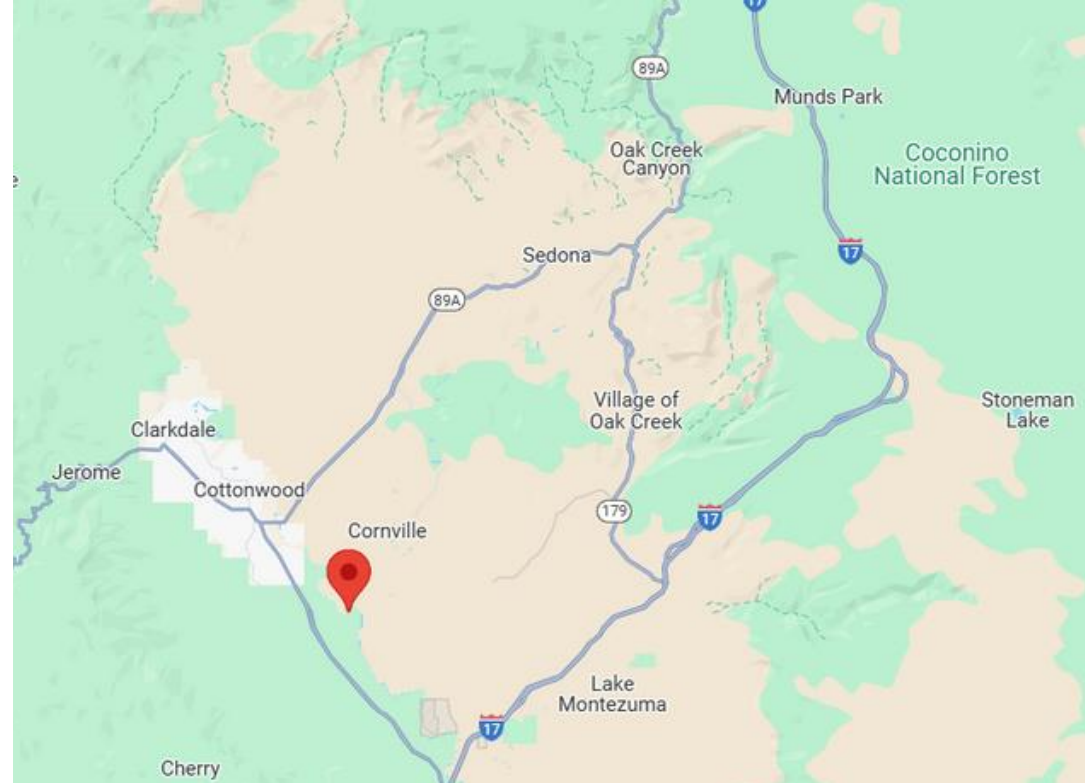


Adventures & Experiences



Location & Accessibility

Situated at 3445 Grapevine Way in Cornville, AZ, this premier property enjoys a tranquil setting along the Verde River while offering excellent regional connectivity. Just off State Route 260, the site provides convenient access to nearby communities including Cottonwood, Sedona, and Camp Verde. Its central Verde Valley location places it within a short drive of I-17, making it easily reachable from both Phoenix and Flagstaff. The combination of serene natural surroundings and straightforward highway access makes this an ideal destination for hospitality, recreation, and event-driven development.





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