

10000 E University Drive,  
Prescott Valley, 86314

LIFE PLAN COMMUNITY INVESTMENT  
OPPORTUNITY

FOR SALE \$15,000,000

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**Matthew Fish, MBA**

Associate Broker / Owner

Phone: 480.309.1089

Email: [matt@arizonacre.com](mailto:matt@arizonacre.com)

**Dave Thomas, CCIM**

Licensed Agent

Phone: 315. 374. 2134

Email: [dave@arizonacre.com](mailto:dave@arizonacre.com)



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# PROPERTY INFORMATION



# PROPERTY SUMMARY

The project is centered around an existing 54,552 Sq Ft three-story former university building, which will serve as the community hub. This structure is well-suited to accommodate a wide range of uses, including:

- Memory care units
- Skilled Nurse / Health Center Rooms
- Sports and fitness amenities
- Senior living apartments
- Community gathering and activity spaces

The development is approved for 259 residential units, offering a thoughtfully designed mix of:

- Assisted Living apartments
- Single-family residence
- Specialty and transitional units

The community is entitled for either:

- A 55+ Active Adult Community
- A full Continuing Care Retirement Community (CCRC)



## OFFERING SUMMARY

Sale Price:	\$15,000,000
Lot Size:	49.31 Acres
Building Size:	54,552 SF

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	23,088	38,710	79,882
Total Population	54,602	89,481	179,656
Average HH Income	\$84,518	\$88,033	\$85,159

# SITE PLAN



# EXTERIOR GALLERY



# INTERIOR GALLERY





# LOCATION INFORMATION



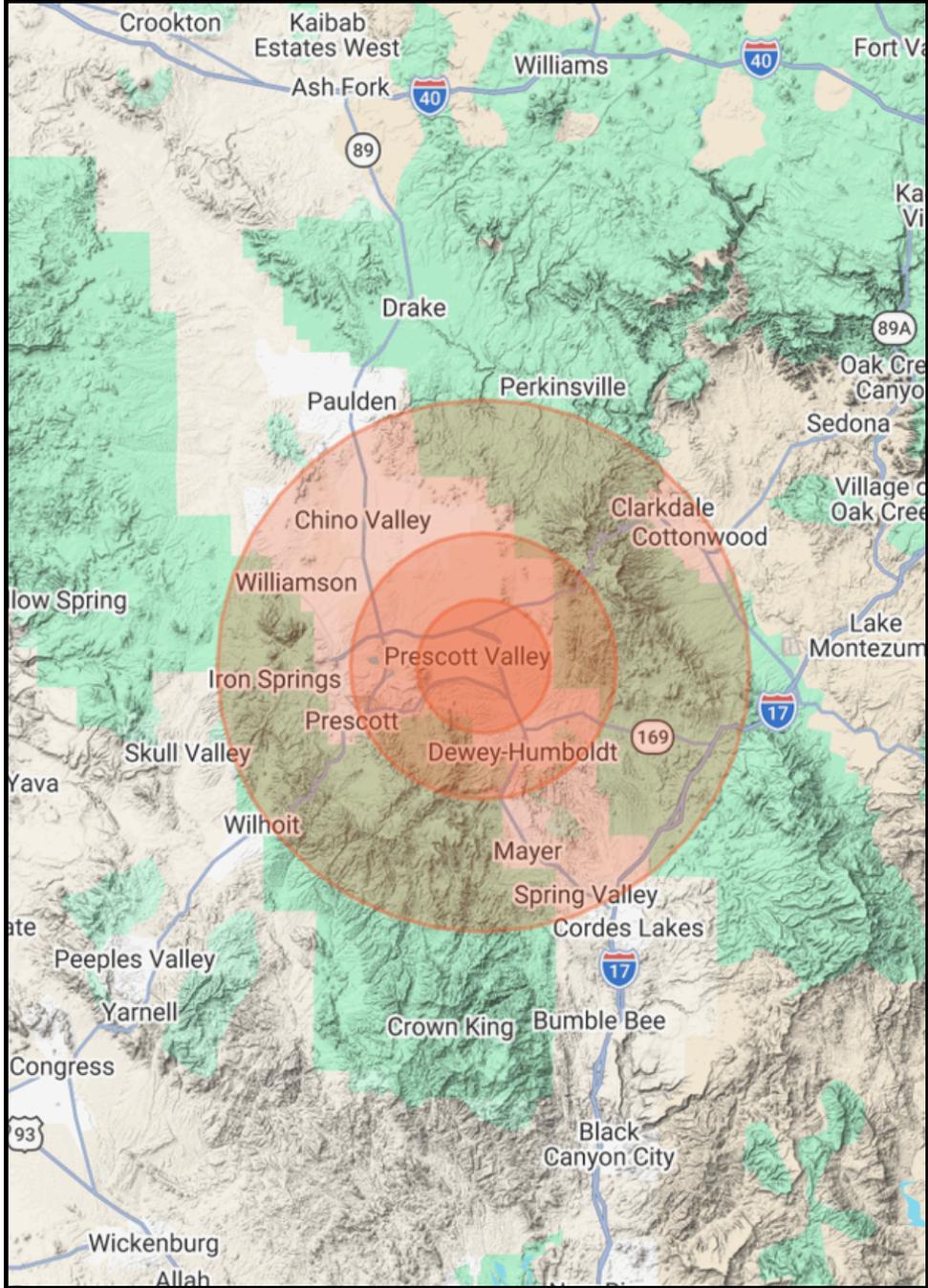
# DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	23,088	38,710	79,882
Total Population	54,602	89,481	179,656
Average HH Income	\$84,518	\$88,033	\$85,159

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	54,602	89,481	179,656
Average Age	47	50	50
Average Age (Male)	46	49	50
Average Age (Female)	48	51	51

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	23,088	38,710	79,882
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$84,518	\$88,033	\$85,159
Average House Value	\$382,068	\$444,714	\$463,809





# ADVISOR BIOS

# MEET THE TEAM



**MATTHEW FISH**

Associate Broker

Direct: 480.309.1089  
matt@arizonacre.com



**DAVE THOMAS, CCIM**

Licensed Agent

Direct: 315.374.2134  
dave@arizonacre.com