

# 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



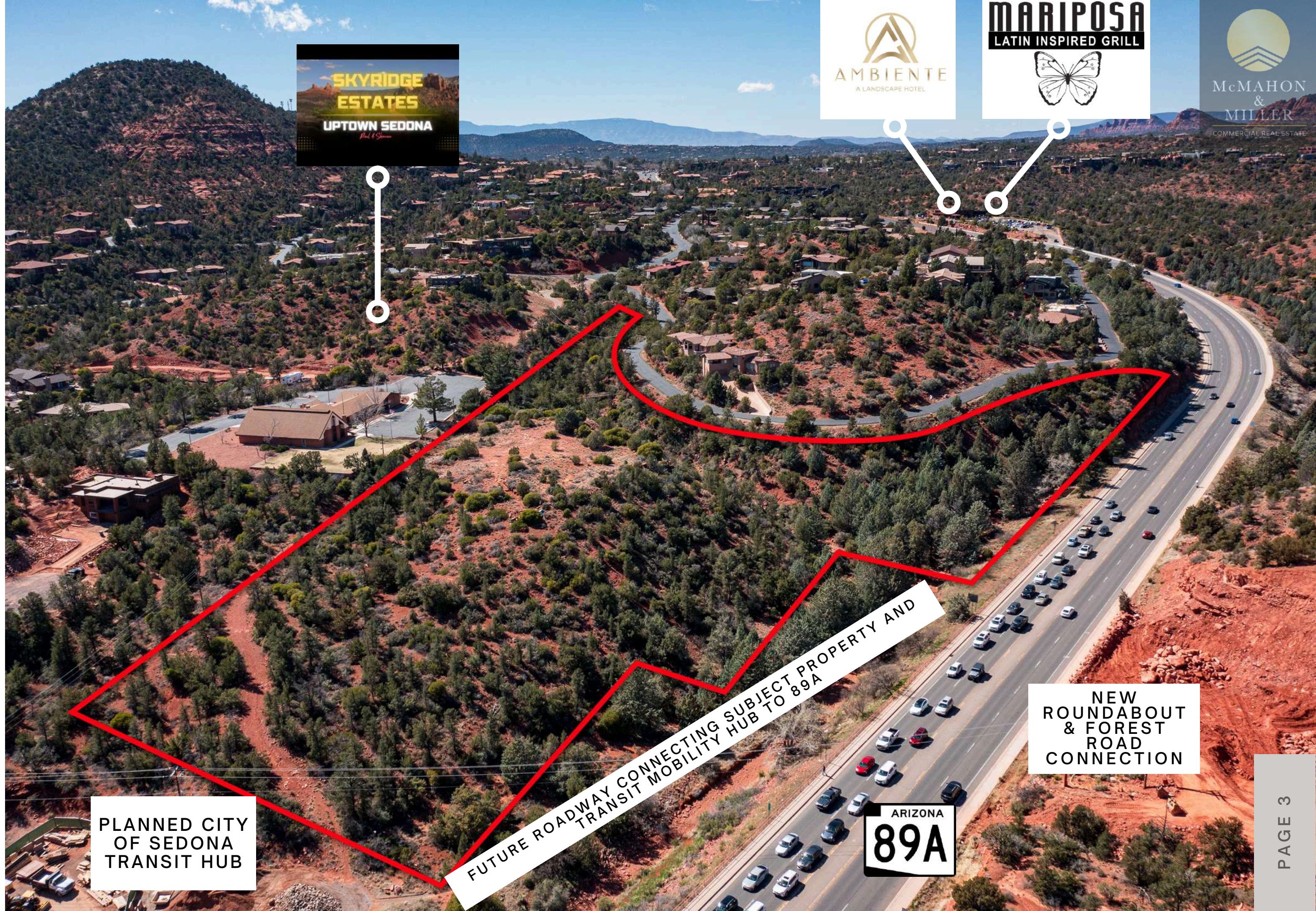
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# AERIAL PHOTO





# AERIAL PHOTO



ARIZONA  
179



NEW  
ROUNDAABOUT  
& FOREST  
ROAD  
CONNECTION

TLAQUEPAQUE

ARTS & SHOPPING VILLAGE

ARIZONA  
89A





# OFFERING SUMMARY

|                |                                       |
|----------------|---------------------------------------|
| ADDRESS        | 325 STATE ROUTE 89A, SEODNA, AZ 86336 |
| APN            | 401-47-001 - COCONINO COUNTY          |
| OFFERING PRICE | \$5,999,000 / \$20 PSF                |

**+/- 6.85 AC**

LOT SIZE

**298,386 SF**

LOT SIZE

**CO**

ZONING - [LINK](#)

**500'+**

FRONTAGE

**RED ROCK**

VIEWS

**[CLICK HERE](#)**

AERIAL VIDEO

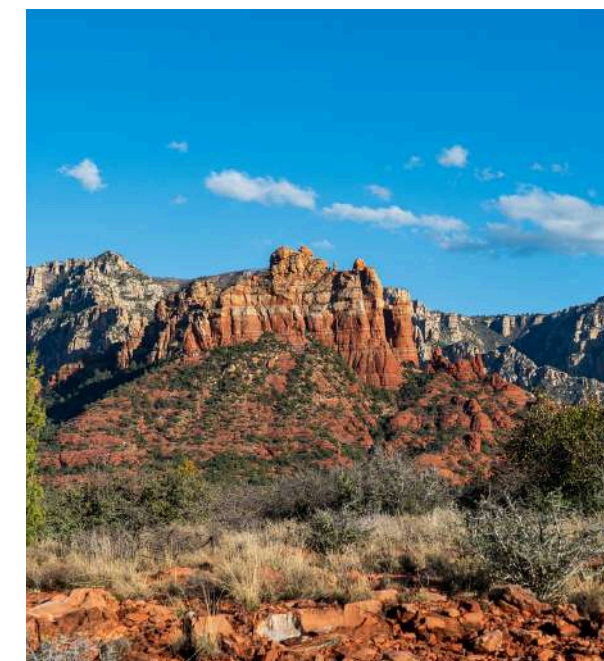
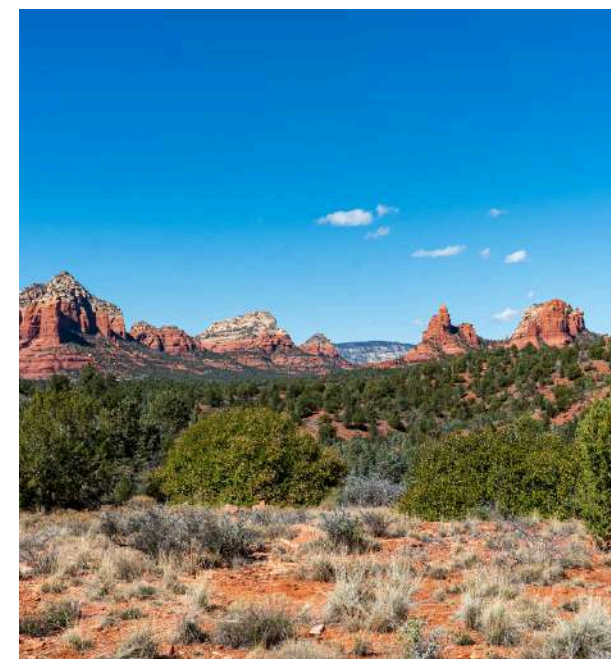
## PROPERTY DESCRIPTION

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

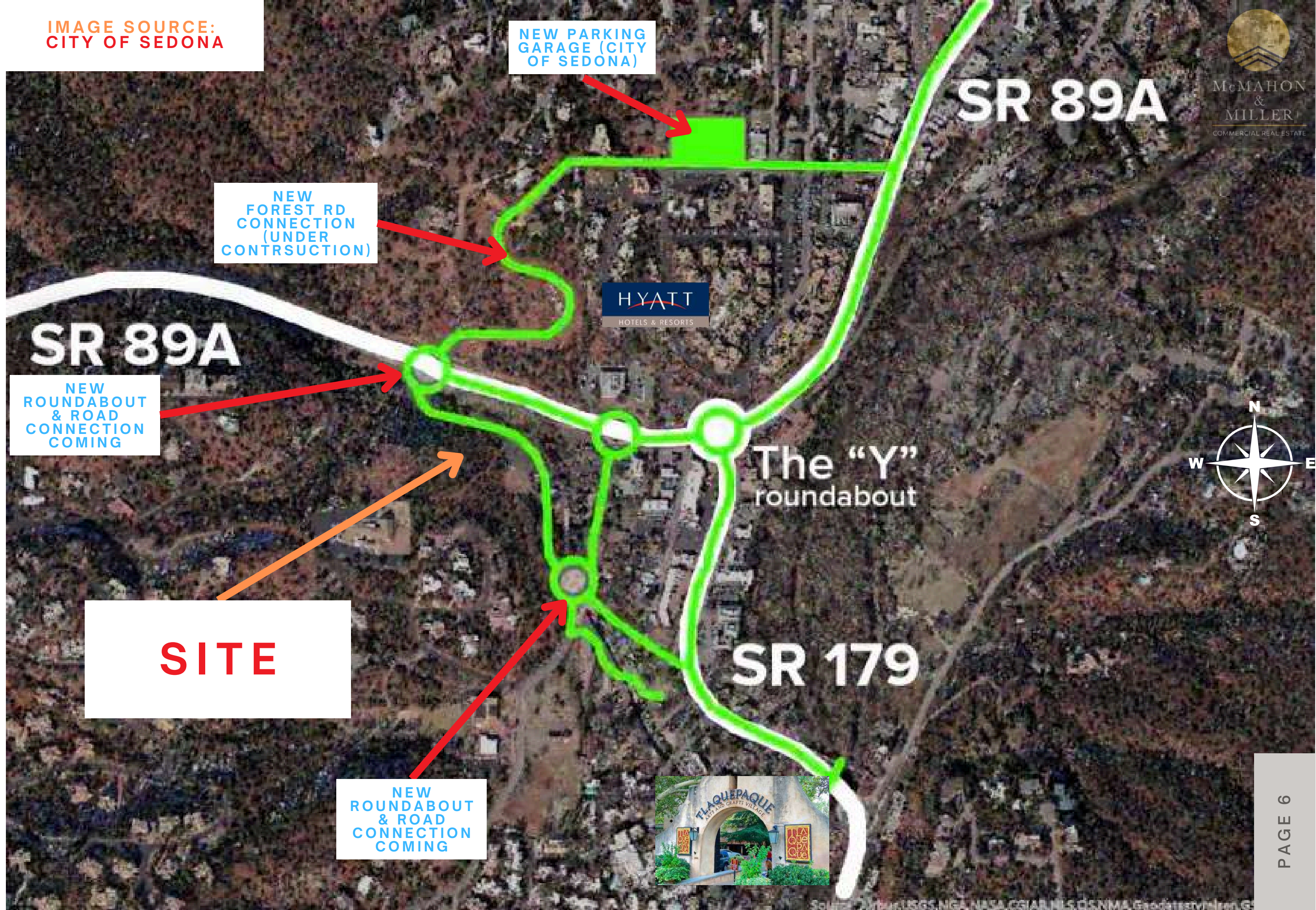
ALTA SURVEY W/TOPO (2024)  
CONCEPTUAL SITE PLAN + RENDERINGS (2025) - LUXURY CONDOS





# AREA IMPROVEMENTS

IMAGE SOURCE:  
CITY OF SEDONA





# CONCEPTUAL SITE PLAN

## HIGH END LUXURY CONDOS





# CONCEPTUAL SITE PLAN

## HIGH END LUXURY CONDOS

**55,000 SF**

TOTAL SF OF BLDGS

**5 BUILDINGS**

STRUCTURES

**11,000 SF**

SF EACH STRUCTURE

**2**

STORIES

**30**

TOTAL UNITS

**2,150 SF x 15**

2 BD / 1 BA + DEN

**1,515 SF x 15**

1 BR / 1 BA + DEN

**2 (60 TOTAL)**

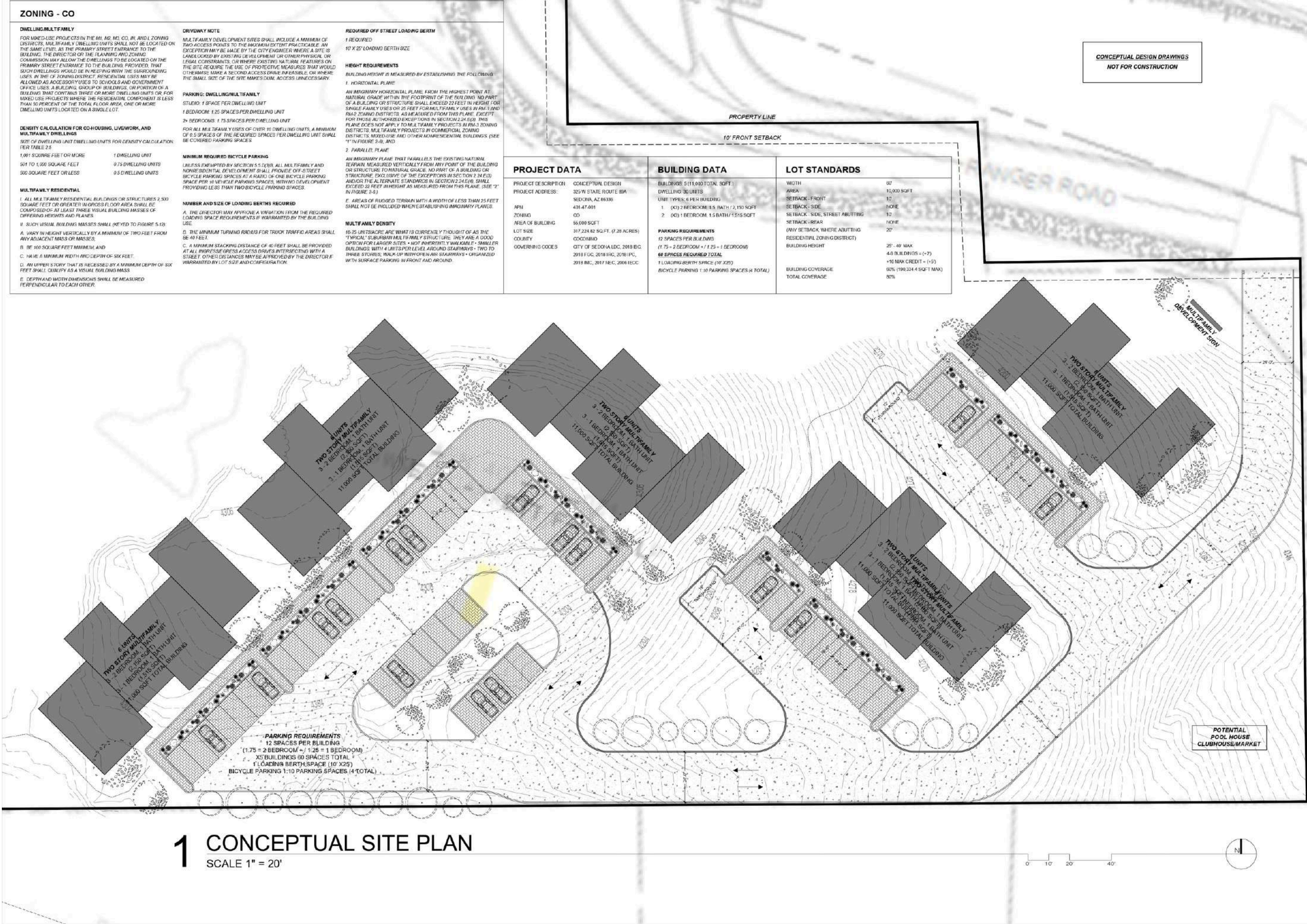
PARKING PER UNIT





# CONCEPTUAL SITE PLAN

## HIGH END LUXURY CONDOS





ALTA SURVEY W/TOPO

TRACT "A" ROLLING HILLS ESTATES NO. 3, ACCORDING TO THE PLAT CASE 2, MAP 272, COCONINO COUNTY RECORDS BEING LOCATED IN THE NW 1/4, OF THE SE 1/4, OF SECTION 7, T1S, R4M, COCONINO COUNTY, ARIZONA

47-001 S. ROUTE 89A S6336

LEGAL DESCRIPTION A", ROLLING HILLS ESTATES NO. 3, according to the plat of record in Case 2, Map 272, Coconino County, Arizona, described as follows: southwest corner of the South half of the Northwest quarter of the Southeast quarter ship 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Coconino and corner also being a subdivision corner of the said ROLLING HILLS ESTATES

25 minutes 32 seconds West, 39.46 feet to a point on the Southerly right-of-way shown on the map of said ROLLING HILLS ESTATES NO. 3;

all Barcelona right-of-way as follows: 0 minutes 00 seconds East, a distance of 70.41 feet to the beginning of a curve to the point bearing North 04 degrees 00 minutes 00 seconds West, a distance of

111.47 feet along the arc of this curve through 29 degrees 42 minutes 17 angle;

25 minutes 43 seconds East, 112.92 feet to the beginning of a curve to the point bearing North 33 degrees 42 minutes 17 seconds West, a distance of 205.00

a distance of 461.70 feet along the arc of this curve through 129 degrees 02 minutes at angle to a point of reverse curvature having a radius of point bearing North 17 17 seconds East, a distance of 135.00 feet;

the distance of 170.46 feet along the arc of this curve through 72 degrees 20 14 of central angle;

25 minutes 03 seconds West, a distance of 15.00 feet to a point on the North all of the Northwest quarter of the Southeast quarter of Section 7;

25 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 A as described in Docket 282, Page 601, Official Records of Coconino County,

25 minutes 33 seconds East, along the Southerly right-of-way line of U.S. distance of 546.93 feet;

Southerly 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

25 minutes 38 seconds East, a distance of 197.45 feet;

25 minutes 44 minutes 47 seconds East, a distance of 72.59 feet;

25 minutes 38 seconds East, a distance of 150.00 feet;

25 minutes 44 minutes 47 seconds East, a distance of 253.73 feet to a point on the uth half of the Northwest quarter of the Southeast quarter of said Section 7;

25 minutes 41 minutes 19 seconds West, a distance of 98.71 feet to the TRUE POINT

on of said land deeded to the State of Arizona by instrument recorded in Docket 489, if Coconino County, Arizona, lying within the following described property: Southwest quarter of the Northwest quarter of the Southeast quarter of Section 7, 1, Range 5 East of the Gila and Salt River Base and Meridian, Coconino County, ROLLING HILLS ESTATES NO. 3, according to Case 2, Map 272, records of Coconino

scribed as follows: northeast corner of said Southwest quarter of the Northwest quarter of the Southeast

0 degrees 28 minutes 45 seconds East (record South 00 degrees 44 minutes 47 1 the East line thereof, a distance of 220.56 feet;

25 minutes 50 minutes 00 seconds West, a distance of 652.22 feet to the North line of

25 minutes 24 minutes 05 seconds East, along said North line thereof, a distance of

INT OF BEGINNING.

FD. ALUMINUM CAP L.S. 41502

FD. ALUMINUM CAP L.S. 41502

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FD. ALUMINUM CAP L.S. 41502

| TABLE A ITEMS  |
|--|
| 1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. SEE PLAT.  |
| 2. Addresses of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. SEE PLAT.   |
| 3. Gross land area (and other areas if specified by the client). SEE PLAT.   |
| 4. Exterior dimensions of all buildings at ground level. 7.1 exterior footprint of all buildings at ground level. NO BUILDINGS OBSERVED ON PROPERTY.   |
| 5. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features requested pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). SEE PLAT.   |
| 6. Number and type (e.g., disabled, motorcycle, regular and other marked specialized type) or clearly identifiable parking spaces on surface parking areas, lots and in parking structures. NO PARKING SPACES OBSERVED.  |
| 7. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities requested pursuant to Section 5.1.b.) as determined by: (a) plans and/or reports provided by client (with reference as to the sources of information) (b) markings coordinated by the surveyor pursuant to a private 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 utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary. ONLY THOSE VISIBLE UTILITIES ARE SHOWN ON MAP. |
| 8. Names of adjoining owners according to current tax records. SEE PLAT.   |
| 9. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. NONE.   |
| 10. Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor. WITHIN FIVE FEET OF PROPERTY LINE.   |

SURVEYOR'S CERTIFICATE: THIS RESULT OF SURVEY MAP AND THE FIELD SURVEY ON WHICH IT IS BASED WERE CONDUCTED DURING THE MONTH OF MARCH 2024 UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE STANDARDS GOVERNING THE PRACTICE OF LAND SURVEYING IN THE STATE OF ARIZONA AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS PLAT IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 7th DAY OF MARCH, 2024.

THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ANY EASEMENTS OR OTHER INCUMBRANCES SHOULD BE DETERMINED BY A TITLE SEARCH.

CONTOURS ARE DERIVED FROM A SET OF DATA POINTS AVERAGED AND TRIANGULATED TO CREATE THE CONTOUR INTERVALS. THIS PROPERTY HAS STEEP SLOPES AND MULTIPLE 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 OF CONFLICT.

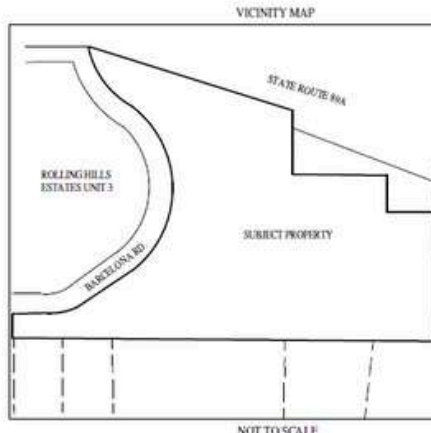
THIS ALSO APPLIES TO AREAS COVERED BY DENSE BRUSH OR TREES. IF THERE IS GOING TO BE CONSTRUCTION IN THESE AREAS, WE WILL RETURN AND TAKE ADDITIONAL DATA POINTS AFTER THE AREAS ARE CLEARED AT NO ADDITIONAL CHARGE.

LIMITATION OF LIABILITY: The Surveyor's Certification is subject to a limitation of liability. The general public and client are on notice this Survey is subject to a limitation of liability not to exceed the price of the contract between Hammes Surveying LLC and said client.

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY YAVAPAI TITLE ORDER NO. 000066710, EFFECTIVE DATE: 4/24/25 1:10, 2023 2. SCHEDULE B ITEMS 1-10, ARE BEYOND THE REVIEW AND SCOPE OF THIS SURVEY. 3. THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE OF SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY, SCHEDULE "B" ITEMS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE OF SERVICES. IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

SCHEDULE B-PART II EXCEPTIONS

- The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:
- Any defect, lien, 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 B, Part I - Requirements are met.
  - (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
  - Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
  - Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
  - 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.
  - (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance 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.
  - (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. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with the remaining Exceptions of this Commitment shown below.)
  - Taxes and assessments collectible by the County Treasurer, a lien not yet due and payable for the following year, 2023.
  - Water Rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.
  - OBLIGATIONS imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts.
  - Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
  - Easements as shown on the recorded plat of said subdivision. SEE MAP.
  - RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument. Recorded in Docket: 139 Page: 25 AND Amended in Docket: 1608 Page: 904 AND Amended in Docket: 1730 Page: 709 AND Amended in Docket: 2202 Page: 538 AND Amendment in Instrument No.: 3012094 (a) and as shown on the recorded plat of said subdivision.
  - Easements and rights incident thereto, as set forth in instrument. Recorded in Docket: 1401 Page: 340 AND Assigned in Instrument No.: 3228893 Purpose: "Right of way for pipelines and appurtenant facilities, BEING A PORTION OF ALEXANDRIA STREET"
  - Easements and rights incident thereto, as set forth in instrument. Recorded in Docket: 275 Page: 408 Purpose: "Television transmission lines. SEE MAP"
  - Easements and rights incident thereto, as set forth in instrument. Recorded in Docket: 275 Page: 503 Purpose: "Electric lines and poles. SEE MAP"
  - Easements and rights incident thereto, as set forth in instrument. Recorded in Docket: 277 Page: 548 Purpose: "Water transmission lines NO BEARINGS OF DISTANCES GIVEN."
  - Easements and rights incident thereto, as set forth in instrument. Recorded in Docket: 394 Page: 118 Purpose: "Electric lines and appurtenant facilities. SEE MAP."
  - The following matters disclosed by following instrument recorded in: Docket: 451 Page: 530 Matter: Arizona State Highway 551 MAP.
  - Easements and rights incident thereto, as set forth in instrument. Recorded in Docket: 2169 Page: 677 Purpose: "Sewer lines and necessary appurtenances for sanitary water. SEE MAP."
  - Matters Shown on Survey: Recorded in Case: 3 Page: 103. NO ITEMS TO SHOW.



SCALE: 1"=40' DATE: 03/07/2024

(R)=YAVAPAI TITLE ORDER NO. 000066710

MEASURED

(R)=ADOT DRAWING NO. (R3)=CASE 2, MAP 272

McMAHON & MINER

MAJOR CONTOUR & MINOR CONTOUR

ELEVATIONS ARE TIED TO CITY OF SEDONA BENCHMARK 3133.1 ELEVATION 7436.0 (NAVD 88)



# CONCEPTUAL SITE PLAN

## HIGH END LUXURY CONDOS



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



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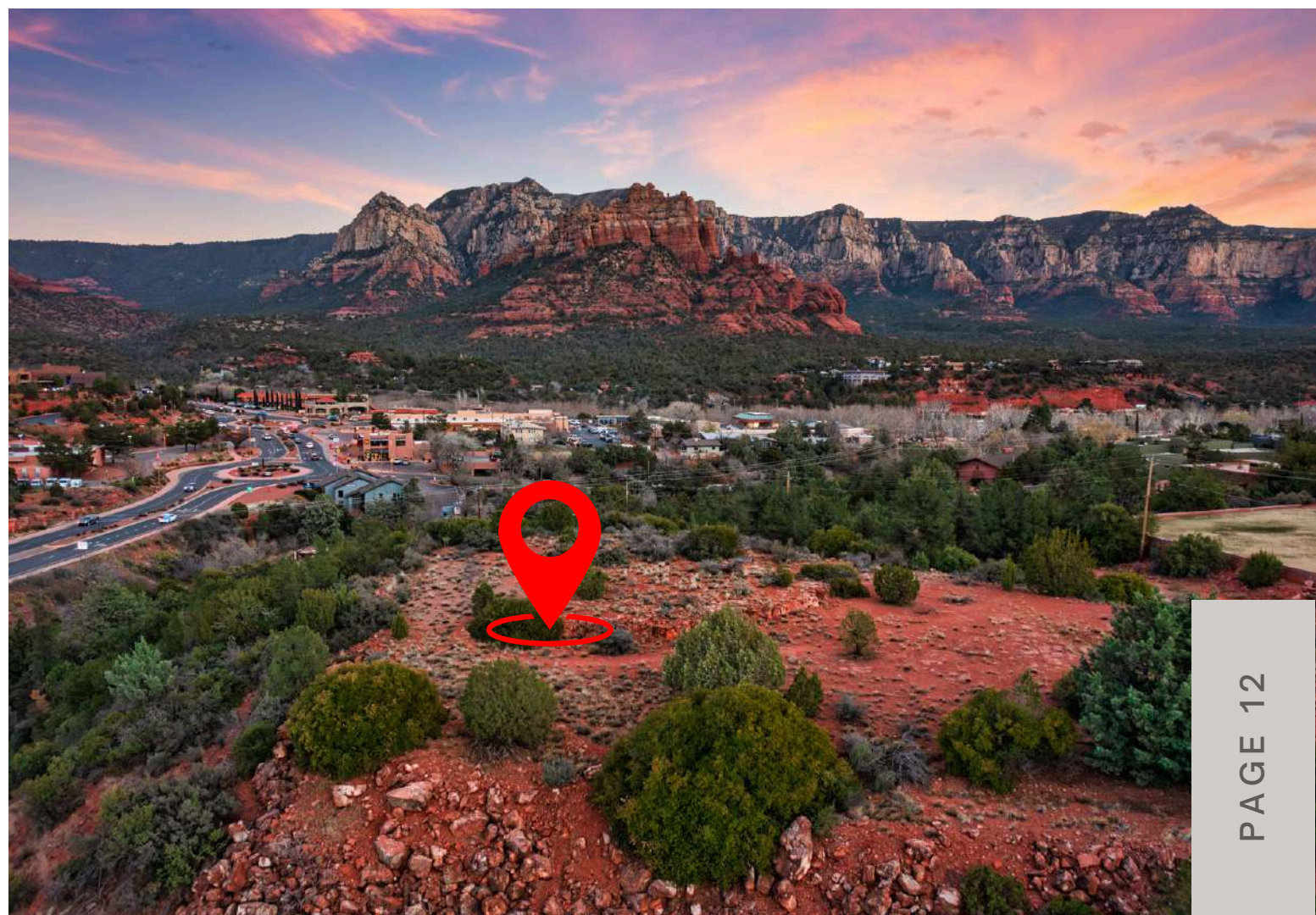
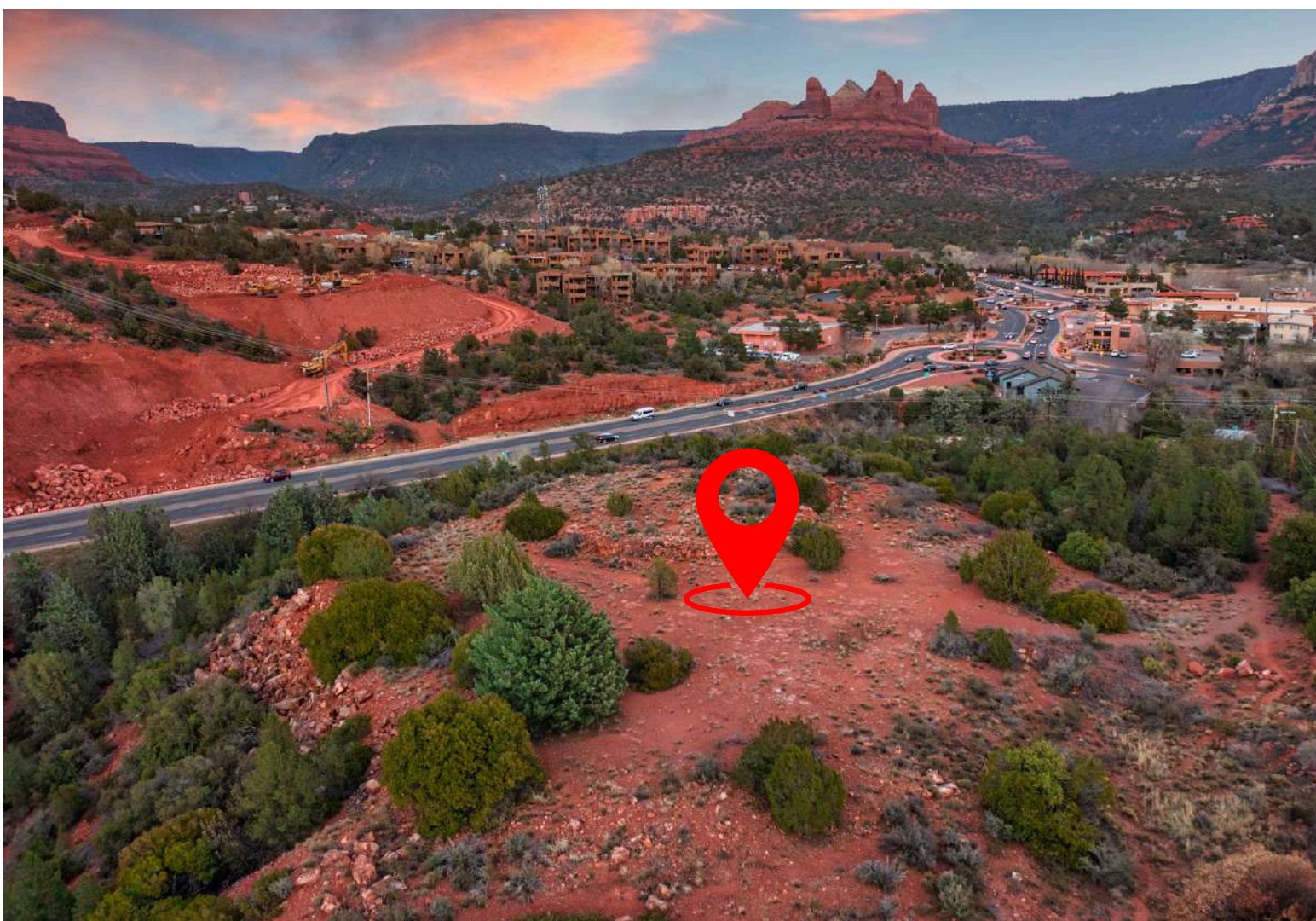
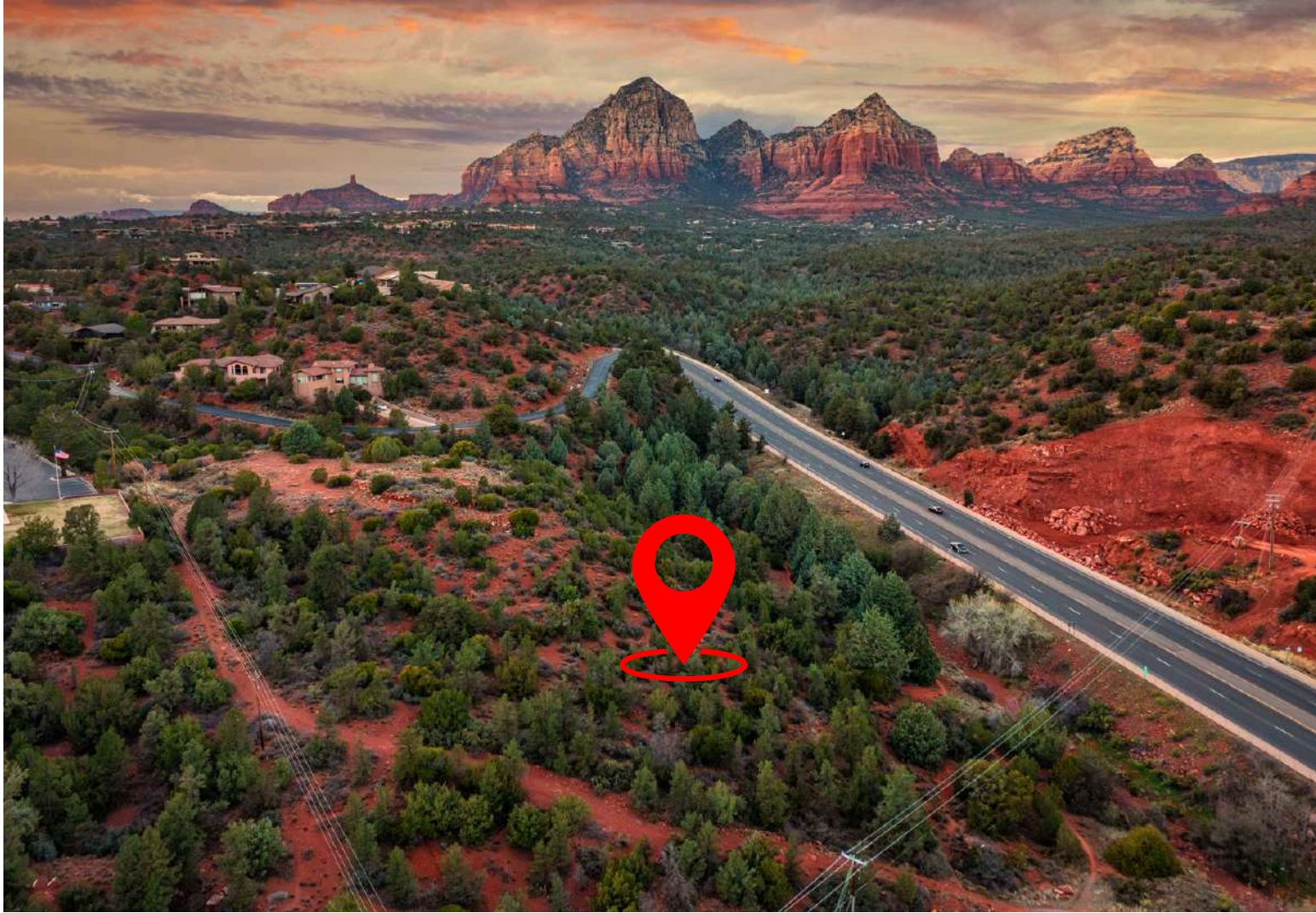
CONCEPTUAL DESIGN REDERINGS  
325 WEST STATE ROUTE 89A  
SEDONA, AZ 86336  
DEREK LILLESVE DESIGN



McMAHON  
&  
MILLER  
COMMERCIAL REAL ESTATE



# AERIAL PHOTOS





## SEDONA, AZ

**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  $\pm 10,000$  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 ( $\pm 90$  miles south) is less than a two-hour drive away on Interstate 17. And to the north, the cool mountain town of Flagstaff ( $\pm 50$  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 ( $\pm 26$  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 ( $\pm 90$  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+



## Section 3.2 Table of Allowed Uses | Sedona Land Development Code Page 1 of 7

See Table 3.1, below.

|                                       | Residential |       |       |       |      |     |      |      |      |    | Non-Residential |    |    |    |   |    | Other |                          |  | Use-Specific Standards |  |  |
|---------------------------------------|-------------|-------|-------|-------|------|-----|------|------|------|----|-----------------|----|----|----|---|----|-------|--------------------------|--|------------------------|--|--|
|                                       | RS-70       | RS-35 | RS-18 | RS-10 | RS-6 | RMH | RM-1 | RM-2 | RM-3 | M1 | M2              | M3 | CO | IN | L | CF | OS    | OC                       |  |                        |  |  |
| Residential                           |             |       |       |       |      |     |      |      |      |    |                 |    |    |    |   |    |       |                          |  |                        |  |  |
| Household Living                      |             |       |       |       |      |     |      |      |      |    |                 |    |    |    |   |    |       |                          |  |                        |  |  |
| Dwelling, Co-Housing                  |             |       |       |       |      |     | P    | P    | C    | P  |                 |    |    |    |   |    | P     | <a href="#">3.3.A(1)</a> |  |                        |  |  |
| Dwelling, Duplex                      |             |       |       |       |      |     | P    | P    | C    | P  | P               |    |    |    |   |    | P     |                          |  |                        |  |  |
| Dwelling, Live/Work                   |             |       |       |       |      |     |      |      |      | P  | C               | P  | C  | C  | C | A  | P     | <a href="#">3.3.A(2)</a> |  |                        |  |  |
| Dwelling, Multifamily                 |             |       |       |       |      |     | P    | P    | P    | P  | P               | P  | P  | P  | P | A  | P     | <a href="#">3.3.A(3)</a> |  |                        |  |  |
| Dwelling, Single-Family Attached      |             |       |       |       |      |     | P    | P    | C    | P  | P               |    | C  |    | C |    | P     | <a href="#">3.3.A(4)</a> |  |                        |  |  |
| Dwelling, Single-Family Detached      | P           | P     | P     | P     | P    | P   | P    | P    | C    | C  |                 |    |    |    |   |    | P     | <a href="#">3.3.A(5)</a> |  |                        |  |  |
| Manufactured Home                     |             |       |       |       | P    | P   | C    | C    | C    |    |                 |    |    |    |   |    |       | <a href="#">3.3.A(6)</a> |  |                        |  |  |
| Group Living                          |             |       |       |       |      |     |      |      |      |    |                 |    |    |    |   |    |       |                          |  |                        |  |  |
| Assisted Living Center                |             |       |       |       |      |     |      |      |      | P  | P               | P  | P  |    | P | P  |       |                          |  |                        |  |  |
| Dormitory                             |             |       |       |       |      |     | C    | C    | C    | C  | P               | P  | C  |    |   |    |       |                          |  |                        |  |  |
| Public, Institutional, and Civic Uses |             |       |       |       |      |     |      |      |      |    |                 |    |    |    |   |    |       |                          |  |                        |  |  |
| Community and Cultural Facilities     |             |       |       |       |      |     |      |      |      |    |                 |    |    |    |   |    |       |                          |  |                        |  |  |
| Cemetery or Interment Facility        |             |       |       |       |      |     |      |      |      |    |                 |    |    |    |   | C  |       |                          |  |                        |  |  |
| Club or Lodge                         | C           | C     | C     | C     | C    | C   | C    | C    | C    | C  | P               | P  | P  | P  | P | P  | P     | <a href="#">3.3.B(1)</a> |  |                        |  |  |
| Conference/Meeting Facility           |             |       |       |       |      |     |      |      |      |    | A               | A  | P  | P  | P | P  | A     |                          |  |                        |  |  |
| Day Care                              | C           | C     | C     | C     | C    | C   | C    | C    | C    | C  | P               | P  | P  |    |   | A  |       |                          |  |                        |  |  |

Section 3.2 Table of Allowed Uses | Sedona Land Development Code Page 2 of 7

|                                   | Residential |       |       |       |      |     |      |      |      |    | Non-Residential |    |    |    |   |    | Other |    |                                  | Use-Specific Standards |
|-----------------------------------|-------------|-------|-------|-------|------|-----|------|------|------|----|-----------------|----|----|----|---|----|-------|----|----------------------------------|------------------------|
|                                   | RS-70       | RS-35 | RS-18 | RS-10 | RS-6 | RMH | RM-1 | RM-2 | RM-3 | M1 | M2              | M3 | CO | IN | L | CF | OS    | OC |                                  |                        |
| Foodbanks                         | CA          | CA    | CA    | CA    | CA   | CA  | CA   | CA   | CA   | P  | P               | P  | P  | P  | P | P  |       | P  | Accessory to non-residential use |                        |
| Funeral Facility                  |             |       |       |       |      |     |      |      |      |    |                 | P  | P  | P  | P | P  |       |    |                                  |                        |
| Library                           |             |       |       |       |      |     |      |      |      | C  | C               | P  | P  | P  | P | C  |       |    |                                  |                        |
| Museum                            |             |       |       |       |      |     |      |      |      | C  | C               | P  | P  | P  | P | C  |       | P  |                                  |                        |
| Park, Active                      | P           | P     | P     | P     | P    | P   | P    | P    | P    | P  | P               | P  | P  | P  | P | P  | P     | P  |                                  |                        |
| Park and Open Space, Passive      | P           | P     | P     | P     | P    | P   | P    | P    | P    | P  | P               | P  | P  | P  | P | P  | P     | P  |                                  |                        |
| Religious Assembly                | C           | C     | C     | C     | C    | C   | C    | C    | C    | P  | P               | P  | P  | P  | P | P  |       | P  |                                  |                        |
| Shelters (e.g., homeless shelter) | CA          | CA    | CA    | CA    | CA   | CA  | CA   | CA   | CA   | P  | P               | P  | P  | P  | P | P  |       | P  | Accessory to non-residential use |                        |
| Educational Facilities            |             |       |       |       |      |     |      |      |      |    |                 |    |    |    |   |    |       |    |                                  |                        |
| School, Public or Private         | C           | C     | C     | C     | C    | C   | C    | C    | C    | C  | P               | P  | P  | P  | P | P  |       | P  | <a href="#">3.3.B(2)</a>         |                        |
| School, Vocational or Trade       |             |       |       |       |      |     |      |      |      |    | P               | P  | P  | P  | P |    |       |    |                                  |                        |
| Healthcare Facilities             |             |       |       |       |      |     |      |      |      |    |                 |    |    |    |   |    |       |    |                                  |                        |
| Hospital                          |             |       |       |       |      |     |      |      |      |    | P               | P  | P  |    | P |    |       |    |                                  |                        |
| Medical or Dental Clinic          |             |       |       |       |      |     |      |      |      | C  | P               | P  | P  |    | P |    |       |    |                                  |                        |
| Commercial Uses                   |             |       |       |       |      |     |      |      |      |    |                 |    |    |    |   |    |       |    |                                  |                        |
| Animal-Related Uses               |             |       |       |       |      |     |      |      |      |    |                 |    |    |    |   |    |       |    |                                  |                        |
| Kennel, Commercial                |             |       |       |       |      |     |      |      |      |    |                 |    | C  | P  |   |    |       |    | <a href="#">3.3.C(1)</a>         |                        |
| Stable, Commercial                | P           | P     |       |       |      |     |      |      |      |    |                 |    |    |    |   |    |       |    | <a href="#">3.3.C(2)</a>         |                        |
| Veterinary Hospital or Clinic     |             |       |       |       |      |     |      |      |      | C  | P               | P  | P  | P  |   |    |       |    | <a href="#">3.3.C(3)</a>         |                        |

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

|  | Residential |       |       |       |      |     |      |      |      | Non-Residential |    |    |    |    |                            | Other |    |                            | Use-Specific Standards |
|--|-------------|-------|-------|-------|------|-----|------|------|------|-----------------|----|----|----|----|----------------------------|-------|----|----------------------------|------------------------|
|  | RS-70       | RS-35 | RS-18 | RS-10 | RS-6 | RMH | RM-1 | RM-2 | RM-3 | M1              | M2 | M3 | CO | IN | L                          | CF    | OS | OC                         |                        |
| <b>Recreation and Entertainment</b>                |             |       |       |       |      |     |      |      |      |                 |    |    |    |    |                            |       |    |                            |                        |
| RV Park  |             |       |       |       |      |     |      |      |      |                 |    |    |    |    |                            |       | P  | <a href="#">3.3.C(4)</a>   |                        |
| Indoor Recreation Facility                         |             |       |       |       |      |     | A    | A    | P    | P               | P  | P  | P  | P  | P                          |       |    | <a href="#">3.3.C(5)</a>   |                        |
| Outdoor Recreation Facility                        | CA          | CA    | CA    | CA    | A    | A   | A    | A    | A    |                 | C  | C  | C  | C  | C                          | C     | C  | <a href="#">3.3.C(6)</a>   |                        |
| <b>Food and Beverage Services</b>                  |             |       |       |       |      |     |      |      |      |                 |    |    |    |    |                            |       |    |                            |                        |
| Bar, Tavern, Lounge, or Tasting Room               |             |       |       |       |      |     |      |      |      | C               | P  | P  | P  | P  | P                          |       | P  | <a href="#">3.3.C(7)</a>   |                        |
| Catering Establishment                             |             |       |       |       |      |     |      |      |      |                 | P  | P  | P  | P  | P                          |       |    |                            |                        |
| Microbrewery, Distillery, or Winery                |             |       |       |       |      |     |      |      |      | C               | P  | P  | P  | P  | P                          |       | P  | <a href="#">3.3.C(8)</a>   |                        |
| Mobile Food Vending                                |             |       |       |       |      |     |      |      |      | P               | P  | P  | P  | P  | P                          | P     | C  | <a href="#">3.3.C(9)</a>   |                        |
| Restaurant   |             |       |       |       |      |     |      |      |      | P               | P  | P  | P  | P  | P                          |       | P  | <a href="#">3.3.C(10)</a>  |                        |
| Restaurant with Drive-Through                      |             |       |       |       |      |     |      |      |      |                 |    | C  | P  | P  | P                          |       |    | <a href="#">3.3.C(11)</a>  |                        |
| <b>Office, Business, and Professional Services</b> |             |       |       |       |      |     |      |      |      |                 |    |    |    |    |                            |       |    |                            |                        |
| Administrative, Professional, or Government Office |             |       |       |       |      |     |      |      |      | P               | P  | P  | P  | P  | P                          | P     | P  | <a href="#">3.3.C(12)</a>  |                        |
| Financial Institution                              |             |       |       |       |      |     |      |      |      | P               | P  | P  | P  | P  | P                          |       |    | <a href="#">3.3.C(13)</a>  |                        |
| <b>Lodging</b>                                     |             |       |       |       |      |     |      |      |      |                 |    |    |    |    |                            |       |    |                            |                        |
| Lodging, Medium-Density                            |             |       |       |       |      |     |      |      |      |                 |    | P  |    |    | P                          |       | P  | <a href="#">3.3.C(14)b</a> |                        |
| Lodging, High-Density                              |             |       |       |       |      |     |      |      |      |                 |    |    |    |    | See<br><a href="#">3.3</a> |       |    |                            |                        |
| <b>Personal Services</b>                           |             |       |       |       |      |     |      |      |      |                 |    |    |    |    |                            |       |    |                            |                        |
| Personal Services, General                         |             |       |       |       |      |     |      |      |      | P               | P  | P  | P  | P  | P                          |       | P  |                            |                        |

SEE 15



# SUMMARY TABLE OF ALLOWED USES (CONT'D)

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

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Table 3.1

Table of Allowed Uses

P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited

|   | Residential |       |       |       |      |     |      |      |      | Non-Residential |    |    |    |    |   | Other |    |    |                           | Use-Specific Standards |
|---|-------------|-------|-------|-------|------|-----|------|------|------|-----------------|----|----|----|----|---|-------|----|----|---------------------------|------------------------|
|   | RS-70       | RS-35 | RS-18 | RS-10 | RS-6 | RMH | RM-1 | RM-2 | RM-3 | M1              | M2 | M3 | CO | IN | L | CF    | OS | OC |                           |                        |
| Laundromat, Self-Service  |             |       |       |       |      |     | A    | A    | A    | P               | P  | P  | P  | P  | P |       |    |    | <a href="#">3.3.C(16)</a> |                        |
| Retail Sales  |             |       |       |       |      |     |      |      |      |                 |    |    |    |    |   |       |    |    |                           |                        |
| Auction House   |             |       |       |       |      |     |      |      |      |                 | P  | P  | P  | P  | P |       |    |    | <a href="#">3.3.C(17)</a> |                        |
| Building Materials and Supply Store   |             |       |       |       |      |     |      |      |      |                 |    |    | P  | P  |   |       |    |    |                           |                        |
| General Retail, Less than 10,000 Square Feet  |             |       |       |       |      |     |      |      |      | P               | P  | P  | P  | P  | P |       |    | P  | <a href="#">3.3.C(18)</a> |                        |
| General Retail, 10,000 Square Feet to 25,000 Square Feet  |             |       |       |       |      |     |      |      |      |                 |    |    | P  |    | P |       |    |    |                           |                        |
| General Retail, More than 25,000 Square Feet  |             |       |       |       |      |     |      |      |      |                 |    |    | C  |    | C |       |    |    |                           |                        |
| Medical Marijuana Dispensary  |             |       |       |       |      |     |      |      |      |                 |    |    | P  | P  |   |       |    |    | <a href="#">3.3.C(19)</a> |                        |
| Medical Marijuana Dispensary, Off-Site Cultivation Location, Recreational Marijuana Establishment Dual Licensee |             |       |       |       |      |     |      |      |      |                 |    |    | P  | P  |   |       |    |    | <a href="#">3.3.C(19)</a> |                        |
| Nursery or Garden Supply Store  |             |       |       |       |      |     |      |      |      |                 | C  | P  | P  | P  | P |       |    | P  | <a href="#">3.3.C(20)</a> |                        |
| Transportation, Vehicles, and Equipment   |             |       |       |       |      |     |      |      |      |                 |    |    |    |    |   |       |    |    |                           |                        |
| Equipment Sales and Rental  |             |       |       |       |      |     |      |      |      |                 |    |    | C  | P  |   |       |    |    | <a href="#">3.3.C(21)</a> |                        |
| Fleet Services  |             |       |       |       |      |     |      |      |      |                 |    |    | P  | P  | C | C     |    |    | <a href="#">3.3.C(22)</a> |                        |
| Off-Highway Vehicle Sales and Rentals   |             |       |       |       |      |     |      |      |      |                 |    |    | C  | C  | C |       |    |    | <a href="#">3.3.C(29)</a> |                        |
| Parking Facility  |             |       |       |       |      |     |      |      |      |                 |    | P  | P  | P  | P | C     |    |    |                           |                        |

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

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Table 3.1

Table of Allowed Uses

P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited

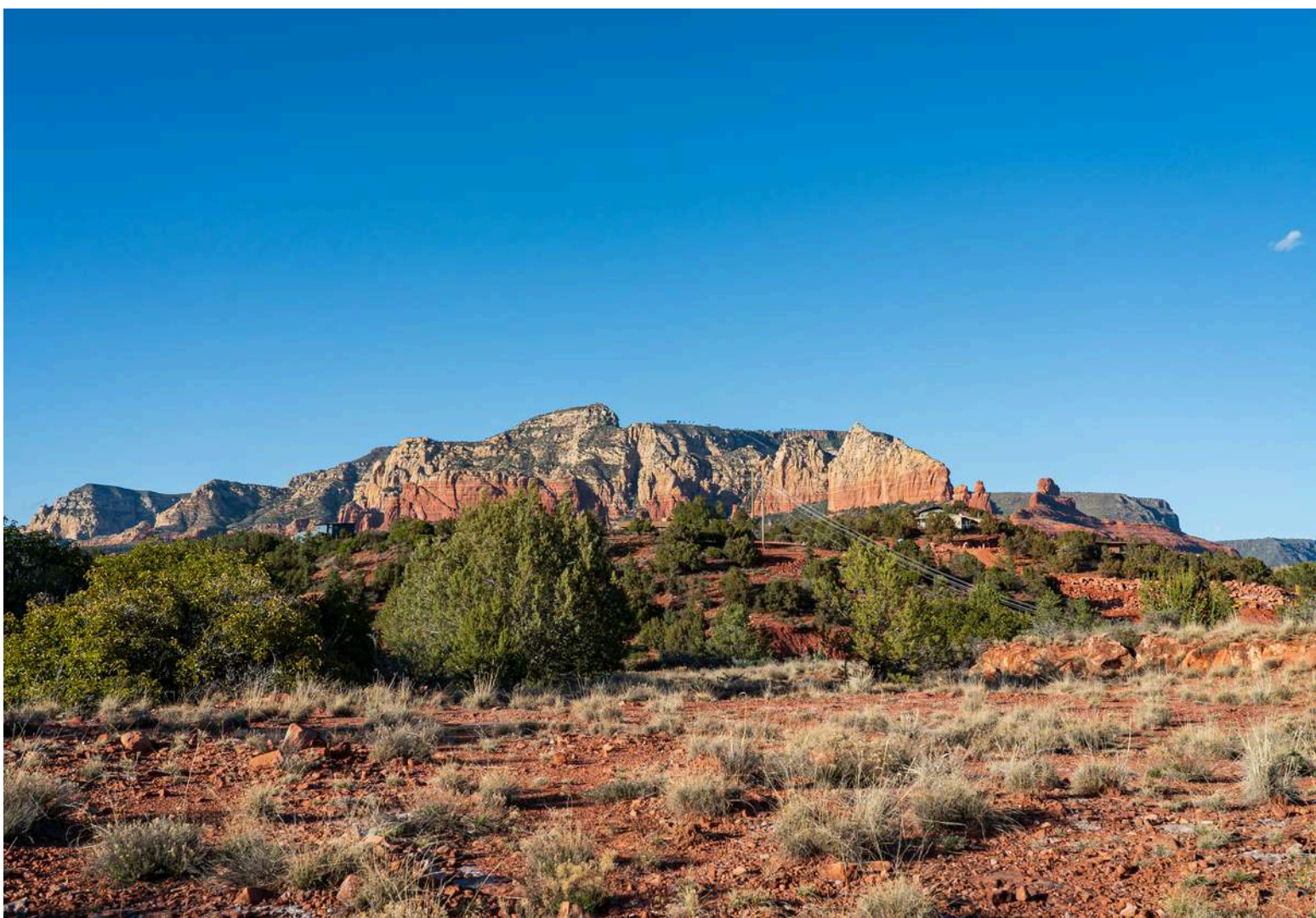
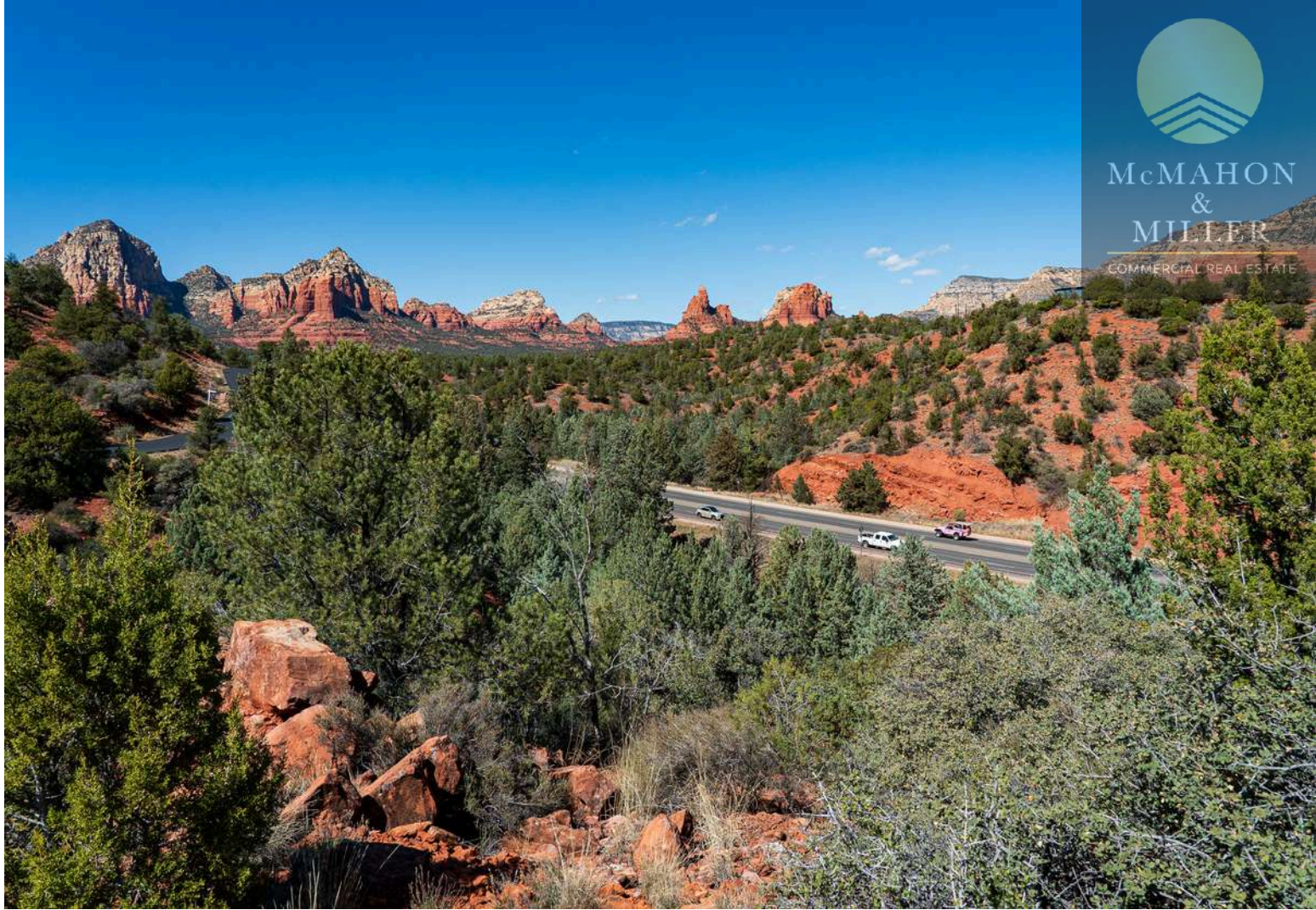
|   | Residential |       |       |       |      |     |      |      |      | Non-Residential |    |    |    |    |   | Other |    |    | Use-Specific Standards    |  |  |
|---|-------------|-------|-------|-------|------|-----|------|------|------|-----------------|----|----|----|----|---|-------|----|----|---------------------------|--|--|
|   | RS-70       | RS-35 | RS-18 | RS-10 | RS-6 | RMH | RM-1 | RM-2 | RM-3 | M1              | M2 | M3 | CO | IN | L | CF    | OS | OC |                           |  |  |
| Transit Terminal or Station                 |             |       |       |       |      |     |      |      |      |                 |    |    |    |    |   | C     |    |    |                           |  |  |
| Vehicle Fuel Sales                          |             |       |       |       |      |     |      |      |      |                 |    | C  | P  | P  |   |       |    |    | <a href="#">3.3.C(23)</a> |  |  |
| Vehicle Repair, Major                       |             |       |       |       |      |     |      |      |      |                 |    |    | P  | P  |   |       |    |    | <a href="#">3.3.C(24)</a> |  |  |
| Vehicle Repair, Minor                       |             |       |       |       |      |     |      |      |      |                 | C  | C  | P  | P  | P |       |    |    | <a href="#">3.3.C(25)</a> |  |  |
| Vehicle Sales and Leasing                   |             |       |       |       |      |     |      |      |      |                 |    |    | P  | P  | C |       |    |    | <a href="#">3.3.C(26)</a> |  |  |
| Vehicle Service Station                     |             |       |       |       |      |     |      |      |      |                 | C  | C  | P  | P  | P |       |    |    | <a href="#">3.3.C(27)</a> |  |  |
| Vehicle Wash                                |             |       |       |       |      |     |      |      |      |                 | C  | P  | P  | P  | P |       |    |    |                           |  |  |
| Adult Entertainment Establishments          |             |       |       |       |      |     |      |      |      |                 |    |    |    |    |   |       |    |    |                           |  |  |
| Adult Entertainment                         |             |       |       |       |      |     |      |      |      |                 |    |    | C  | C  |   |       |    |    | <a href="#">3.3.C(28)</a> |  |  |
| Industrial Uses                             |             |       |       |       |      |     |      |      |      |                 |    |    |    |    |   |       |    |    |                           |  |  |
| Manufacturing and Processing                |             |       |       |       |      |     |      |      |      |                 |    |    |    |    |   |       |    |    |                           |  |  |
| Food Processing                             |             |       |       |       |      |     |      |      |      |                 | C  | C  | P  | P  | P | P     |    |    | <a href="#">3.3.D(1)</a>  |  |  |
| Manufacturing, Artisan                      |             |       |       |       |      |     |      |      |      |                 | C  | C  | P  | P  | P | P     |    | P  | <a href="#">3.3.D(2)</a>  |  |  |
| Manufacturing, Light                        |             |       |       |       |      |     |      |      |      |                 |    |    |    | P  | P |       |    |    | <a href="#">3.3.D(3)</a>  |  |  |
| Storage and Warehousing                     |             |       |       |       |      |     |      |      |      |                 |    |    |    |    |   |       |    |    |                           |  |  |
| Contractor Office or Equipment Storage Yard |             |       |       |       |      |     |      |      |      |                 |    |    |    | C  | P |       |    |    |                           |  |  |
| Outdoor Storage                             |             |       |       |       |      |     |      |      |      |                 |    |    |    | C  | P |       |    |    | <a href="#">3.3.D(4)</a>  |  |  |
| Self-Storage Facility                       |             |       |       |       |      |     |      |      |      |                 |    |    |    | P  | P |       |    |    | <a href="#">3.3.D(5)</a>  |  |  |
| Warehousing and Wholesale Facility          |             |       |       |       |      |     |      |      |      |                 |    |    |    | P  | P |       |    |    | <a href="#">3.3.D(6)</a>  |  |  |
| Public and Semi-Public Utility Uses         |             |       |       |       |      |     |      |      |      |                 |    |    |    |    |   |       |    |    |                           |  |  |
| Flood Control Facility                      | P           | P     | P     | P     | P    | P   | P    | P    | P    | P               | P  | P  | P  | P  | P | P     | P  | C  | C                         |  |  |
| Public Utility, Major                       | C           | C     | C     | C     | C    | C   | C    | C    | C    | C               | C  | C  | C  | P  | C | P     |    |    |                           |  |  |
| Public Utility, Minor                       | P           | P     | P     | P     | P    | P   | P    | P    | P    | P               | P  | P  | P  | P  | P | P     | P  | C  | C                         |  |  |

Section 3.2 Table of Allowed Uses | Sedona Land Development Code

| Table 3.1<br>Table of Allowed Uses  |  |       |       |       |      |     |      |      |      |                 |    |    |    |    |       |    |    |                        |                          |  |  |
|---|--|-------|-------|-------|------|-----|------|------|------|-----------------|----|----|----|----|-------|----|----|------------------------|--------------------------|--|--|
| P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited |  |       |       |       |      |     |      |      |      |                 |    |    |    |    |       |    |    |                        |                          |  |  |
|   | Residential                                      |       |       |       |      |     |      |      |      | Non-Residential |    |    |    |    | Other |    |    | Use-Specific Standards |                          |  |  |
|   | RS-70  | RS-35 | RS-18 | RS-10 | RS-6 | RMH | RM-1 | RM-2 | RM-3 | M1              | M2 | M3 | CO | IN | L     | CF | OS |                        | OC                       |  |  |
| Water Storage Tank  | C  | C     | C     | C     | C    | C   | C    | C    | C    | C               | C  | C  | C  | C  | C     | P  | C  | C                      |                          |  |  |
| Wireless Telecommunications Facility  | See Article 4: Wireless Communication Facilities |       |       |       |      |     |      |      |      |                 |    |    |    |    |       |    |    |                        |                          |  |  |
| Accessory Uses  |  |       |       |       |      |     |      |      |      |                 |    |    |    |    |       |    |    |                        |                          |  |  |
| Agriculture, General  | A  | A     |       |       |      |     |      |      |      |                 |    |    |    |    |       |    | CA | A                      | <a href="#">3.4.D(1)</a> |  |  |
| Agriculture, Urban  | A  | A     | A     | A     | A    | A   | A    | A    | A    | A               | A  | A  | A  | A  | A     | A  | A  | A                      | <a href="#">3.4.D(2)</a> |  |  |
| Guest Quarters  | A  | A     | A     | A     | A    | A   | A    | A    | A    | A               |    |    |    |    |       |    |    | A                      | <a href="#">3.4.D(3)</a> |  |  |
| Home Occupation   | A  | A     | A     | A     | A    | A   | A    | A    | A    | A               | A  | A  |    |    |       |    |    | A                      | <a href="#">3.4.D(4)</a> |  |  |
| Outside Sales and Display   |  |       |       |       |      |     |      |      |      | CA              | CA | CA | CA | CA | CA    |    |    |                        | <a href="#">3.4.C(3)</a> |  |  |
| Outdoor Dining  |  |       |       |       |      |     |      |      |      | A               | A  | A  | A  | A  | A     |    |    | A                      |                          |  |  |
| Outdoor Storage, Accessory  | A  | A     | A     | A     | A    | A   | A    | A    | A    | A               | A  | A  | A  | A  | A     | A  |    | A                      | <a href="#">3.4.D(5)</a> |  |  |
| Parking Facilities  | CA   | CA    | CA    | CA    | CA   | CA  | CA   | CA   | CA   |                 |    |    |    |    |       |    |    |                        | <a href="#">3.4.D(7)</a> |  |  |
| Temporary Uses  |  |       |       |       |      |     |      |      |      |                 |    |    |    |    |       |    |    |                        |                          |  |  |
| Christmas Tree and Pumpkin Sales  | P  | P     | P     | P     | P    | P   | P    | P    | P    | P               | P  | P  | P  | P  | P     | P  | P  | P                      | <a href="#">3.5.E(1)</a> |  |  |
| Construction Support Activity   | P  | P     | P     | P     | P    | P   | P    | P    | P    | P               | P  | P  | P  | P  | P     | P  | P  | P                      | <a href="#">3.5.E(2)</a> |  |  |
| Filming-Related Activity  | P  | P     | P     | P     | P    | P   | P    | P    | P    | P               | P  | P  | P  | P  | P     | P  | P  | P                      | <a href="#">3.5.E(3)</a> |  |  |
| Model Home  | P  | P     | P     | P     | P    | P   | P    | P    | P    | P               | P  |    |    |    |       |    |    | P                      |                          |  |  |
| Special Event   | P  | P     | P     | P     | P    | P   | P    | P    | P    | P               | P  | P  | P  | P  | P     | P  | P  | P                      | <a href="#">3.5.E(4)</a> |  |  |
| Temporary Housing   | P  | P     | P     | P     | P    | P   | P    | P    | P    | P               |    |    |    |    |       |    |    | P                      | <a href="#">3.5.E(5)</a> |  |  |



# GROUND PHOTOS





# SEDONA, AZ



Statistics provided by the City of Sedona and Yavapai College

## Visitors Generate Significant Funding

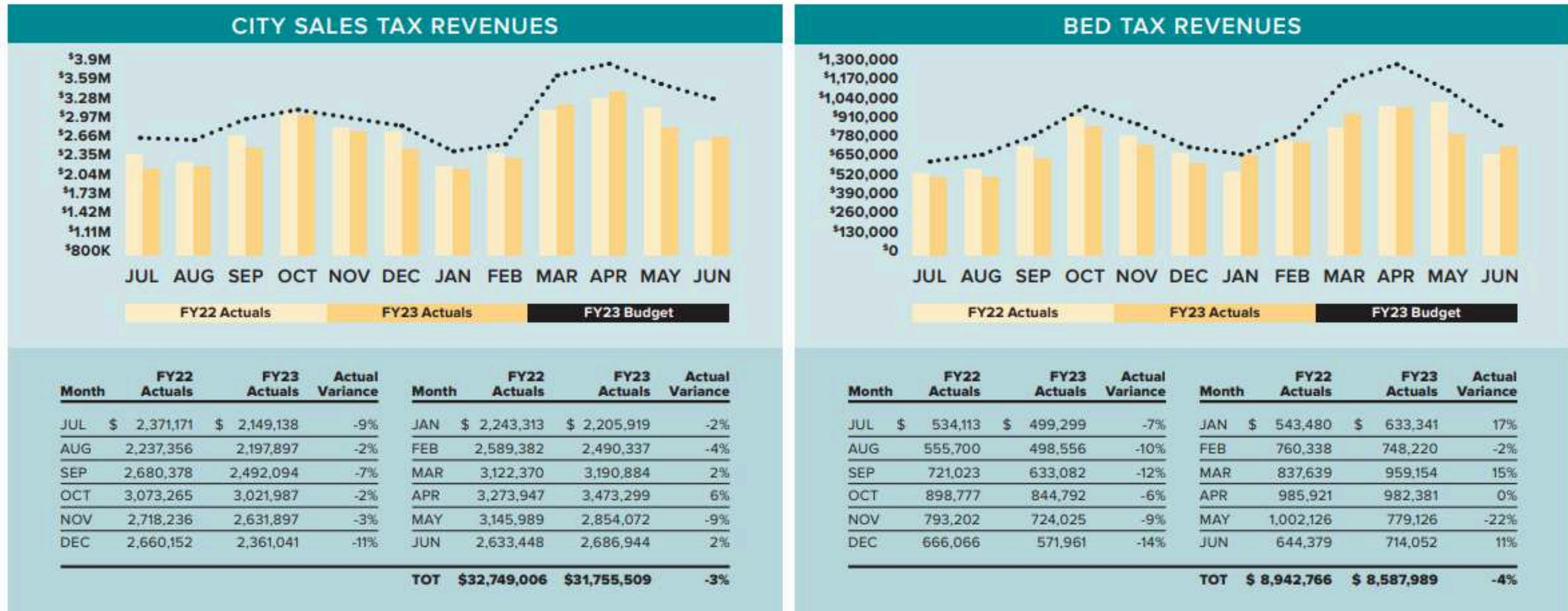




# SEDONA, AZ

## 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.)

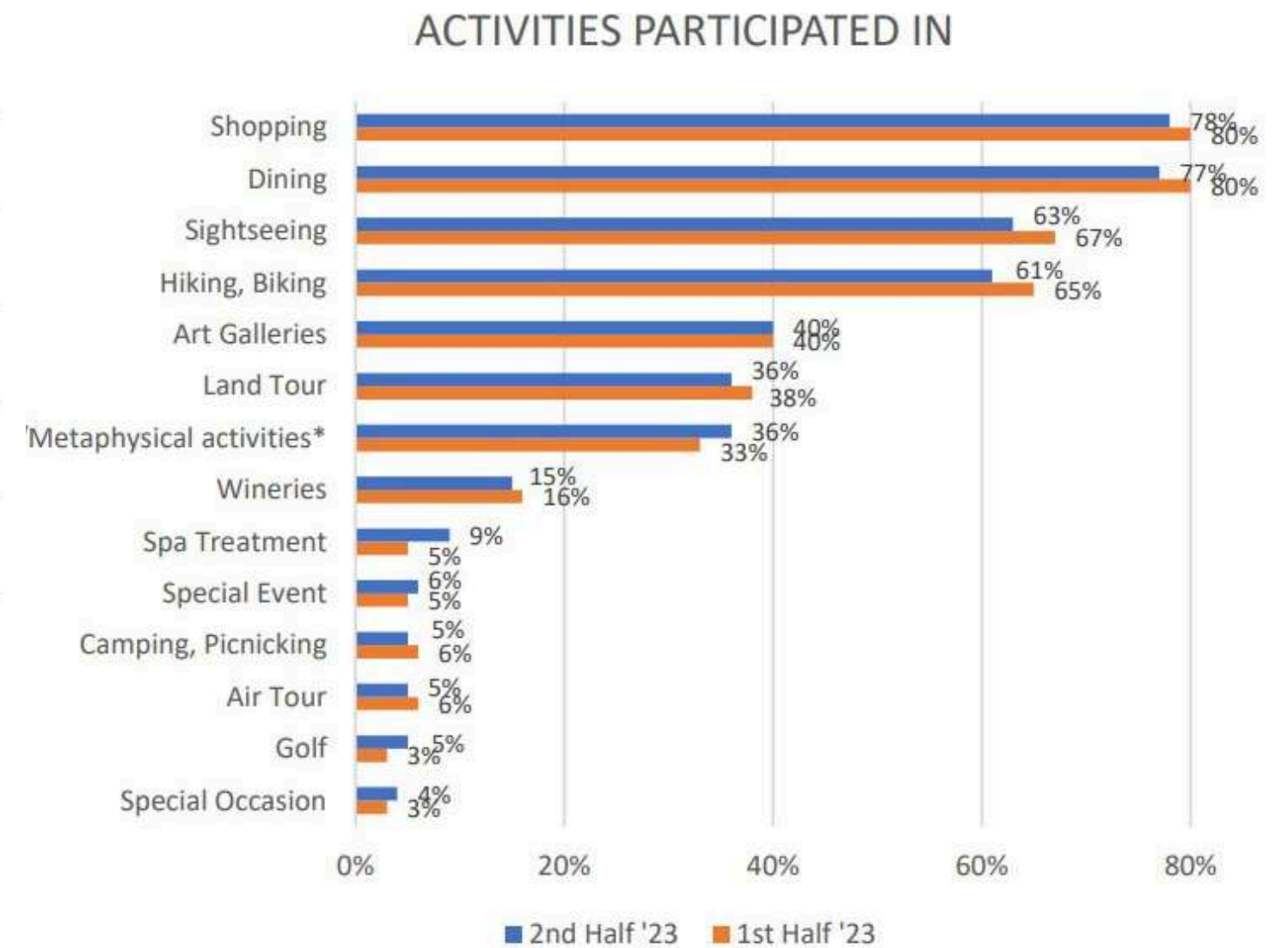
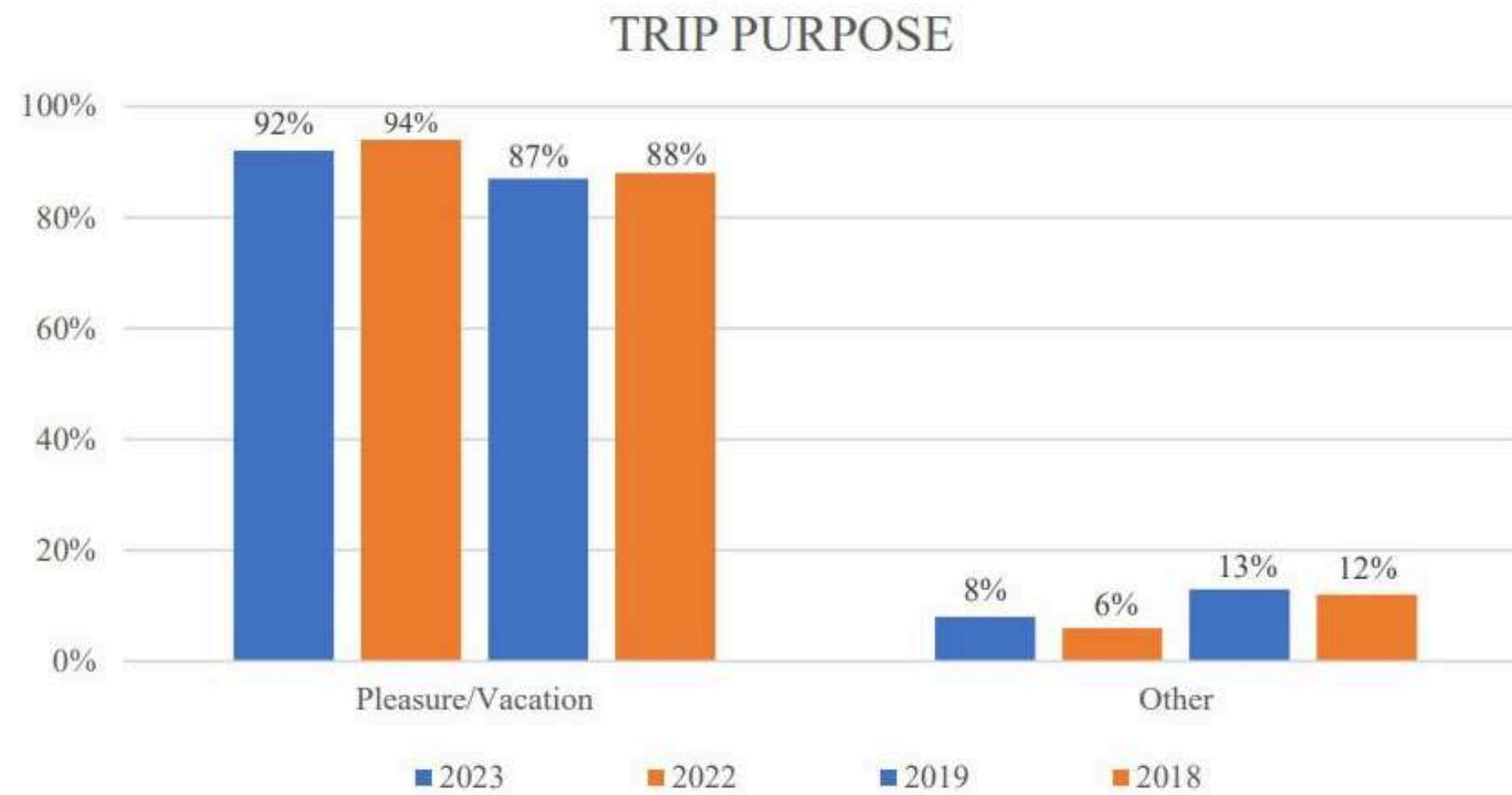
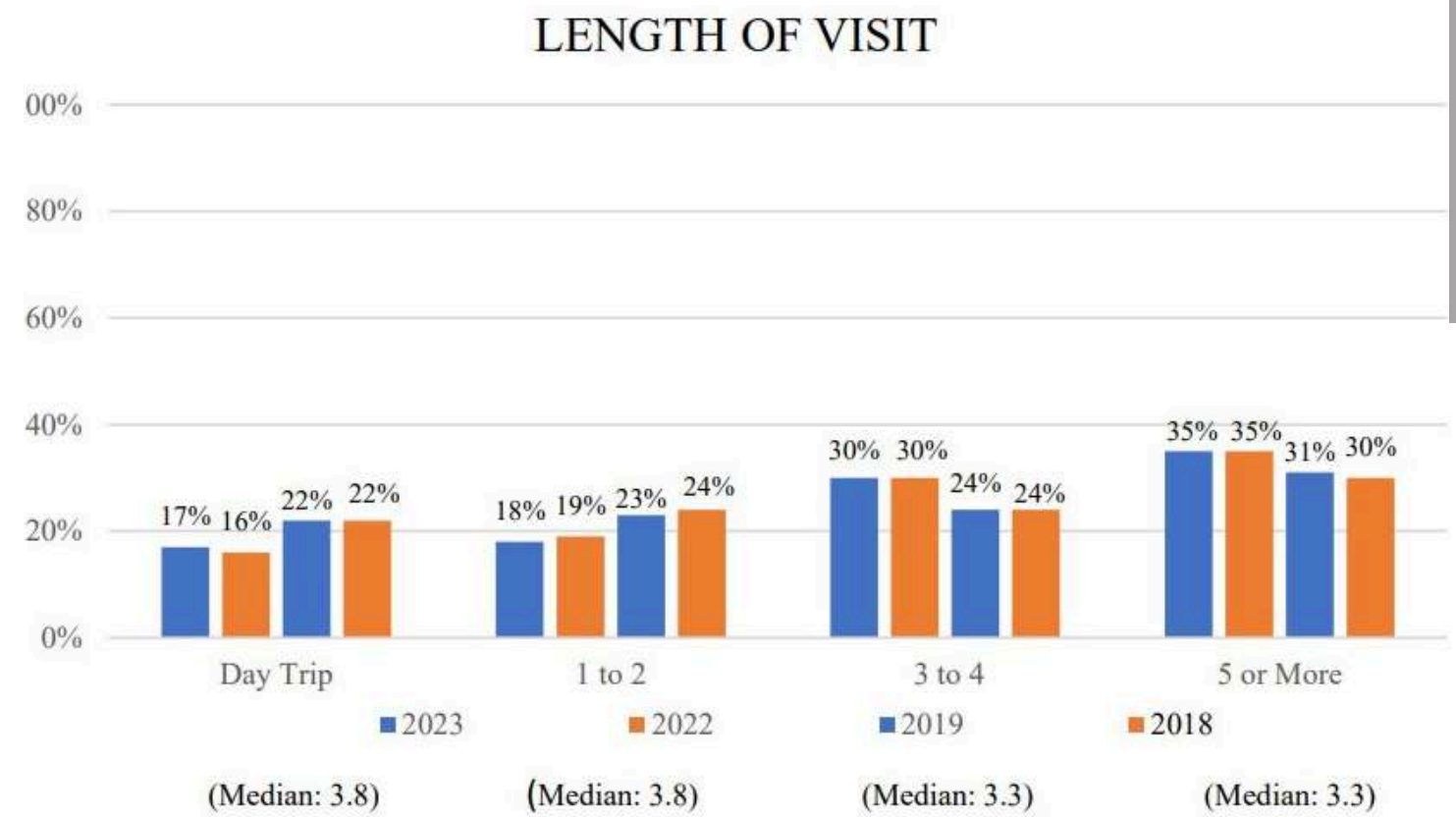
Occupancy  
↓ 7.0%

Average Daily Rate  
↑ 33%

Revenue Per Available Room  
↑ 24%

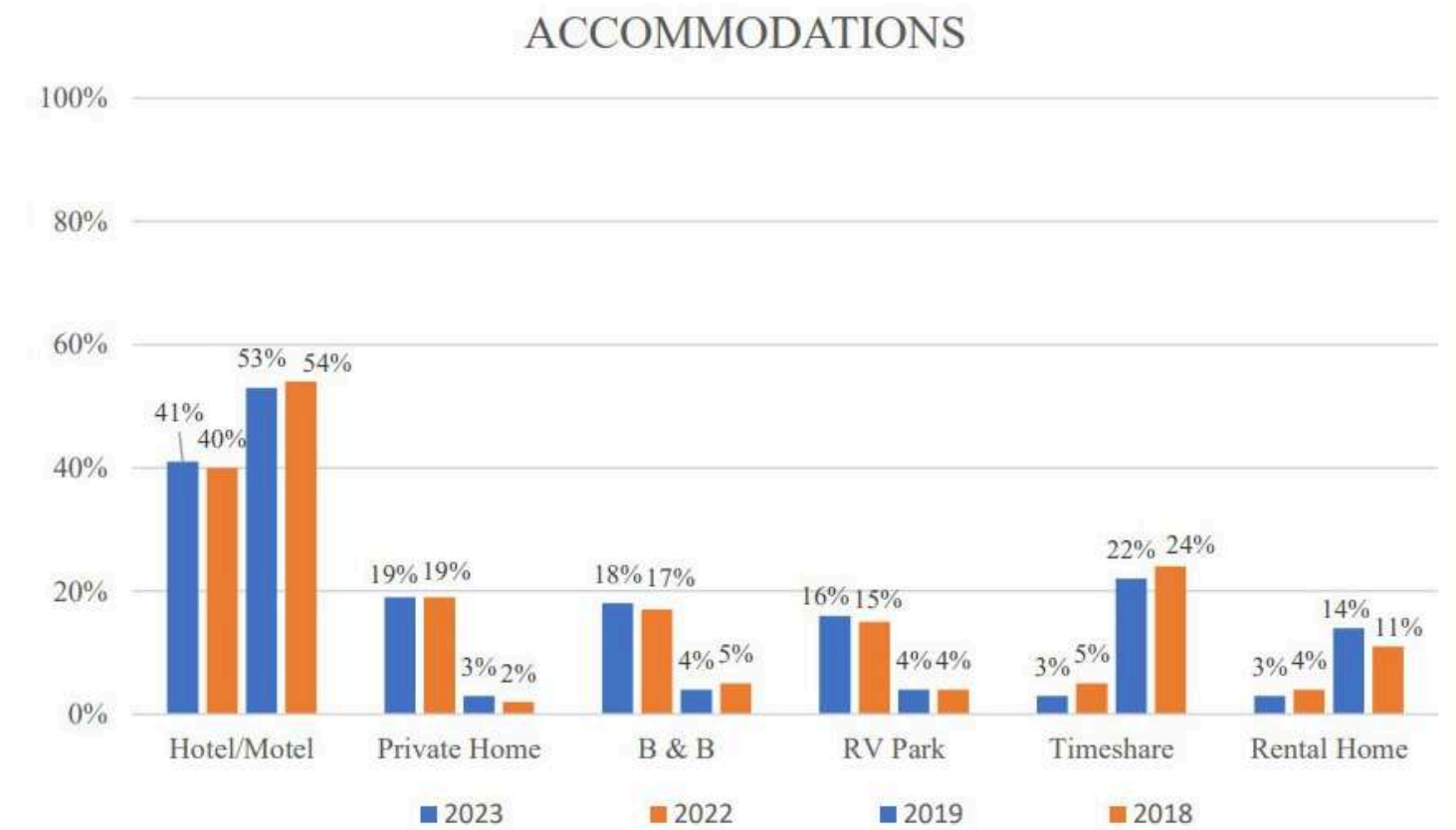
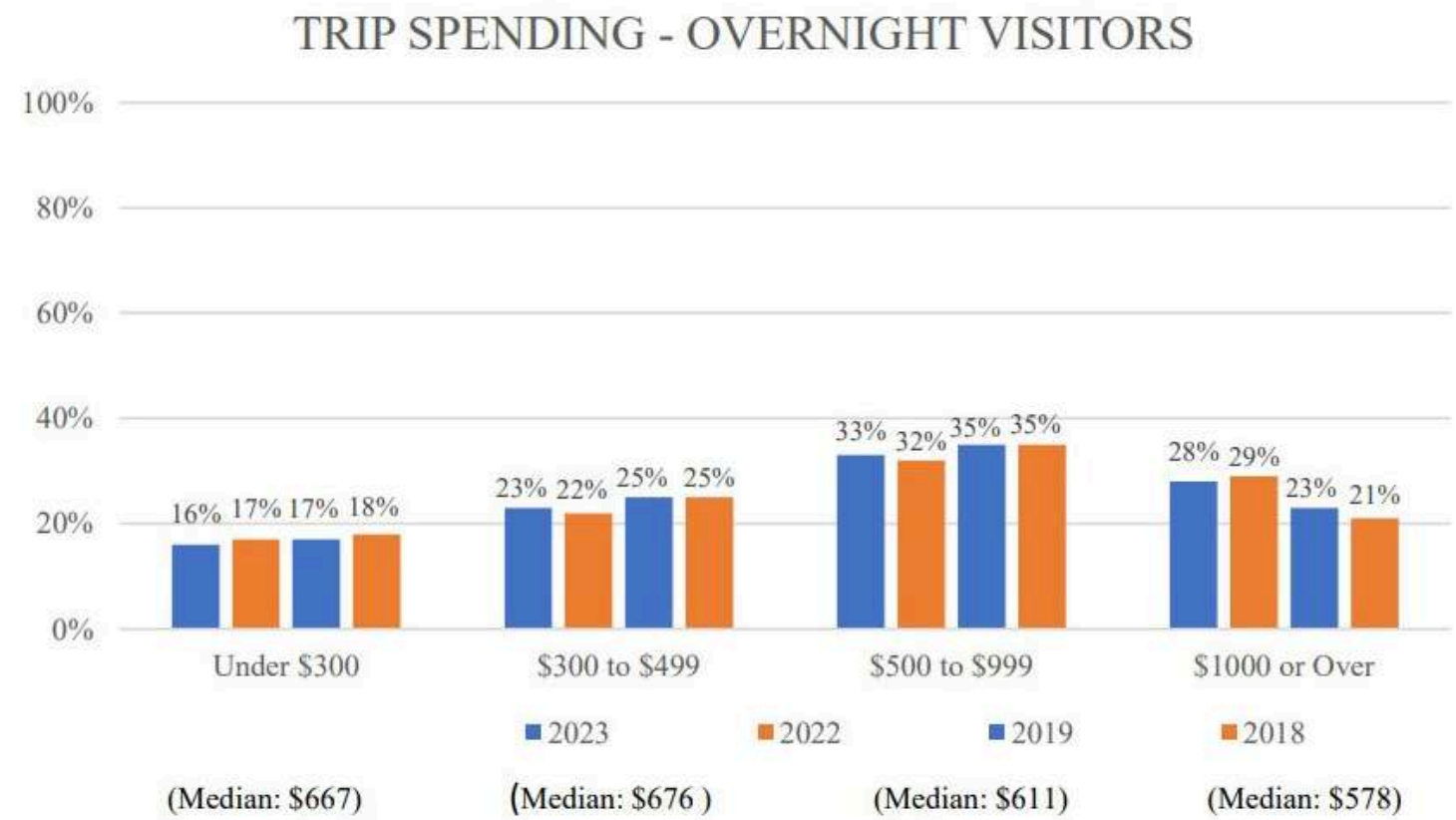
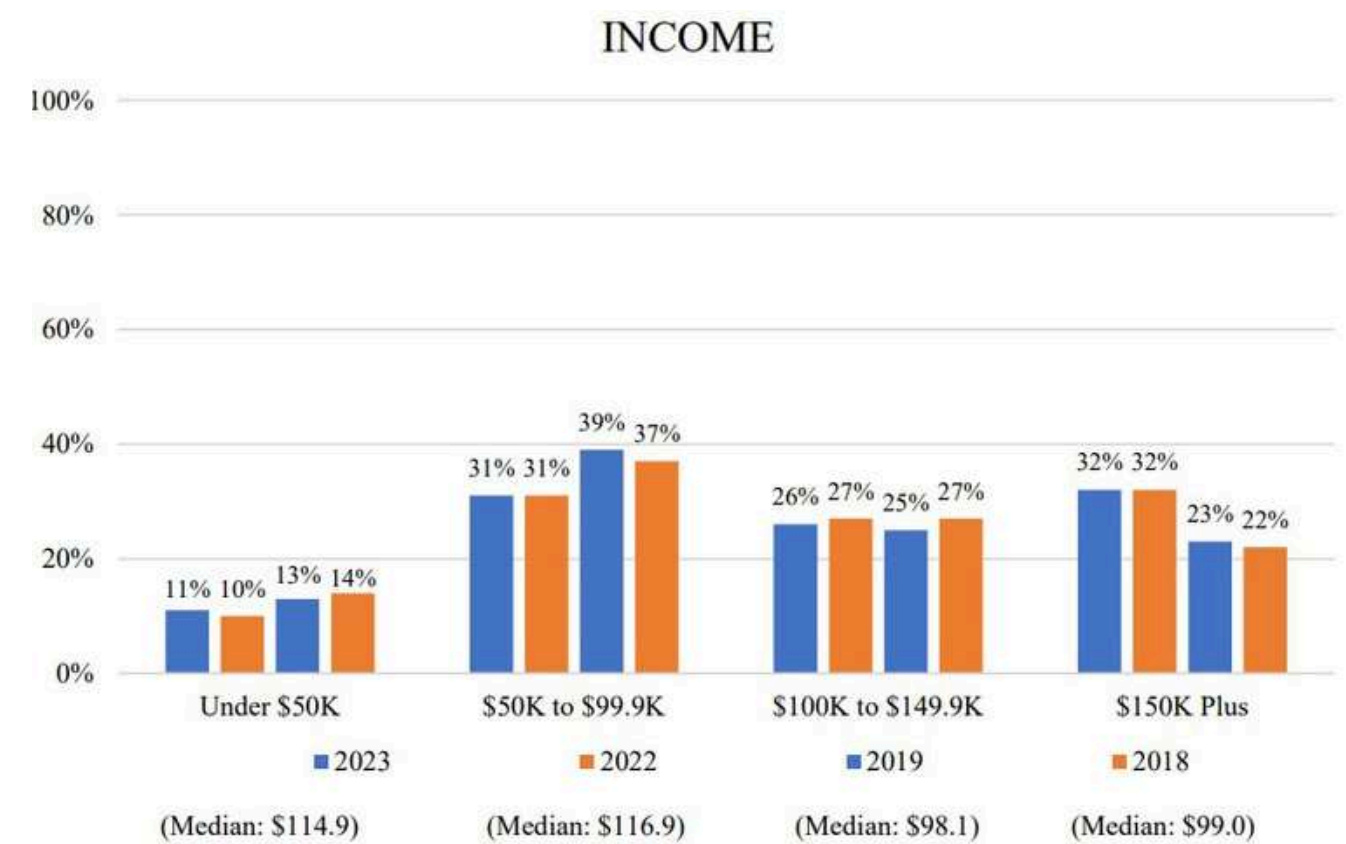
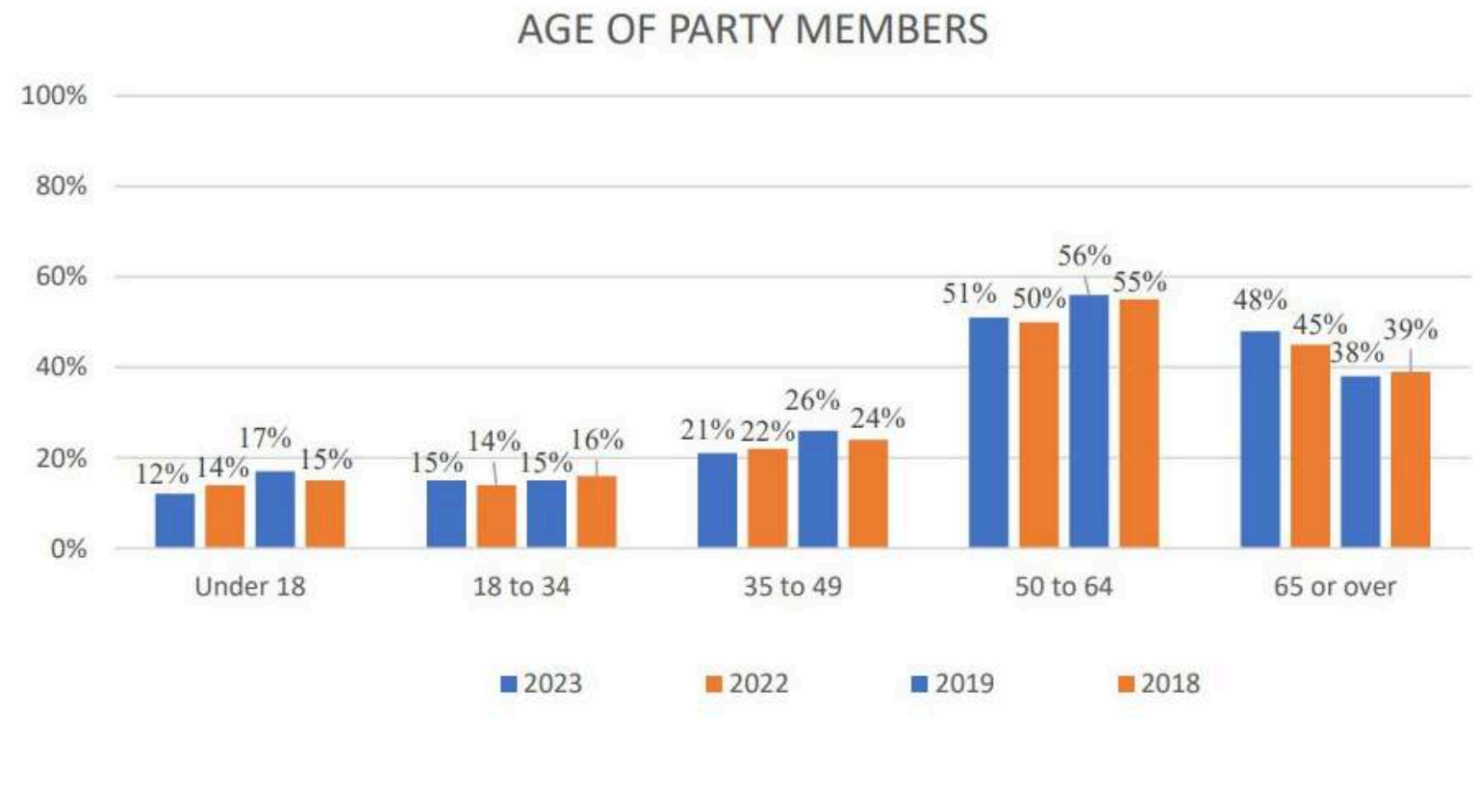


# SEDONA VISITORS

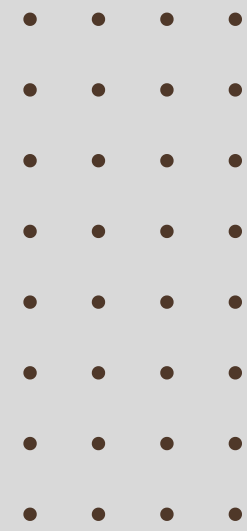




# SEDONA VISITORS







# CONTACT INFORMATION

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McMAHON  
&  
MILLER

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COMMERCIAL REAL ESTATE