



EXCLUSIVE LISTING:

FOR SALE

PRIME COMMERCIAL LAND LOT

± 0.93 Acre

**7200 E CAVE CREEK RD
CAREFREE, AZ 85377**

\$850,000

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7200



EXECUTIVE SUMMARY

A rare opportunity to own a well-located commercial parcel in the Carefree area. This ± 0.93 -acre parcel is strategically positioned within a high-income, demand-driven trade area, offering strong frontage and consistent visibility that supports long-term value. The site's configuration allows for flexible planning and a range of commercial development opportunities, making it well-suited for investors and developers seeking to capitalize on continued growth in the surrounding area. The property also benefits from an easement providing access to 64 existing parking spaces within the adjacent shopping center, allowing for more efficient site utilization and increased buildable area. This property presents a compelling opportunity for future value creation.

PROPERTY HIGHLIGHTS

- ±0.93-acre commercial land parcel
- High-visibility frontage on Cave Creek Rd with strong traffic exposure
- Prime Carefree location
- Ideal for boutique retail, restaurant, or cafe concepts, as well as medical or wellness users seeking strong visibility and accessibility
- Access to 64 shared parking spaces via easement, enhancing buildable area and site efficiency









PRIME COMMERCIAL LAND LOT

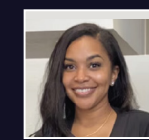
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