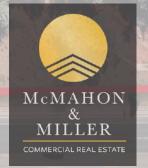


FOR SALE

+/- 6.85 ACRES OF PRIME
COMMERCIAL LAND ON SR 89A
IN UPTOWN, SEDONA

OFFERED @ \$5,999,000 / \$20 PSF

325 STATE ROUTE 89A SEDONA, ARIZONA 86336



LISTING BROKER:

JACK MCMAHON
(928) 224-2709
JACK@MMPROPSAZ.COM
WEBSITE

TABLE OF CONTENTS

01

Cover Page

02

Table of Contents

03 - 06

Aerial Photos

07 - 08

Investment Details

09

Sedona Arizona

10-12

Survey/Flood/Access

13 - 14

City project & Sedona

15 - 16

Zoning

17/

Ground Photos

18 - 20

89A

Chamber Data

2

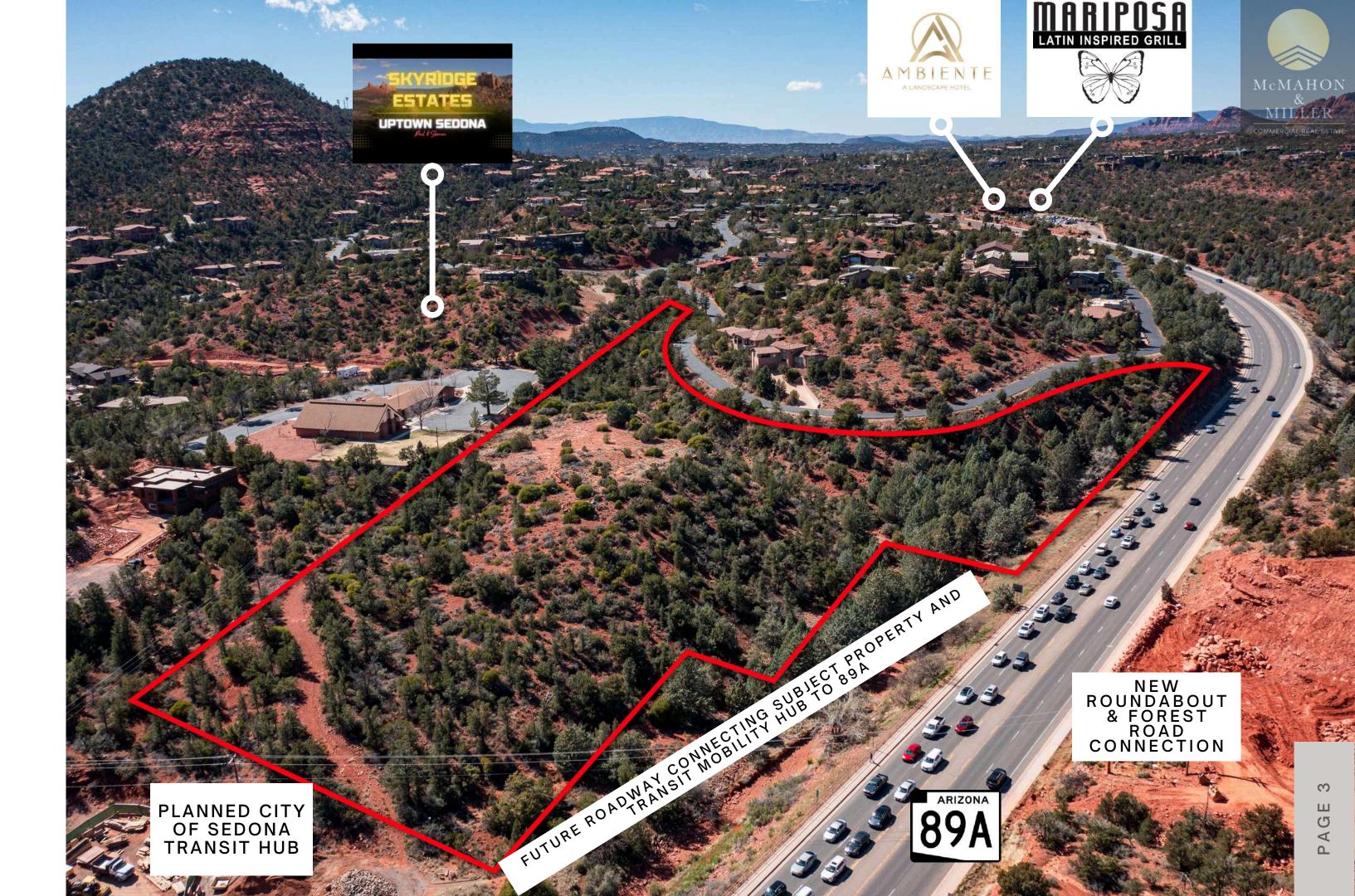
Ground Photos

22

Broker Contact



AERIAL



AERIAL



OFFERING SUMMARY

ADDRESS 325 STATE ROUTE 89A, SEODNA, AZ 86336

APN 401-47-001 - COCONINO COUNTY

OFFERING PRICE \$5,999,000 / \$20 PSF



LOT SIZE

298,386 SF

LOT SIZE

CO

ZONING - LINK

500'+

FRONTAGE

RED ROCK

VIEWS



AERIAL VIDEO

PROPERTY DESCRIPTION

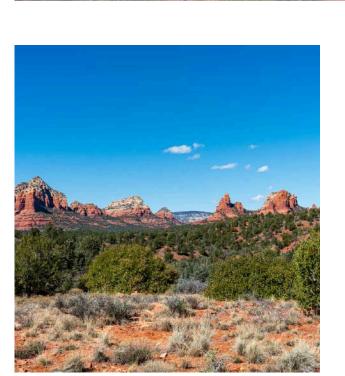
This incredible commercially zoned development opportunity is the last of it's size and location in Sedona. Truly in the middle of it all and ready for someone to make a statement.

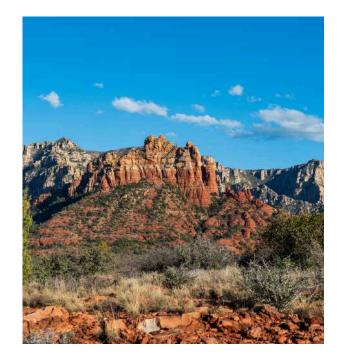
World class panoramic red rock views, walkability, new road access coming via new roundabout and road off of 89A as well as Brewer Rd. Renderings for 55,000 sf of luxury condos on pages 8-11. Zoning allows for restaurant, brewery, winery, convenience store, retail, office, personal services, ATV/UTV rental etc.

DD MATERIAL ON HAND

ALTA SURVEY W/TOPO (2024)
CONCEPTUAL SITE PLAN + RENDERINGS (2025) LUXURY CONDOS











McMAHON

MILLER
DIMMERCIAL REAL ESTATI





ONCEPTUAL SITE PLAN HIGH END LUXURY CONDOS



55,000 SF

TOTAL SF OF BLDGS

STRUCTURES

5 BUILDINGS

SF EACH STRUCTURE

11,000 SF

STORIES

 $\displaystyle \mathop{\mathrm{MILLER}}\limits_{\mathsf{OMMERCIAL\, REAL\, ESTAT}}^{\mathsf{CC}}$ 2 (60 TOTAL)

30

TOTAL UNITS

2,150 SF x 15

2 BD / 1 BA + DEN

1,515 SF x 15

1 BR / 1 BA + DEN

PARKING PER UNIT



ZONING - CO REQUIRED OFF STREET LOADING BERTI MA.TIFAMILY DEVELOPMENT SITES SPALL INCLUDE A MIMIMUM OF TWO ACCESS POINTS TO THE MACKAMUM EVTENT PRACTICABLE AN EXCEPTION MY DE IMADE BY THE CITY EMOBILER WHERE A SITE IS LANDLOCKED BY EMISTING DEVELOPMENT OR OTHER PHYSICAL OR LEGAL CONSTRAINTS, OR WHERE EMISTING IN THAN LEFALURES ON THE SITE REQUIRE THE USE OF PROTECTIVE MEASURES THAT WOULD OTHERWISE MAKE A SECOND ACCESS DIME FRASIBLE OR WHERE THE SMALL SIZE OF THE SITE MAKES DUAL ACCESS UNIVECESSARY. 1 REQUIRED BUILDING HEIGHT IS MEASURED BY 1. HORIZONTAL PLANE STUDIO: 1 SPACE PER DWELLING UNIT 1 BEDROOM: 1.25 SPACES PER DWELLING UNIT 2+ BEDROOMS 1 75 SPACES PER DWELLING UNIT 2 PARALLEL PLANE 1,001 SQUARE FEET OR MORE AN MAGNIARY PLANE THAT PARALLES THE EXISTING NATURAL TERSAIN MEASURED VERTICALLY FROM MIY POINT OF THE BULDING ON STRUCTURE OF INMITUAL GRADE. NO PART OF A BULDING OR STRUCTURE EXCLUSIVE OF THE EXCEPTIONS IN SECTION 2 AS EAST AMOUNT THE ALTERNATE STANDARDS IN SECTION 2 AS EAST AMOUNT THE ALTERNATE STANDARDS IN SECTION 2 AS EAST AND IN SECTION 2 AS EAST AND IN SECTION THIS PLANE, (SEE 2' IN HEIGHT AS MEASURED FROM THE PARAMETER FR MINIMUM REQUIRED BICYCLE PARKING MINIMUM REQUIRED BILTLES FRANCISUNIESS EXEMPTED BY SECTION 55 DUBB, ALL MULTIFAMILY AND NOVIRS SIDENTIAL DE VELOPMENT SHALL PROVIDE OFF-STREET SICYCLE PAPKING SPACES AT A PAITO DE ONE BICYCLE PAPKING SPACE PER 10 WHICLE PAPKING SPACES, WITHIN DE VELOPMEN PROVIDING LESS THAN TWO BICYCLE PAPKING SPAGES. 501 TO 1,000 SQUARE FEET 0.75 DWELLING UNITS PROJECT DATA BUILDING DATA LOT STANDARDS 900 SQUARE FEET OR LESS 0.5 DWELLING UNITS BUILDINGS 5 (11,000 TOTAL SOFT PROJECT DESCRIPTION CONCEPTUAL DESIGN DWELLING: 30 UNITS UNIT TYPES: 6 PER BUILDING MULTIFAMILY RESIDENTIAL 325 W STATE ROUTE 89A L ALL MALTIFAMILY RESIDENTIAL BUILDINGS OR STRUCTURES 2,300 SOLIARE FEET OR GREATER IN GROSS FLOOR AREA SIMIL BE COMPOSED OF AT LEAST THREE WISIAL BUILDING MASSES OF CREFERING HEIGHTS AND PLANES E. AREAS OF RUGGED TERRAIN WITH A WIDTH OF LESS THAN 25 FEE SHALL NOT BE INCLUDED WHEN EST ABUSHING IMAGINARY PLANES. SEDCNA, AZ 86336 NUMBER AND SIZE OF LOADING BERTHS REQUIRED SETBACK - SIDE SETBACK - SIDE, STR SETBACK - REAR 1 (X3) 2 BEDROOM, 1.5 BATH / 2,150 SOFT 2 (X3) 1 BEDROOM, 1.5 BATH / 1.515 SQFT 401-47-001 A. THE DIRECTOR MAY APPROVE A VARIATION FROM THE REQUIRED LOADING SPACE REQUIREMENTS IF WARRANTED BY THE BUILDING II. SUCH VISUAL BUILDING MASSES SHALL (KEYED TO FIGURE 5-12). AREA OF BUILDING 55,000 SQFT 16-25 UNITSIACRE ARE WHAT IS CURRENTLY THOUGHT OF AS THE TYPICAL "SUBURBAM MULTIFAMLY STRUCTURE THEY ARE A GOOD OPTION FOR IT ANGERS RISE - NOT INFERENTLY WALKERE! - SMALLE BULDINGS WITH 4 UNITS PER LEVEL AROUND STRAWAYS - TWO TO THREE STORES, WALK-UP WITH OFEN ARE STARRAYS - CREANZED (ANY SETBACK WHERE ABUTTING B. THE MINIMUM TURNING RADIUS FOR TRUCK TRAFFIC AREAS SHALL 317,224.82 SQ.FT. (7.28 ACRES) A. VARY IN HEIGHT VERTICALLY BY A MINIMUM OF TWO FEET FROM ANY ADJACENT MASS OR MASSES, 12 SPACES PER BUILDING B BE 100 SQUARE FEET MINIMUM, AND GOVERNING COCIES CITY OF SEDONA LDC, 2018 IBC, 2018 FGC, 2018 IRC, 2018 IPC, (1.75 = 2.8EDROOM + / 1.25 = 1.8EDROOM) BUILDING HEIGHT 60 SPACES REQUIRED TOTAL 4-6 BUILDINGS = (+2) C. HAVE A MINIMUM WIDTH AND DEPTH OF SIX FEET. +10 MAX CREDIT = (+5') 2018 IMC, 2017 NEC, 2006 IECC 1 LOADING BERTH SPACE (10' X25') D. AN UPPER STORY THAT IS RECESSED BY A MINIMUM DEPTH OF SIX FEET SHALL QUALIFY AS A VISUAL BUILDING MASS. BICYCLE PARKING 1:10 PARKING SPACES A TOTAL 60% (190,334.4 SQFT MAX) TOTAL COVERAGE E. DEPTHAND WIDTH DIMENSIONS SHALL BE MEASURED. PERPENDICULAR TO EACH OTHER. ** PARKING REQUIREMENTS 12 SPACES PER BUILDING (1.75 = 2 BEDROOM +/ 1.25 = 1 BEDROOM) X5 BUILDINGS 60 SPACES TOTAL * 1 LOADING BERTH, SPACE (10' X25')

CONCEPTUAL SITE PLAN

SCALE 1" = 20'

McMAHON & MILLER COMMERCIAL REAL ESTATE

8 - 1 4 - 2 0 2 4 9 - 1 3 - 2 0 2 4 3 - 1 6 - 2 0 2 5 3 - 2 7 - 2 0 2 5

CONCEPT ш

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325 W STA SEDONA

0 10 20

CONCEPTUAL DESIGN DRAWINGS NOT FOR CONSTRUCTION

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POTENTIAL POOL HOUSE CLUBHOUSE/MARKET

AND

OMMERCIAL

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COMMERCIAL

TOPOGRAPHICAL SURVEY SCHEDULE B-PART II EXCEPTIONS LTHIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY YAVARA TITLE ORDER AN ORDER-2-10. BEPTECTIVE DATE: AUGUST 114, 2023

2. SCHIDLLE BETTEMS +10., MER BETTEM DO THE RUNNEW AND ECOPE OF THIS SURVEY.

3. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE BEPORT AS SCHIDED. BY THEM IS LEARNED TO THE SURVEYOR'S SOURCES, SERVEYOR'S AS SERVITED IN THE CERTIFICATION INFRANCA ADDITIONALLY SOURBLEFF. THEM AN 4 CONTAIN ENCLOSED AND ATTEMPT OF THE SURVEYOR'S COMPANIES OF THE SURVEYOR'S DOPE OF THE SURVEY OF THE SURVEYOR'S DOWN THE SURVEYOR'S DOWN THE SURVEY OF THE SURVEY OF THE SURVEYOR'S DOWN THE SURVEY OF TH TRACT "A" ROLLING HILLS ESTATES NO. 3, ACCORDING TO THE PLAT Policy will not insure against loss or damage resulting from the terms and conditions of any lease or ment identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of CASE 2. MAP 272, COCONINO COUNTY RECORDS BEING LOCATED IN the Company: OF THE NW 1/4, OF THE SE 1/4, OF SECTION 7, 1. Any defect, hen, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule R. Part I.—Requirements are mit.
2. (a) Taxes or assessments that are not shown as existing liess by the records of any taxing authority that levies taxes or assessments that are not shown as existing liess by the records of any taxing authority that levies taxes or assessments or notices of such proceedings, whether or not shown by the records of such appears or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be accertained by an impaction of the Land or that may be asserted by persons in possession of the Land of a frakements, hens or encumbrances, or claims these of, not shown by the Public Records.
5. Any encurated and the public Records.
5. Any encurated and effection the Tilt that would be acceptant and a second or the public Records. &S.R.&M., COCONINO COUNTY, ARIZONA (R)=YAVAPAI TITLE ORD NO. 07007869-710 (M)=MEASURED (R2=ADOT DRAWING NO (R3)= CASE 2, MAP 272 ORIGINAL PROPERTY LINE 47-001 ${
m M\,c\,M\,A\,H\,O\,N}_{
m\scriptscriptstyle MAJOR\,CONTOL}$ UTE 89A FD. ADOT BRASS CAP STAMPED "1974 ELEV. 4289.21" MINOR CONTOU 5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Upstaemed mining claims; (b) reservations or exceptions in patents or in Acts authorizing the isosance—thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records. MI HEVATON PARE TIE CITY OF SEDONA BEN MMERCBM 34 EXEVATION 436 WATERO shown by the Public Records.

(Note: The above Exceptions Nos. 2 through 6, inclusive, will be eliminated from any A.L.T.A. Extended

Coverage Policy, A.L.T.A. Homeowards Policy, A.L.T.A. Expanded Coverage Pendential Loan Policy and any
short from versions thereof. However, the same or similar exception may be made in Scholide B of those
policies in conformity with the remaining Exceptions of this Commitment shown below. 7

7. Tases and assessments collectible by the County Treasurer, a lien not yet due and payable for the following

wave: 7073: -FD. ADOT BRASS CAP STAMPED '1974 FLEV, 4303.23" EXCEPTION PARCEL CAPLS 4150 ponces in consummy with the Estimating Exceptions on Continuous Co LEGAL DESCRIPTION #85.08'(M) EL 4238.50 A", ROLLING HILLS ESTATES NO. 3, according to the plat of record in Case 2, Map-tonino County, Arizona, described as follows: CB=N 40°41'29" W(M) er of the South half of the Northwest quarter of the Southeast quar ship 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Coconino aid corner also being a subdivision corner of the said ROLLING HILLS ESTATES 72 20'40"(R) R=135.00(R&M) T=98.67(M) L=170.42'(M) 170.46'(R) egrees 25 minutes 32 seconds West, 30.46 feet to a point on the Southerly right-ofway (shown on the map of said ROLLING HILLS ESTATES NO. 3; LC=159.32'(M) LCB=N 36*42'07' W(M) tid Barcelona right-of-way as follows:

0 minutes 00 seconds East, a distance of 70.41 test to the beginning of a curve to lius point bearing North 04 degrees 00 minutes 00 seconds West, a distance of FD. ADOT BRASS CAL STAMPED "2012 LS 4201 1108+32.80 RM 38" SUBJECT PROPERTY FD. ADOT BRASS CAP fly 111.47 feet along the arc of this curve through 29 degrees 42 minutes 17 REBAR L.S. 4129 STAMPED * 2012 LS 42014 -1108+41.90 RM 1061 (R2) egrees 17 minutes 43 seconds East, 112.93 feet to the beginning of a curve to the point bearing North 33 degrees 42 minutes 17 seconds West, a distance of 205.00 5 40°55'42" E(M) 78.88'(M) a distance of 461.70 feet along the arc of this curve through 129 degrees 02 minut all angle to a point of reverse curvature having a radius of point bearing North 17 :17 seconds East, a distance of 135.90 feet; contents and rights incident thereos, as set forth in instrument secreted in Docket: 394 Page: 118 Purpose: Electric lines and appurlement facilities TABLE A ITEMS NOT TO SCALE rty, a distance of 170.46 feet along the arc of this curve through 72 degrees 20 DONE BY JAMES CROWLEY DATED 11/21-2012 19. The following matters disclosed by following instrument recorded in erence monument or witness to the corner) at all major 1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, ulses already nareked or referenced by existing monuments or witnesses in close proximally to the corner. SEE FLAT

2. Addresses(s) of the surveyed property if disclosed in documents proxided to or obtained by the surveyor, or observed while conducting the finishwork. SEE FLAT

4. Gross land area (and other areas of specified by the clients, SEE FLAT

5. Exterior dimensions of all haidings at ground level 1. I. exterior documents on all haidings at ground level 1. I. exterior documents on the process of conducting the finishwork (in addition to the interpresents and features required pursuant to Section 5 shows) (e.g., parking lots, Billboards, signs, un armaing pools, landscaped areas, substantial areas or fereior. SEE FLAT

9. Number and type (e.g., doubled, motorcycle, regular and other marked specialized types) or clearly identifiable parking sporse on surface parking areas, its to and in parking structures. NO FARKING SPACES OBSERVED. Its intending analysis shockers of your large fing the processor of the proces CL TRAIL IT GETS NOT FOUND LOST IN BOTTOM OF WASH tures 24 minutes 03 seconds West, a distance of 15.00 feet to a point on the North alf of the Northwest quarter of the Southeast quarter of Section 7; 21. Matters Shown on Survey: Recorded in Case: 3 Page: 103. NO ITEMS TO SHOW. egres 35 minutes 57 seconds East, leaving the said right of way line of Barcelona 2 said North line, a distance of 8.74 feet to a point on the Southerly right of way line 3-A as described in Docket 282, Page 601, Official Records of Coconino County, END OF SCHEDULE B - PART II 401-38-009 CITY OF SEDONA DOCKET: 1278712 R=175.00(R&M) rgrees 42 minutes 33 seconds East, along the Southerly right-of-way line of U.S. intance of 546.93 feet; \$ 89"38"38" W(R) \$ 89"44"52" W(M Southerty right-of-way line of U.S. Highway 89-A and following the recorded d Tract as follows: South 00 degrees 44 minutes 47 seconds East, a distance of 141.77 If. Es idence of underground utilities existing on or serving the surveyed property (in addition to the 11. Its idence of underground utilities ensisting on or serving the surveyed property in addition to the observed evidence of utilities required pursuant to Section 5.1i. b), as determined by:
(ia) plans and/or reports provided by client (with reference as to the sources of information) (b) enactings coordinated by the surveyor pursuant to a poliuse utility locate request Note to the client, insurer, and lender. With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of attilities pursuant to Section 5.E.i. to devoke a view of the underground utilities. However, lacking excavation, the exact location of underground insurance control to the client of the control of the surveyor's assessment of the location of the utilities, where additional or more detailed information is required, the client is advised that execution may be necessary, ONLY THOSE VISIBLE UTILITIES ARE SHOWN ON MAP.
13. Names of adoisinine owners according to current tax records. SEE PLAT. 197.45(R) regres 38 minutes 38 seconds East, a distance of 197.45 feet; FD. ADOT BRASS CAP STAMPED "1974 FLEV, 4223,97" rgrees 44 minutes 47 seconds East, a distance of 72.59 feet: b128 38'04'(M) 129 0226'(R) R=205.00'(R&M) T=429.48'(M) L=461.44'(M) 461.30'(R) LC=370.01'(M) LCB=N 08''07'45' W(M) FD ADOT BRASS O rgrees 38 minutes 38 seconds East, a distance of 150,00 feet; STAMPED*1974 ELEV, 4239,07* egrees 44 minutes 47 seconds East, a distance of 253.73 feet to a point on the sub-half of the Northwest quarter of the Southeast quarter of said Section 7; N 02°59°29° W(M) 26.81°(M) serces 41 minutes 19 seconds West, a distance of 998.71 feet to the TRUE POINT A CONTRIVE TO A STATE OF THE ACCORDING TO CURRENT THE REPORT OF THE ACCORDING THE ACCORDING TO THE ACCORDING TO THE ACCORDING TH HD. ADOT BRASS CAP STAMPED * 1974 FLEV. 4224.16* BENCH MARK ELEV. 4227.96 (88 NAVD) on of said land deeded to the State of Arizona by instrument recorded in Docket 489. process of conducting the fieldwork. NotNe.

18. Pursuant to Sections 5 and 6 (and applicable selected Table A items, exclading Table A. 401-47-001 of Coconino County, Arizona, lying within the following described property: 6.85 acres MORE OR LESS item 1), include as part of the survey any plottable offsite (i.e., appartenant) easements disclosed in documents provided to or obtained by the surveyor. WITHIN FIVE FEET OF PROPERTY LINE. Southwest quarter of the Northwest quarter of the Southeast quarter of Section 7, 1, Range 6 fast of the Gila and Salt River Base and Meridian, Coconino County, LLING HILLS ESTATES NO. 3, according to Case 2, Map 272, records of Coconino excited as follows: orheast corner of said Southwest quarter of the Northwest quarter of the Southeast to degrees 28 minutes 45 seconds East (record South 00 degrees 44 minutes 47); the East line thereof, a distance of 220.56 feet; CENTER LINE ELECTRIC LINES AND POLES egrees 50 minutes 00 seconds West, a distance of 652.22 feet to the North line of OCKET, 275, PG, 3503 REBAR -L.S. 29263 egrees 24 minutes 05 seconds East, along said North line thereof, a distance of OINT OF BEGINNING. CITY OF SEDONA DOCKET: 3888379 29 42 17°(R) =215.00'(R&M) T=57.28(M) L=111.96(M) 111.47(R) LCB=N 71°05'53" E(M) FD. ALUMINUM CAPLS, 41502 N 86°0000° E(R) FD. NAIL/TA N 85°5657° E(M) L.S. 41502 #20 S SEWER LINES AND CAPLS, 41500 #18
ELECTRIC LINES AND
APPURTENANT FACILITIES 20.09'(M) 20.41(R) DOCKET 394, PG. 11 N 00°25'92" W(R) N 00°16'26" W(M) 39.88(M) 39.46(R) 401-47-002 ROLLING HILLS ESTATES IMPROVEMENT ASSOC DOCKET: 3937891 BLOCK WALL SEWER MANHOLE FD. VZ REBAR WITH TAG LS. 14184 SET 1/2" REBAR
L.S. 29260 IN POSITION
OF A PRE-VIOUS ALUMINUM
CAP L.S. 41502 A S SHOWN
IN SURVEY DONE BY JAMES FD. USDA BRASS CAP STAMPED * 1/4096 2003 TAG L.S. 29263 L4F SOUTH OF LINE HD 1/2" REBAR FD. USDA BRASS CAP STAMPED 'TI C-C 2003 LS 15666' TAGL.S. 2924 S 76'10'26' E(M) 7.08' T17N R6E S#16 998.72'(M) 998.71'(R) \$ 89"41'19" W(R&M) BASIS OF BEARINGS WITH PIPE NEXT TO IT 401-38-004B CHRIST OF JESUS CHRIST OF LATTER-DAY 0 0.31' SOUTH OF LINE 401-64-007 LOT 7 SEDONA VISTA ESTATES CROWLEY DATED 11-21-201 PAUL & DEBORAH BRUNOFORTE DOCKET: 3916196 401-38-019 SUNBURST VENTURES LLC DOCKET: N/A 401-38-018 SUNBURST VENTURES LLC DOCKET: N/A ш ROFESSIONAL OPINION REGARDING THE FACTS IND DOES NOT CONSTITUTE A WARRANTY OR RESSED OR IMPLIED. CONTOURS ARE DERIVED FROM A SET OF DATA POINTS AVERAGED AND TRIANGULATED TO CREATE THE CONTOUR INTERVALS. THIS PROPERTY HAS STEEP SLOPES AND MAILTINE CONTOUR VARIATIONS. IF YOU WILL SEND US A SKETCH OF YOUR AREA OF INTEREST, WE WILL SEND A SPECIFIC SET OF CONTOURS FOR THAT AREA AT NO EXTRA CHARGE. THIS REDUCES THE AREAS THIS PLAT IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 7th DAY OF MARCH, 2024. (7) SCOPE OF SERVICES THIS SURVEY IS TO PLOT A PARTIAL SURVEY OF THE REFERENCED PROPERTY. \triangleleft LIMITATION OF LIABILITY: SURVEYOR'S CERTIFICATE: THE SERVICE PROVIDED IN THIS TOPOGRAPHIC SURVEY The Surveyor's Certification is subject to a limitati-liability. The general public and client are on notice THIS PLAT DOES NOT PURPORT TO VERBY THE OWNERSHIP OF ANY PROFERTY SHOWN OR INVOLVED IN THES SURVEY. ANY EASEMENTS OR OTHER INCLAMBRANCES SHOULD BE DETERMINED. LUDES THE FOLLOWING THIS RESULTS OF SURVEY MAP AND THE FIELD SURVEY ON WHICH IT IS BASED WERE CONDUCTED DURING THE S MADE TO THE ORIGINAL PURCHASER OF THIS F TRANSFERABLE TO ADDITIONAL INSTITUTIONS WINERS. 1 OF CONFLICT. LOCATING EXISTING BOUNDARY MONUMENTS. SHOWING ON THIS PLAT CERTAIN EASEMENTS. SEE NOTE. this Survey is subject to a limitation of liability no exceed the price of the contract between Hamme's Surveying LLC and said client. THIS ALSO APPLIES TO AREAS COVERED BY DENSE BRUSH OR SHOWING VISIBLE UTILITIES.
 SHOWING CONTOUR INTERVALS OF PARCEL. TRIES. IF THERE IS GOING TO BE CONSTRUCTION IN THESE AREAS, WE WILL RETURN AND TAKE ADDITIONAL DATA POINTS AFTER THE AREAS ARE CLEARED AT NO ADDITIONAL CHARGE. AND AREA FOR PARCEL 6.85 ACRES. CREATION OF LAND SURVEY BOUNDARIES WITHIN THE STATE OF ARIZONA AND IS TRUE AND ACCURATE BY A TITLE SEARCH. ACCEPTANCE OF THIS PLAT SIGNIFIES THE ACCEPTANCE OF THESE SERVICES.

AGE 11

D



CONCEPTUAL DESIGN REDERINGS 325 WEST STATE ROUTE 89A SEDONA, AZ 86336 DEREK LILLESVE DESIGN



CONCEPTUAL DESIGN REDERINGS 325 WEST STATE ROUTE 89A SEDONA, AZ 86336 DEREK LILLESVE DESIGN

Page | 6

Page | 23





CONCEPTUAL DESIGN REDERINGS 325 WEST STATE ROUTE 89A SEDONA, AZ 86336 DEREK LILLESVE DESIGN

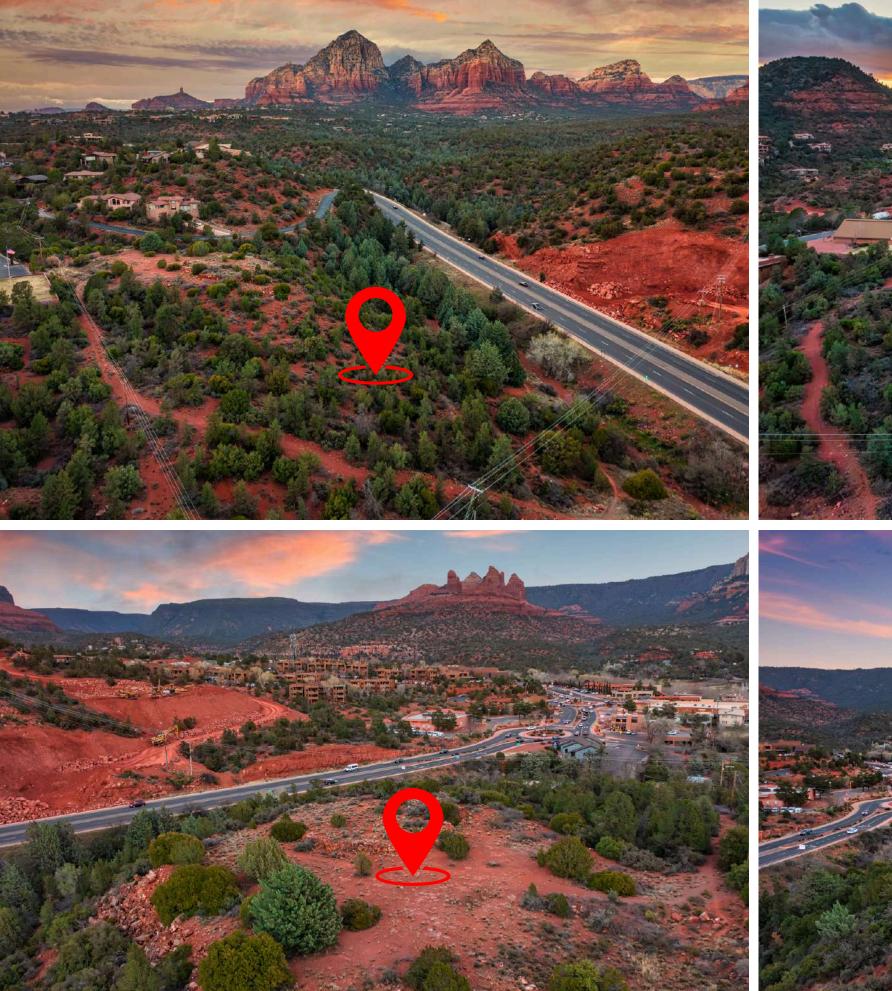
CONCEPTUAL DESIGN REDERINGS 325 WEST STATE ROUTE 89A SEDONA, AZ 86336 DEREK LILLESVE DESIGN

Page | 8

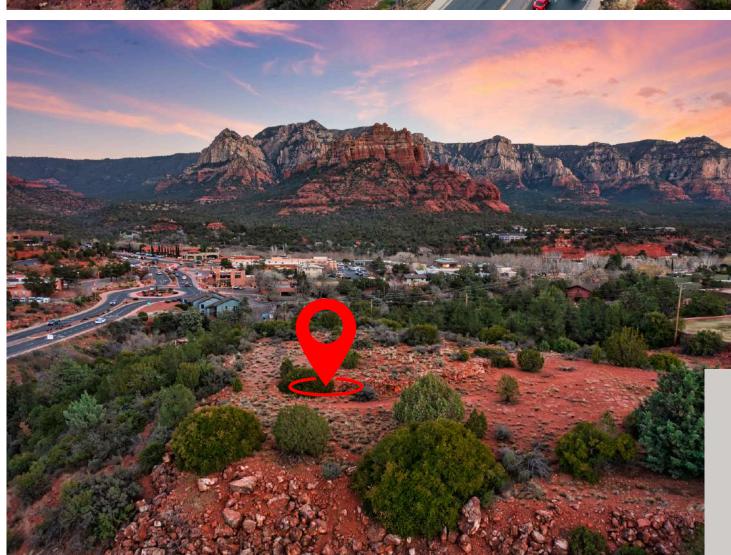
Page | 7

N REDERINGS

AERIAL PHOTOS







Now available for sale, this large commercially zoned lot sits in a prime location in the heart of Sedona, offering exceptional visibility and walkability to all that Uptown and Tlaquepaque have to offer. With its central positioning and panoramic red rock views from every spot at the property, it is a rare development opportunity in one of Arizona's most sought-after destinations. NOTHING OF THIS SIZE REMAINS IN THIS TOP AREA.



Sedona, Arizona, is a mesmerizing destination renowned for its unparalleled natural beauty and captivating landscapes. Nestled amidst the majestic red rock formations of the Coconino National Forest, Sedona boasts a unique blend of rugged wilderness and serene charm that attracts visitors from around the world.

The distinctive red sandstone formations, sculpted by millions of years of geological processes, create a breathtaking backdrop that is both awe-inspiring and spiritually rejuvenating. Towering rock formations such as Cathedral Rock, Bell Rock, and Snoopy Rock dominate the skyline, offering spectacular vistas and endless opportunities for outdoor exploration and adventure.

Sedona's natural beauty and thus tourist appeal makes it an ideal destination for business owners. Properties in West Sedona offer tourist and local curb appeal, making them great business opportunities in one of the most enchanting landscapes in the United States.

With a population of ±10,000 in City limits, yet an average daytime population of 50,000-80,000+ depending on season, Sedona boasts a small-town feel, yet big city amenities fill the area. Metropolitan Phoenix/Scottsdale (±90 miles south) is less than a two-hour drive away on Interstate 17. And to the north, the cool mountain town of Flagstaff (±50 miles north) is home to Northern Arizona University and draws visitors for winter sports such as skiing and snowboarding. Sedona Airport can accommodate smaller planes and small turbojets, while Flagstaff Pulliam Airport (±26 miles north) provides service to Phoenix and Dallas/Fort Worth via American Airlines and Denver via United Airlines. The largest and busiest in Arizona, Sky Harbor International Airport (±90 miles south), is among the largest commercial airports in the United States. The Sedona Verde Valley area offers two medical centers, two higher education options along with a multitude of restaurants, wineries, and award-winning resorts. Points of interest include the Arizona Snowbowl, Verde Valley, Grand Canyon Railways, and Montezuma Castle National Monument.

SEDONA



Location

- 45 min south of Flagstaff
- 2 hours north of Phoenix
- 2 hours south of Grand Canyon
- 4.5 hours southeast of Las Vegas
- 7 hours east of Los Angeles

Airports

- Phoenix Sky Harbor (100 miles)
- Flagstaff Pulliam (26 miles)
- Sedona Airport (West Sedona)
- Cottonwood Airport (20 miles)

Activities

- 300+ recreational trails /250+ mi
- Sits in the middle of 1.8 million acres of national forest
- Oak Creek, golf, restaurants, and shopping

Major Employers

- Enchantment Resorts: 570+
- L'Auberge De Sedona: 250+
- Hilton Resort: 200+
- Pink Jeep Tours: 170+

SUMMARY TABLE OF ALLOWED USES

McMAHON & MILLER

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

Page 1 of 7

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

. Table of Allowed Uses

See Table 3.1, below.

see Table 3.1, below.																			
Table 3.1 Table of Allowed U	cac																		
P = permitted			itio	nal u	ise r	erm	it re	iune	red .	A = a	rre	ssor	v RI:	ank (Cell =	: 1156	e nr	ohih	ited
r – permitted			101	0011150	ider	57775				41111000	ntia			Oth					
	_		-								NO	n-ke	side	nua	1	33.	Jin	er	Use-Specific
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M	M2	M3	00	≥	در	5	os	8	Standards
Residential																			
Household Living																			
Dwelling, Co-Housing							P	P	С	P								P	3.3.A(1)
Dwelling, Duplex							P	P	С	P	P							P	
Dwelling, Live/Work										P	С	P	С	С	С	A		P	3.3.A(2)
Dwelling, Multifamily							P	P	Р	P	Р	P	Р	P	P	А		P	3.3.A(3)
Dwelling, Single-Family Attached							Р	Р	с	Р	P		С		с			P	3.3.A(4)
Dwelling, Single-Family Detached	P	Р	Р	P	P	Р	Р	Р	с	с								P	3.3.A(5)
Manufactured Home					Р	P	С	С	С										3.3.A(6)
Group Living			10.		ė -		tr.								Ď.	2			
Assisted Living Center										P	Р	P	Р		P	P			
Dormitory							С	С	С	С	Р	P	С						
Public, Institutional, and	Civio	Us	es		•			•										_	
Community and Cultural	Faci	litie	s																
Cemetery or Interment Facility																С			
Club or Lodge	С	С	С	С	С	С	С	С	С	С	P	P	Р	P	Р	P		P	3.3.B(1)
Conference/Meeting Facility											А	А	Р	Р	Р	Р		А	
Day Care	С	С	С	С	С	С	С	С	С	С	P	Р	Р			A			

2				Res	ider	itial					No	n-Re	side	ntia	ı	(Othe	er	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	8	Z	اد	5	S	8	Use-Specific Standards
Foodbanks	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	Р	P	Р	P	P	P		P	Accessory to non- residential use
Funeral Facility									II.			P	Р	P	Р	P			
Library										С	С	Р	P	Р	Р	С			
Museum										С	С	P	Р	P	Р	С		P	
Park, Active	P	P	P	Р	P	Р	P	P	P	P	P	P	P	P	P	P	P	P	
Park and Open Space, Passive	Р	Р	Р	Р	Р	P	Р	P	Р	P	Р	Р	Р	Р	Р	P	Р	P	
Religious Assembly	С	С	с	С	С	С	с	С	С	P	P	P	Р	P	Р	P		P	
Shelters (e.g., homeless shelter)	CA	CA	CA	CA	CA	CA	CA	CA	CA	Р	Р	P	Р	Р	Р	P		Р	Accessory to non- residential use
Educational Facilities																		_	1999
School, Public or Private	С	С	С	С	С	С	С	С	С	С	P	Р	Р	P	P	P		P	3.3.B(2)
School, Vocational or Trade											Р	Р	Р	P	P				
Healthcare Facilities																			-
Hospital											P	P	Р		P				
Medical or Dental Clinic										С	P	P	Р		P				
Commercial Uses																			
Animal-Related Uses																			
Kennel, Commercial													С	P					3.3.C(1)
Stable, Commercial	P	Р							II.					10					3.3.C(2)
Veterinary Hospital or Clinic										С	Р	Р	Р	P			14		3.3.C(3)

Table of Allowed U P = permitted			itior	sal u	co r	orm	sit re	anui.	rod	۸ = :	occo.	ecor	v Bl:	ank	Call =	ue.	a ne	ohih	ited
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	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	LM	M2	M3	0	2	_	5	SO	8	Use-Spec Standar
Recreation and Entertain	men	t		-				-		110000	-								
RV Park																		P	3.3.C(4
Indoor Recreation Facility								А	A	P	Р	Р	Р	P	Р	P			3.3.C(5
Outdoor Recreation Facility	CA	CA	CA	CA	A	А	А	A	А		с	С	С	С	с	c	с	P	3.3.C(6
Food and Beverage Service	es					_				-	_	_					_		
Bar, Tavern, Lounge, or Tasting Room										с	Р	Р	Р	P	Р			P	3.3.C(7
Catering Establishment											Р	P	Р	P	Р				
Microbrewery, Distillery, or Winery										С	Р	P	Р	Р	P			P	3.3.C(8
Mobile Food Vending								T	П	P	Р	P	Р	P	Р	P		С	3.3.C(9
Restaurant								П		P	Р	P	Р	P	Р			P	3.3.C(1
Restaurant with Drive- Through												с	Р	Р	Р				3.3.C(1
Office, Business, and Pro	fessi	ona	Ser	vice	s							-				-		_	
Administrative, Professional, or Government Office										Р	P	P	Р	P	Р	P		P	3.3.C(1)
Financial Institution										P	Р	P	Р	P	Р				3.3.C(1
Lodging							**											•	
Lodging, Medium- Density												P			Р			P	3.3.C(14
Lodging, High-Density															See 3.3				
Personal Services								_	H						3.3				ري ا
Personal Services,																			7
General										P	P	P	Р	P	P			P	Ш

SUMMARY TABLE OF ALLOWED USES (CONT'D)



Section 3.2 Table of Allowed Uses | Sedona Land Development Code

Off-Highway Vehicle

Sales and Rentals

Parking Facility

Page 4 of 7

Table 3.1

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

Table of Allowed U	ses																		
P = permitted (C = 0	ond	itio	nal u	ise p	erm	nit re	qui	red /	4 = a	cces	son	y Bla	nk (:ell=	use	e pro	ohib	ited
		4		Res	ider	ntial					Noi	n-Re	side	ntia	1	(Othe	er	Use-Specific
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M	M2	M3	00	Z	الد	5	os	8	Standards
Laundromat, Self- Service							А	A	А	Р	Р	Р	Р	Р	Р				3.3.C(16)
Retail Sales																			
Auction House											P	P	P	P	P				3.3.C(17)
Building Materials and Supply Store													P	P					
General Retail, Less than 10,000 Square Feet							5			Р	P	Р	Р	P	P			P	3.3.C(18)
General Retail, 10,000 Square Feet to 25,000 Square Feet													Р		P				
General Retail, More than 25,000 Square Feet													С		С				
Medical Marijuana Dispensary													Р	P					3.3.C(19)
Medical Marijuana Dispensary, Off-Site Cultivation Location, Recreational Marijuana Establishment Dual Licensee													Р	P					3.3.C(19)
Nursery or Garden Supply Store											С	Р	Р	Р	P			P	3.3.C(20)
Transportation, Vehicles,	and	Equ	iipm	ent			***												
Equipment Sales and Rental													С	P					3.3.C(21)
Fleet Services													P	Р	С	С			3.3.C(22)

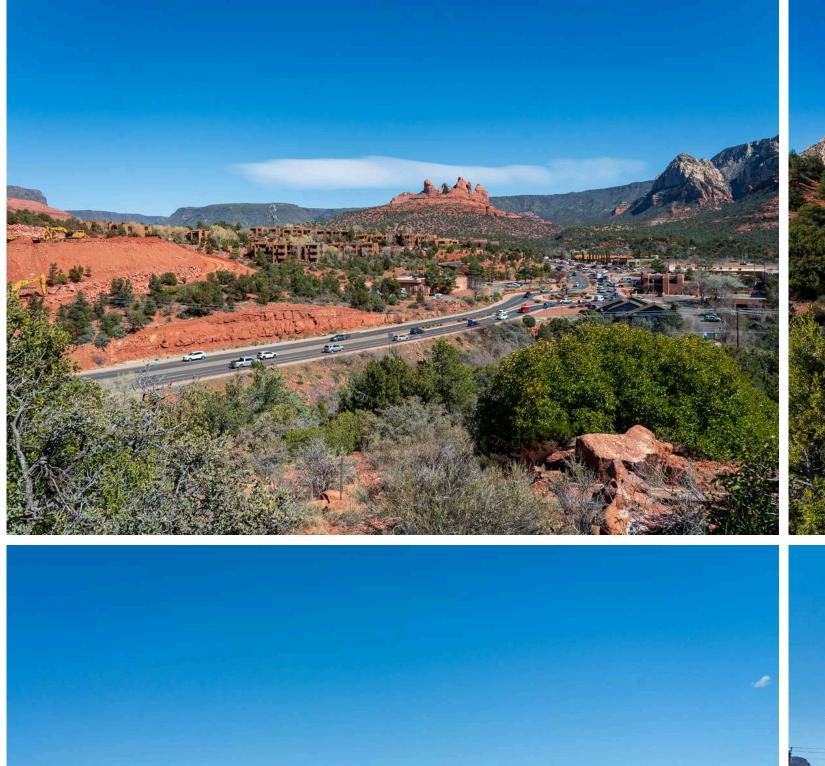
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	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M	M2	M3	00	Z	_	5	So	8	Use-Specific Standards
Transit Terminal or Station																с			
Vehicle Fuel Sales												С	Р	Р					3.3.C(23)
Vehicle Repair, Major													Р	Р					3.3.C(24)
Vehicle Repair, Minor									П		С	С	Р	Р	Р				3.3.C(25)
Vehicle Sales and Leasing							i:						Р	Р	С				3.3.C(26)
Vehicle Service Station											С	c	Р	Р	Р				3.3.C(27)
Vehicle Wash											С	P	Р	Р	Р				
Adult Entertainment Esta	blis	hme	nts	70 1			0.	0 1											
Adult Entertainment													С	С					3.3.C(28)
Industrial Uses																			
Manufacturing and Proce	ssin	g																	
Food Processing										С	С	P	P	P	Р				3.3.D(1)
Manufacturing, Artisan										С	С	P	Р	P	Р			P	3.3.D(2)
Manufacturing, Light										11			Р	P					3.3.D(3)
Storage and Warehousing	3																		
Contractor Office or Equipment Storage Yard													С	Р					
Outdoor Storage													С	P					3.3.D(4)
Self-Storage Facility													Р	Р					3.3.D(5)
Warehousing and Wholesale Facility													Р	Р					3.3.D(6)
Public and Semi-Public Ut	ility	Use	5					W 2											
Flood Control Facility	P	P	P	P	P	P	P	P	Р	P	P	P	Р	Р	Р	P	С	c	
Public Utility, Major	С	С	С	С	С	С	С	С	С	С	С	С	С	P	С	P			

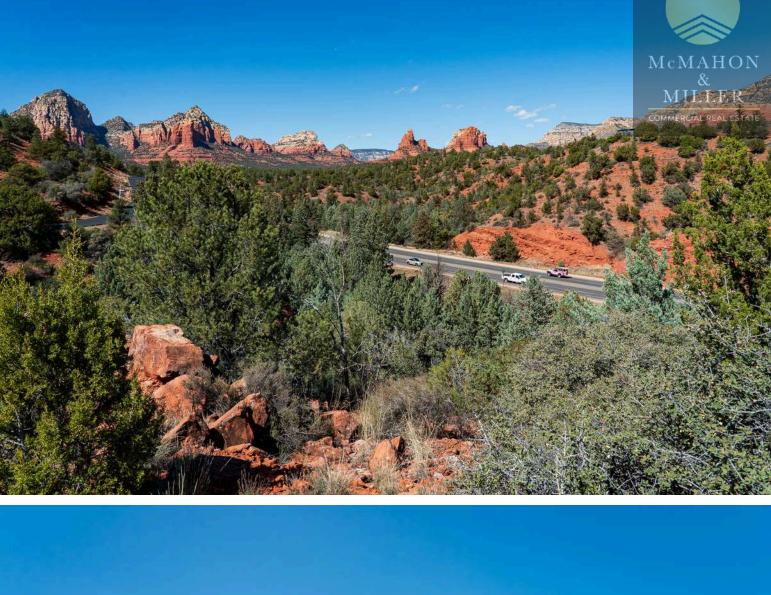
Table 3.1																			
Table of Allowed U	ses																		
P = permitted	C = c	ond	itior	nal u	se p	erm	it re	qui	red /	\ = a	cces	son	/ Bla	ınk (:ell=	use	e pro	hib	ited
				Res	ider	ntial					Noi	n-Re	side	ntia	ı		Othe	r	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M M	M2	M3	00	Z	_	ь	So	8	Use-Specific Standards
Water Storage Tank	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	P	С	С	
Wireless Telecommunications Facility						See	Arti	cle 4	l: Wi	reles	s Co	mm	unic	atio	n Fac	ilitie	es		
Accessory Uses																			
Agriculture, General	A	A															CA	A	3.4.D(1)
Agriculture, Urban	А	A	Α	Α	Α	Α	А	Α	A	Α	Α	A	А	А	Α	A	A	А	3.4.D(2)
Guest Quarters	A	А	А	A	Α	Α	А	A	Α	Α								A	3.4.D(3)
Home Occupation	Α	А	А	Α	Α	Α	A	А	А	Α	A	A						A	3.4.D(4)
Outside Sales and Display										CA	CA	CA	CA	CA	CA				3.4.C(3)
Outdoor Dining										Α	A	A	А	А	Α			A	
Outdoor Storage, Accessory	А	А	A	А	А	A	А	A	А	A	А	А	А	A	Α	А		A	3.4.D(5)
Parking Facilities	CA	CA	CA	CA	CA	CA	CA	CA	CA										3.4.D(7)
Temporary Uses																			
Christmas Tree and Pumpkin Sales	P	P	P	P	P	P	Р	P	Р	P	P	P	Р	P	Р	P	P	P	3.5.E(1)
Construction Support Activity	P	P	Р	Р	Р	P	Р	Р	Р	P	Р	P	Р	P	P	P	Р	P	3.5.E(2)
Filming-Related Activity	Р	P	P	P	P	P	P	P	Р	P	P	Р	Р	Р	Р	P	P	P	3.5.E(3)
Model Home	P	Р	P	P	P	P	P	P	P	P	Р							P	
Special Event	P	Р	P	P	P	Р	Р	Р	Р	P	P	P	Р	Р	Р	P	P	P	3.5.E(4)
Temporary Housing	P	Р	P	P	P	P	Р	P	Р	P								P	3.5.E(5)

CC

3.3.C(29)

GROUND PHOTOS















Tourism Supports Over
10,000 Jobs in SEDONA

Sedona Tourism Generates Over

\$240 MILLION in Wages

Statistics provided by the City of Sedona and Yavapai College

Visitors Generate Significant Funding

Top 3 funding generators (FY23)

1. Sales Taxes (\$31.8M)
2. Bed Taxes (\$8.6M)
3. Wastewater Charges for Services (\$6.3M)

Total \$46.7 Million



Generated by visitors

Sales & Bed Taxes (\$31.1M)
Wastewater Charges for Services (\$3.4M)

Total \$34.5 Million
74% of the Top 3 funding sources

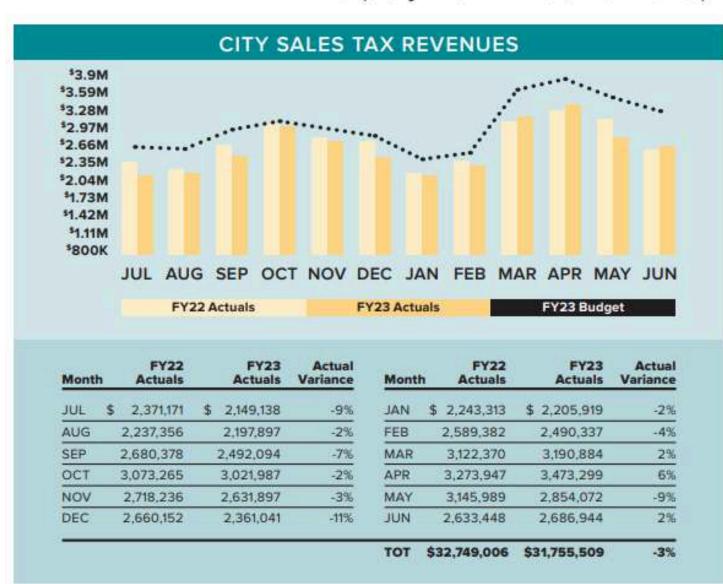
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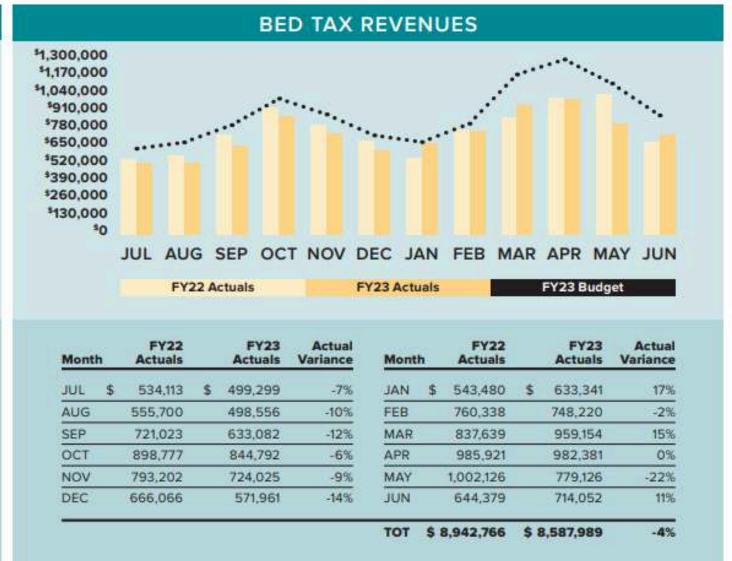
89A COMMERCIAL LAND

M&M COMMERCIAL

FY23 Sales and Bed Tax Revenues

FY23 (July 2022 - June 2023) vs FY22 (July 2021 - June 2022)





Traditional Lodging Performance FY23 vs FY19

(FY19 is considered in the industry to be the most recent normalized year prior to the pandemic.)

Occupancy **7.0%**

Average Daily Rate

Revenue Per Available Room

24%

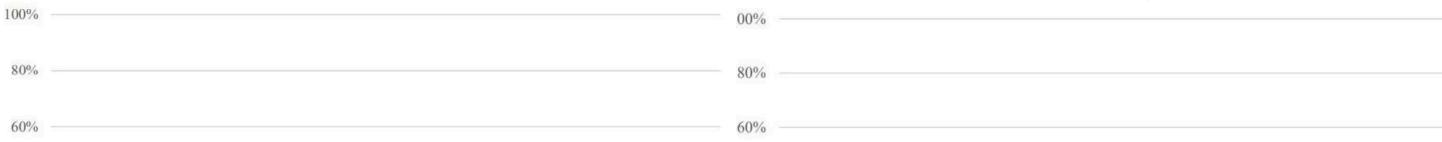
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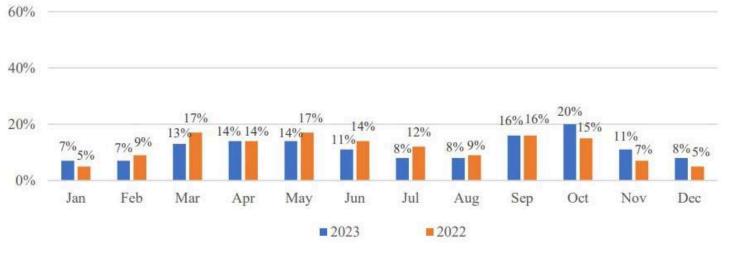
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MONTH VISITED

LENGTH OF VISIT

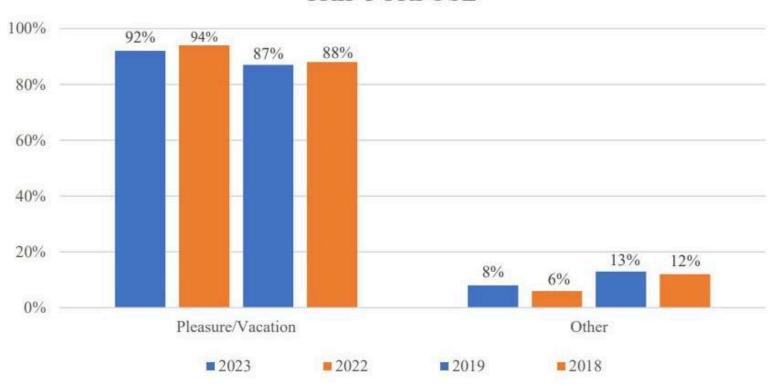




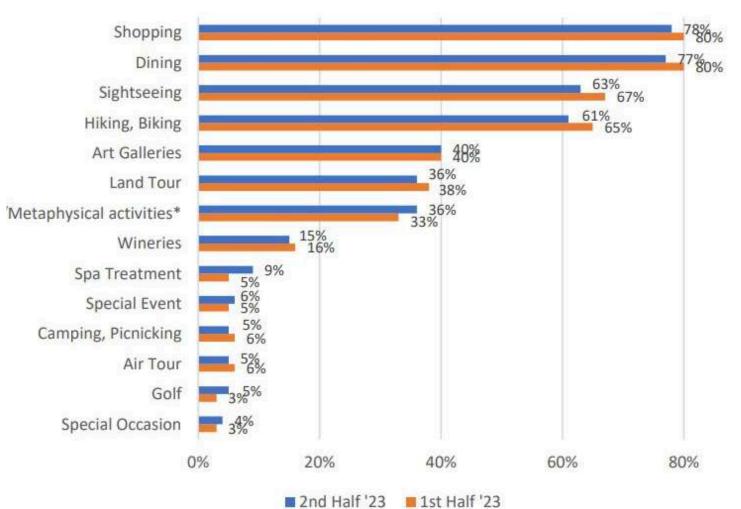




TRIP PURPOSE



ACTIVITIES PARTICIPATED IN



20 PAGE

AGE OF PARTY MEMBERS



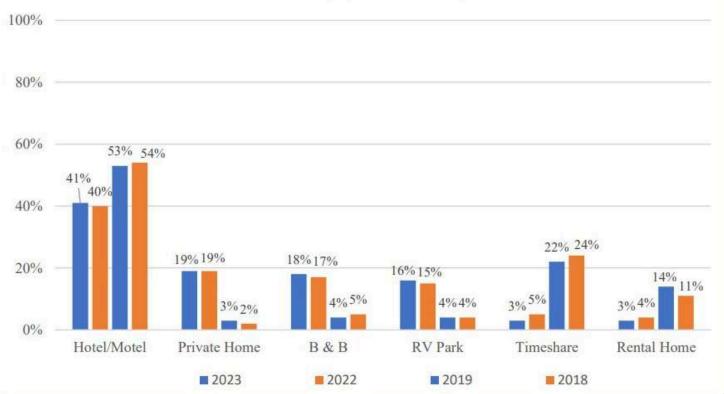
INCOME



TRIP SPENDING - OVERNIGHT VISITORS



ACCOMMODATIONS



McMAHON

MILLER

M&M COMMERCIAL - 89A COMMERCIAL LAND

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(928) 224 - 2709



COMMERCIAL REAL ESTATE