



Accelerating success.

# For Sale

## 597 E SR-89A\*

### Cottonwood, AZ 86326

±2.11 AC, or ±92,912 sf

APN 406-06-303D  
Yavapai County

#### Kim Soulé

Senior Vice President  
kim.soule@colliers.com  
Direct: +1 602 222 5047

Colliers  
2390 E Camelback Rd, Ste 100  
Phoenix, AZ 85016  
P: +1 602 222 5000  
colliers.com/arizona

\*provided by the City of Cottonwood



#### Property Type:

Heavy Commercial

#### Zoning:

C-2, City of Cottonwood

#### Asking Price:

\$1,000,000

#### Price Per Acre/SF:

\$473,934/Acre or \$10.88/SF

#### Permitted Uses:

Hotel, retail sales, repair services, personal services, food & beverage (with drive thru), light manufacturing, radio and television studios, financial institutions, governmental services, offices, medical and dental, etc. (reference Section 419 of the Cottonwood, Arizona Zoning Codes)

The site was originally intended for a fast food, drive-thru restaurant.



## About Cottonwood

Cottonwood is a quaint town located in the center of Verde Valley, approximately 105 miles north of Phoenix. The surrounding communities include Camp Verde, Cornville, Sedona, Jerome, Page Springs, the Village of Oak Creek and more. Cottonwood is located in the “heart” of Arizona wine country and, by itself, offers many amenities and tourist sites such as Tuzigoot National Monument, Dead Horse Ranch, Verde Canyon Railroad, Out of Africa, and Blazin’ M Ranch. Cottonwood has become a tourist destination with its mild climates, affordable pricing, hiking, first class views of Sedona’s red rocks, art galleries, wineries, casino and golf, and has become home to many of Arizona’s winter visitors from both California and Canada.

Cottonwood serves as the trading center for the Verde Valley, with a wide variety of retail, professional services and manufacturing establishments. The Verde Valley is the premiere destination to experience the burgeoning wine industry through the many tasting rooms and restaurants in Old Town. The travel and tourism industry are also important to Cottonwood’s economy. Nearby national forests, state parks, national monuments and wilderness areas attract hundreds of thousands of tourists each year.



Located off State Route 89A, one of the main highways through Cottonwood. The property is approximately 1.6 miles south of the Historic Old Town Cottonwood. The property has approximately 200’ frontage on State Route 89A (Main Street) and is located to the west of Foothills Bank.

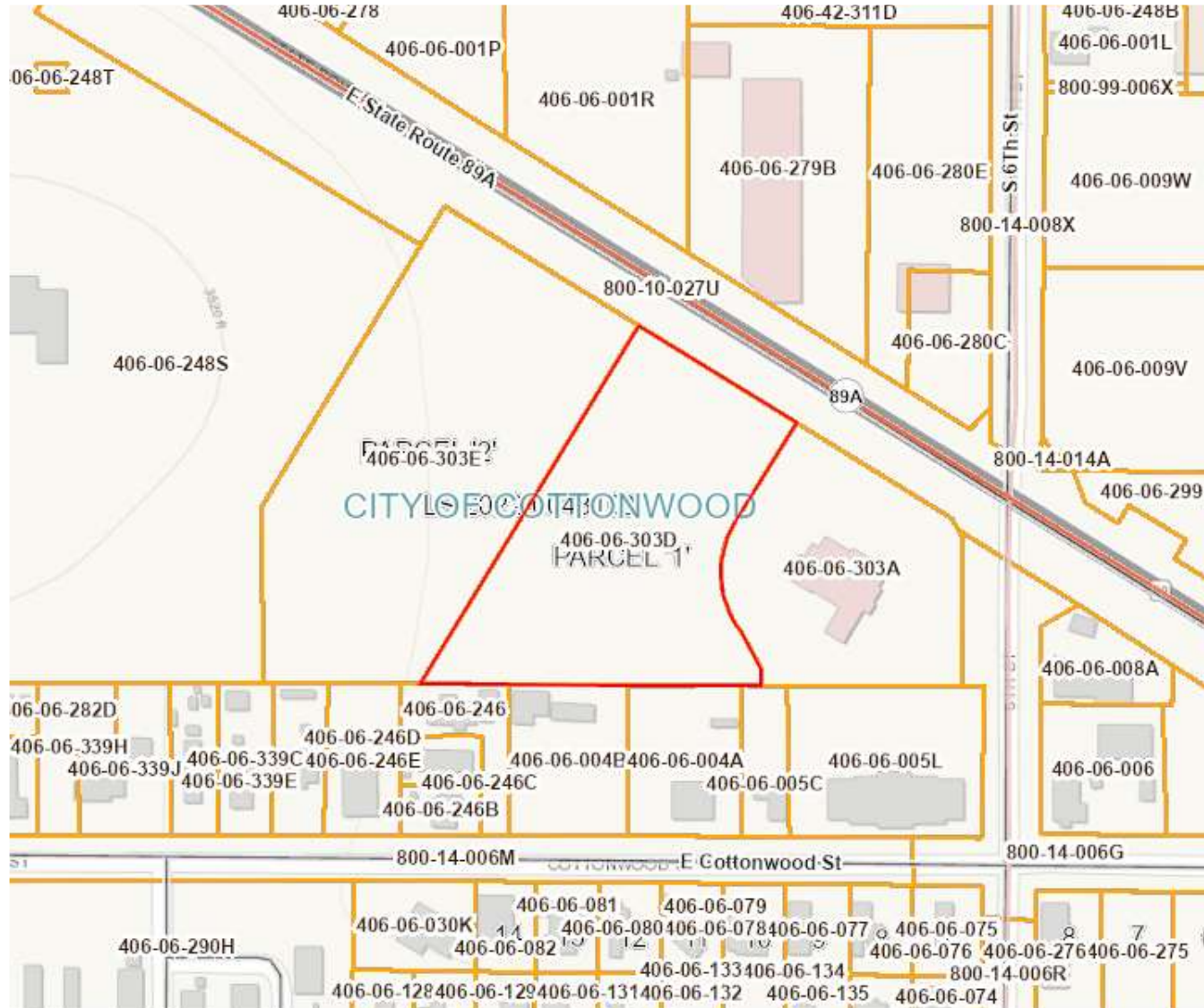
# Proposed Site Plan for Drive-Thru Fast Food Restaurant

597 E SR-89A  
Cottonwood, AZ 86326

Yavapai County APN 406-06-303D  
±2.11 AC, or ±92,912 sf



# Parcel Map



- ### Legend
- City Boundaries
  - Cottonwood
  - Peoria
  - Prescott
  - Sedona
  - Camp Verde
  - Chino Valley
  - Clarkdale
  - Dewey-Humboldt
  - Jerome
  - Prescott Valley
  - Wickenburg
  - County Boundary
  - Counties
  - Parcels
  - Major Roads
  - Interstate
  - State Highways
  - Major Roads
  - Road Centerlines

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 9.22.2023





597 E SR-89A, Cottonwood, AZ 86326  
Yavapai County APN 406-06-303D



# Area Demographics

	1 mi radius	3 mi radius	5 mi radius
<b>Population Overview</b>			
2023 Total Population	7,488	22,749	31,550
2023 Daytime Population	9,878	23,183	29,675
2028 Projected Population	8,120	23,960	32,885
2023-2028 Annual Population Change	1.6%	1.04%	0.83%
<b>Education Attainment</b>			
2023 Population Age 25+	5,249	16,819	23,267
2023 No High School Diploma	283	686	1,054
2023 High School Graduate	1,299	4,049	5,615
2023 Bachelor's Degree	897	2,845	3,739
<b>Household Overview</b>			
2023 Total Households	3,333	10,183	13,858
2028 Projected Households	3,705	10,907	14,675
2023-2028 Annual Household Change	2.14%	1.38%	1.15%
<b>Income Trend</b>			
2023 Median Household Income	\$52,830	\$53,418	\$53,918
2028 Median Household Income	\$58,531	\$61,596	\$63,088
<b>Home Value</b>			
2023 Median Home Value	\$310,337	\$341,360	\$327,513
2028 Projected Median Home Value	\$335,510	\$358,318	\$342,130

Traffic Counts 29,363 vehicles per day (2020)

**Kim Soulé**  
Senior Vice President  
+1 602 222 5047  
kim.soule@colliers.com



2390 E Camelback Rd, Ste 100  
Phoenix, AZ 85016  
+1 602 222 5000  
colliers.com/arizona

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.