



**LOCATION**

South of the southwest corner of Aultman Parkway & Boulder Creek, about three miles north of the I-17 interchange in the Town of Camp Verde, Yavapai County, Arizona

**ASSESSOR PARCEL NUMBER**

403-15-009B

**PROPERTY SIZE**

This property is ±9.69 acres in size (±5.09 net acres) and has been approved for a ±58,200 Square Foot (± 396 Units, averaging ± 147 SF) Mini-Storage Facility. **It is proposed to be completed with a Certificate of Occupancy approximately 9 to 12 months after breaking ground. The projected timeline is an estimate and is subject to change.** The estimated pro forma rents for the proposed 58,200 SF (NRA) are summarized below.

**(PROPOSED) UNIT MIX DETAIL | PRO-FORMA RENTS**

TYPE	DESCRIPTION	UNIT MIX DETAIL			SIZE (SF)	OCCUPIED		VACANT		RENT DETAIL / MO.		POTENTIAL GROSS RENT	
		UNITS	% TOTAL	EST. SIZE		UNITS	UNITS	\$/UNIT	\$/SF	MONTHLY	ANNUALLY		
10x10	Drive-Up	180	45%	100	18,000	0	180	\$120	\$1.20	\$21,600	259,200		
10x15	Drive-Up	164	41%	150	24,600	0	164	\$130	\$0.87	\$21,320	255,840		
10x30	Drive-Up	52	13%	300	15,600	0	52	\$200	\$0.67	\$10,400	124,800		
<b>Total / Weighted Average:</b>		<b>396</b>	<b>100%</b>	<b>147</b>	<b>58,200</b>	<b>0</b>	<b>396</b>	<b>\$135</b>	<b>\$0.92</b>	<b>\$53,320</b>	<b>\$639,840</b>		

March 2023 Appraisal

**ZONING:** C-3, PAD Overlay (Town of Camp Verde)

**FEMA DISTRICT:** Zone "X"

**UTILITY SERVICES**

- ELECTRICITY** Arizona Public Service (APS)
- TELEPHONE** CenturyLink or Other
- WATER** Camp Verde Water & Well Water
- SEWER** Septic System (is needed if operated separately from adjacent RV Storage facility)

**PRICE / TERMS** (Seller may consider closing subject to final entitlement approvals)

**\$5,000,000 TOTAL (\$85.91 PSF) UPON COMPLETION & RECEIPT OF CERTIFICATE OF OCCUPANCY**

**COMMENTS**

The property's Planned Area Development (PAD) zoning overlay allows for a wide range of residential or commercial uses within High View at Boulder Creek. It is also within the tax-advantaged "Opportunity Zone".

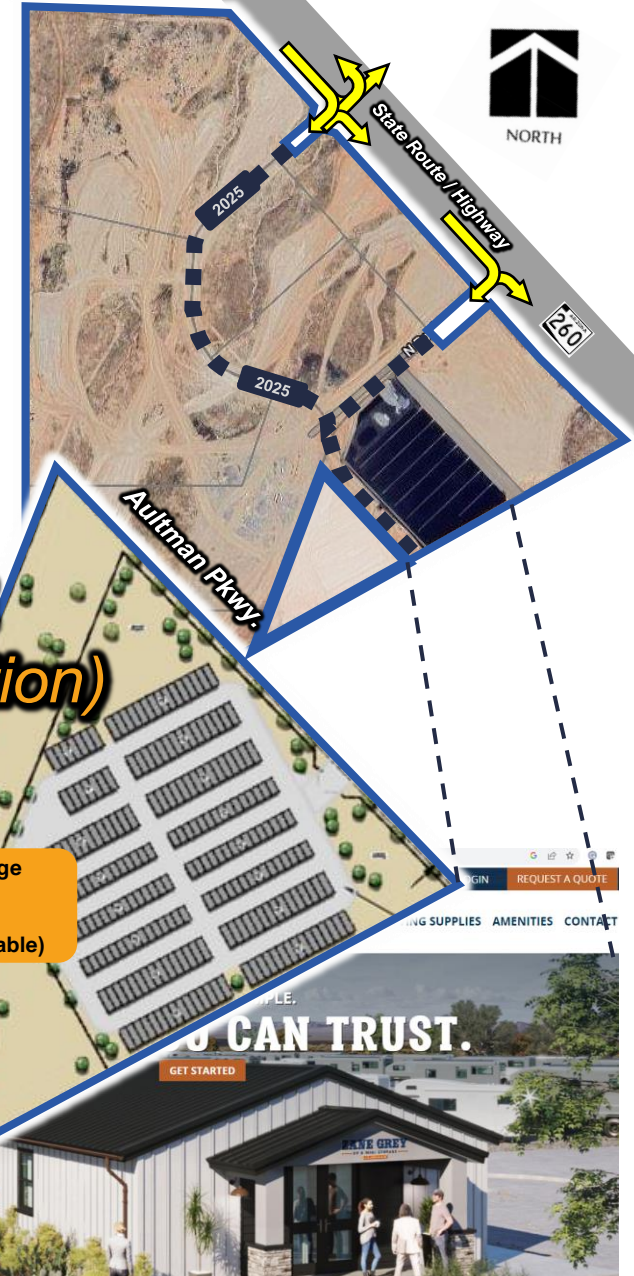
The development of spine roads and utility infrastructure is proposed to be completed in 2025, including wet & dry utilities and Aultman Parkway and Boulder Creek Road. The Seller is proposing to stub utilities to the individual primary parcels within the development, including electricity, water, and telephone. Municipal sewer is not available in the vicinity and instead, a commercial septic system is required for any proposed development that requires a sewer/wastewater solution.

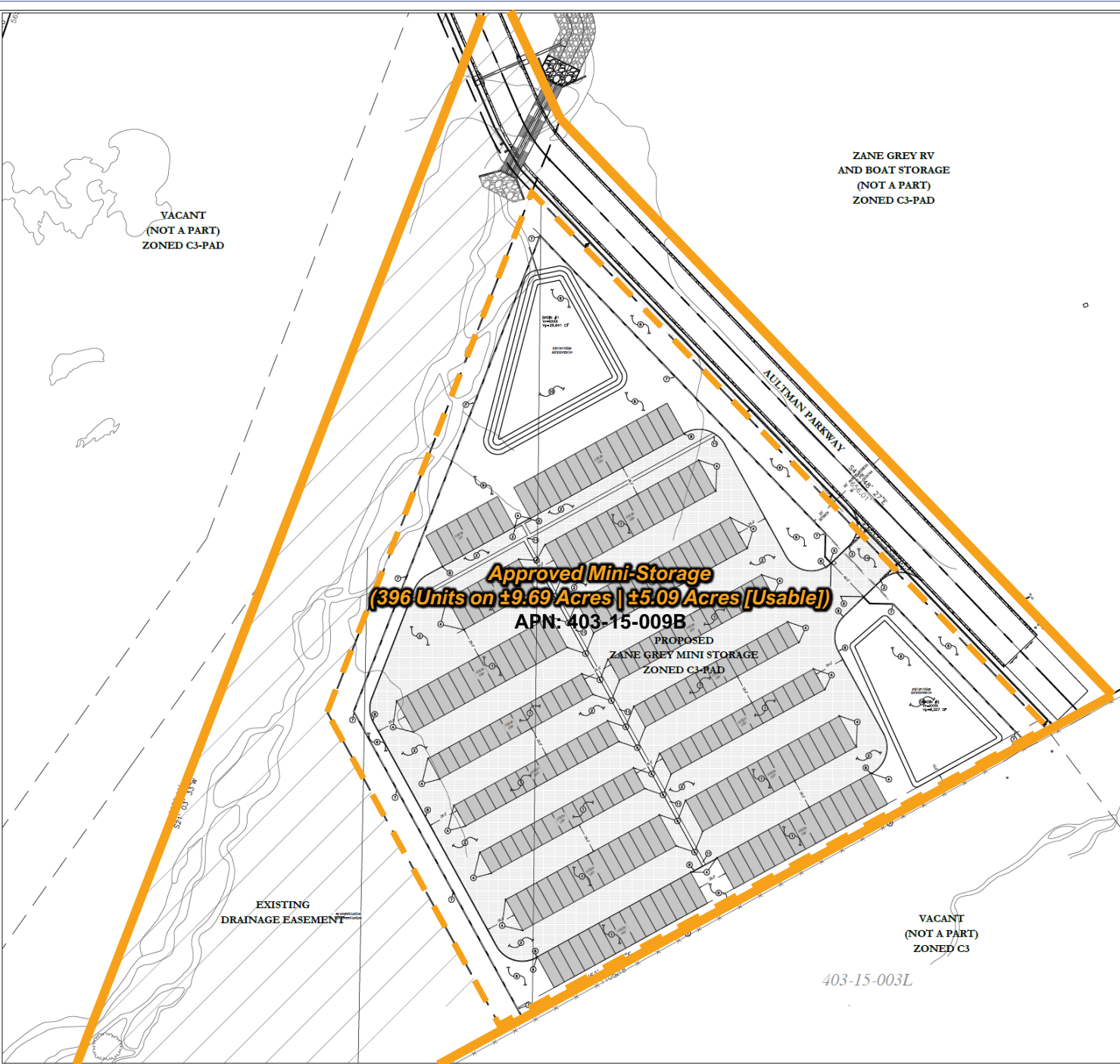
**MINI-STORAGE**  
**(COE Upon Completion)**

**Price: \$5,000,000**

**\$85.91 PSF**

**Proposed Mini-Storage**  
**(±58,200 SF NRA)**  
**APN: 403-15-009B**  
**(±9.69 Acres | ±5.09 Usable)**





**SITE PLAN NOTES:**

1. PROPOSED STORAGE UNIT BUILDING
2. PROPOSED 3.5" AC ON 6" ABC HEAVY DUTY ASPHALT PAVING PER CLOTECH REPORT
3. PROPOSED 6-INCH CONCRETE CURB & GUTTER
4. PROPOSED CONCRETE FILLED BOLLARD
5. PROPOSED LIGHT POLE BASE, SEE PHOTOMETRIC PLAN FOR POLE AND FIXTURE REQUIREMENT
6. PROPOSED LANDSCAPING
7. INSTALL BLOCK SCREEN WALL OR FENCE
8. PROPOSED SINGLE CURB
9. PROPOSED AUTOMATIC SWINGING GATE
10. PROPOSED RETENTION BASIN
11. PROPOSED VALLEY GUTTER

**NOTE:**

1. EXISTING UTILITIES SHOWN ON PLANS ARE ESTIMATED LOCATIONS. EXISTING ELEVATIONS ARE UNCERTAIN AND UNCONFIRMED. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES SO PLANS CAN BE ADJUSTED PRIOR TO CONSTRUCTION.
2. ONSITE PRIVATE UTILITIES AND DETAILS SHOWN IN THESE PLANS ARE FOR REFERENCE ONLY AND NOT APPROVED IN THIS SET.
3. ALL MATERIALS USED AND INSTALLED SHALL CONFORM TO THE CAMP VERDE STANDARD DETAILS AND SPECIFICATIONS AND ACCEPTED OUTSIDE AGENCIES STANDARDS.
4. SEE LANDSCAPE PLANS FOR IRRIGATION SLEEVES AND IRRIGATION LINE LOCATIONS.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PER SOILS REPORT.
6. CONTRACTOR TO INSTALL ALL PAVING, CONCRETE, PIPE & APPARATUS PER MANUFACTURING RECOMMENDATIONS OR PER CAMP VERDE STANDARD SPECS.
7. SEE ARCHITECTURAL PLANS FOR ONSITE DETAILS.
8. ALL ADA PARKING, SIDEWALK RAMPS, AND ACCESSIBILITY ROUTES SHALL COMPLY WITH THE CURRENT ADAAG STANDARDS AND CODES.

**BUILDING UNIT TYPE**

- 90 UNITS OF 10'x20'
- 134 UNITS OF 10'x30'

**PAVEMENT LEGEND**

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT



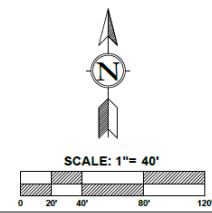
**SBI ENGINEERING, LLC**  
 ARCHITECTS & ENGINEERS  
 2000 W. BUCKLEBOURNE

**ZANE GREY MINI STORAGE**  
 AULTMAN PARKWAY, CAMP VERDE, AZ  
**STEEPLE**

DATE	
REVISIONS	

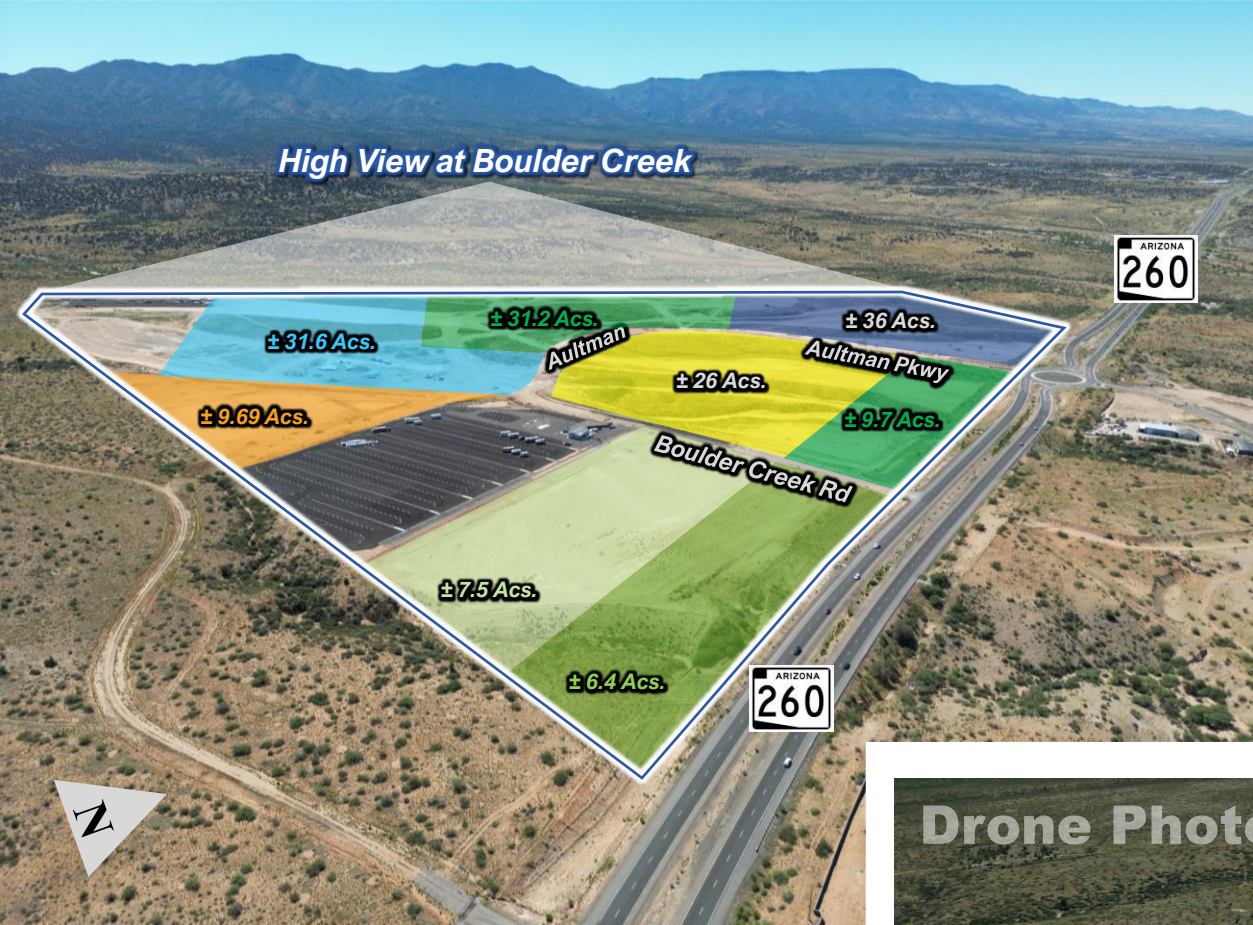
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DRAWN:	JL
CHECK:	JS
SCALE:	1"=40'
CAD FILE:	22118SP

**SITE PLAN SHEET**  
**SP2**  
 2 of 3

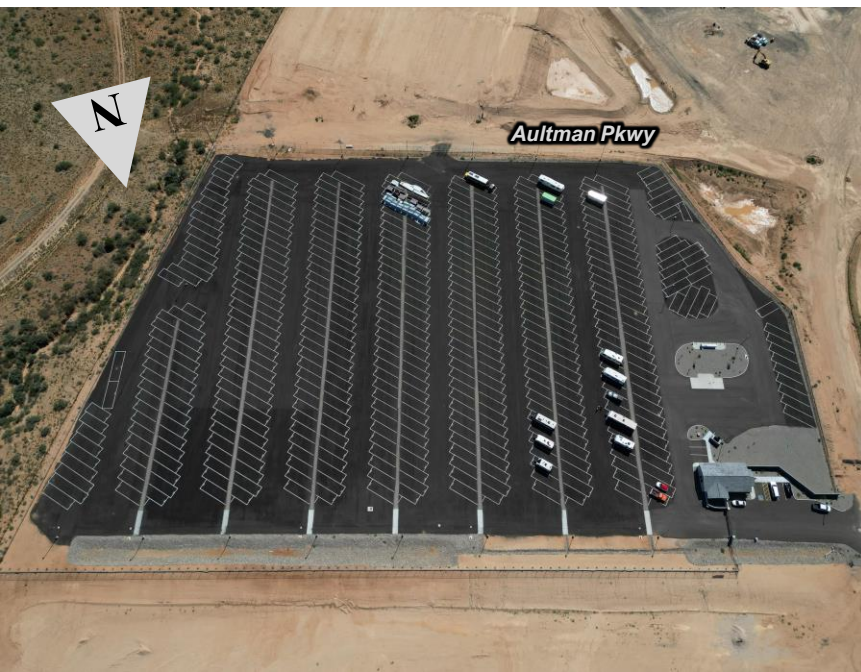


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**High View at Boulder Creek**



**Drone Photos as of 8/2023**



Highway 260 to Interstate 17



Highway 260 to Cottonwood



Future Multi-Family Pad

8/2023



RV & Boat Storage (Completed 5/2023)

8/2023



Boulder Creek Rd – Looking SW

8/2023



