

# LOT #53 IN PRESCOTT AIRPARK

6405 LEAR LOT, LOT 53,  
PRESCOTT, AZ 86301

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ARIZONA COMMERCIAL REAL ESTATE

Lot 53  
3.88 ACRES

\*Photo does not showcase entire parcel  
(Ground Level View)

FOR SALE

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Lot 53 of the Prescott Regional Airpark and Commerce Center is in a Cul de Sac and may require grading. Entrance is off Lear. See docs for more info. The Prescott Regional Airpark and Commerce Center is a master planned, light industrial and commercial development located in northcentral Arizona, within the City of Prescott and zoned IL. The property is directly southeast of the Prescott Regional Airport (Earnest A. Love Field). Utilities, including APS electric, Unisource natural gas, City of Prescott water, sewer and refuse, Century Link telephone and Sparklight internet are to the property. Join Sturm Ruger, Pure Wafer, Nature's Bounty, Wolfe Publishing, Sapphire Scientific, Davidson Manufacturing, Hanson Aggregate, Midway Industries and many more, in making Prescott your home.

## PROPERTY HIGHLIGHTS

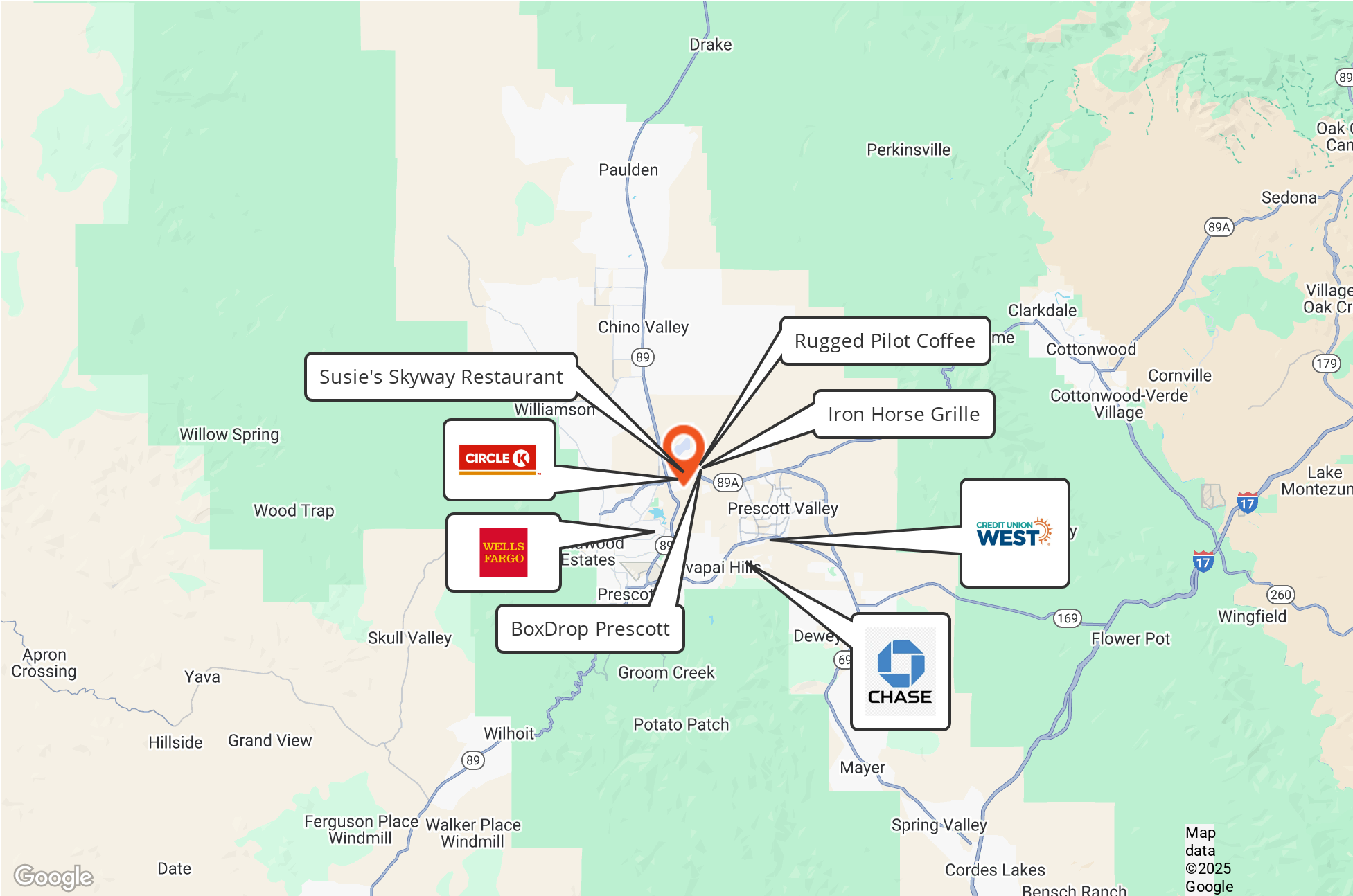
- Zoned IL for a variety of industrial uses
- Ample space for manufacturing and warehousing
- Prime location for industrial operations
- Excellent infrastructure for industrial development

## OFFERING SUMMARY

Sale Price:	\$473,000
Lot Size:	3.88 Acres

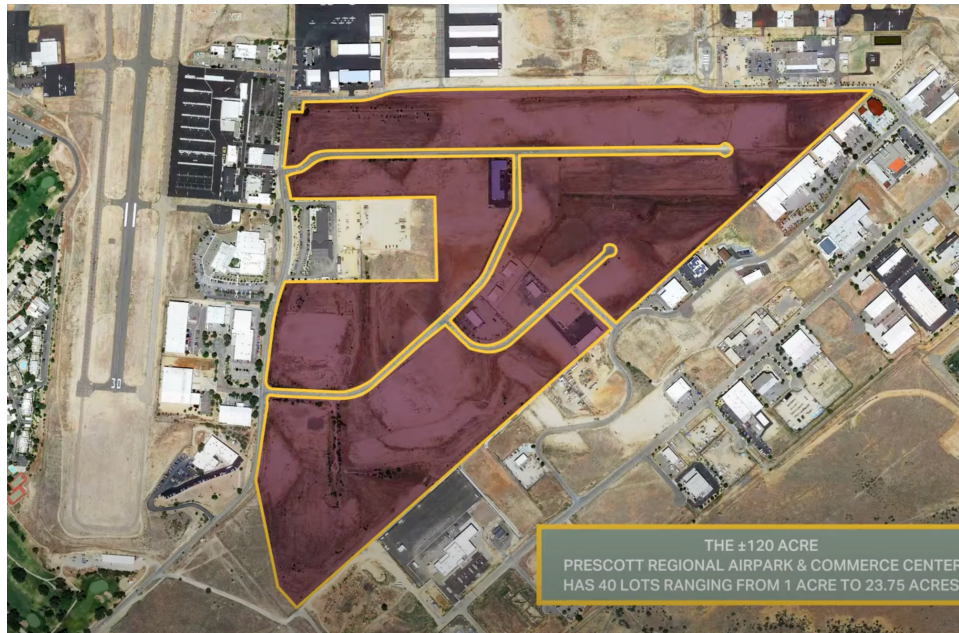
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,140	11,809	56,843
Total Population	2,429	27,181	128,567
Average HH Income	\$96,849	\$96,864	\$86,605

LOCATION MAP





# ADDITIONAL PHOTOS



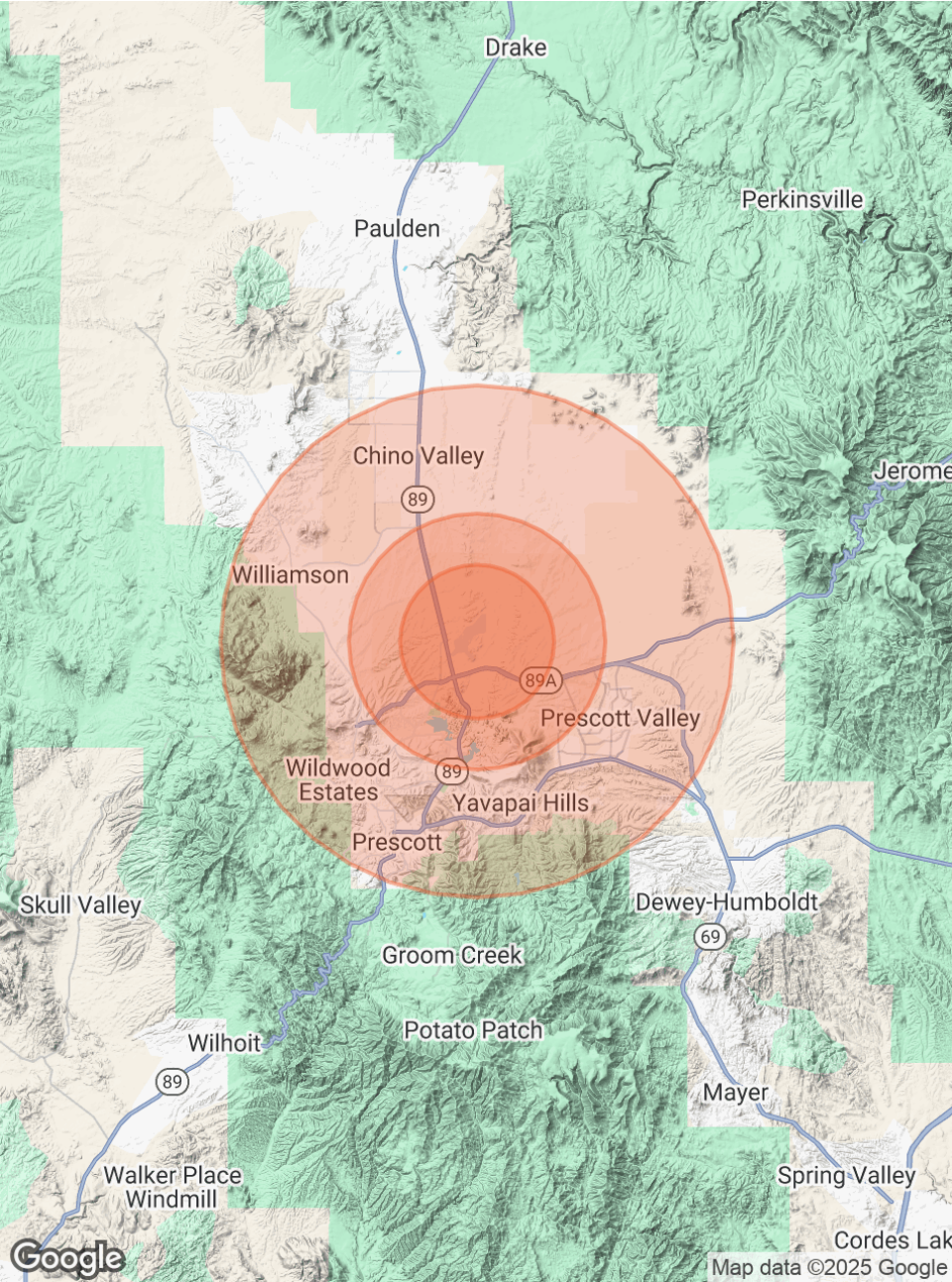


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,429	27,181	128,567
Average Age	54	51	50
Average Age (Male)	52	50	49
Average Age (Female)	55	53	51

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,140	11,809	56,843
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$96,849	\$96,864	\$86,605
Average House Value	\$572,149	\$497,905	\$477,202

Demographics data derived from AlphaMap

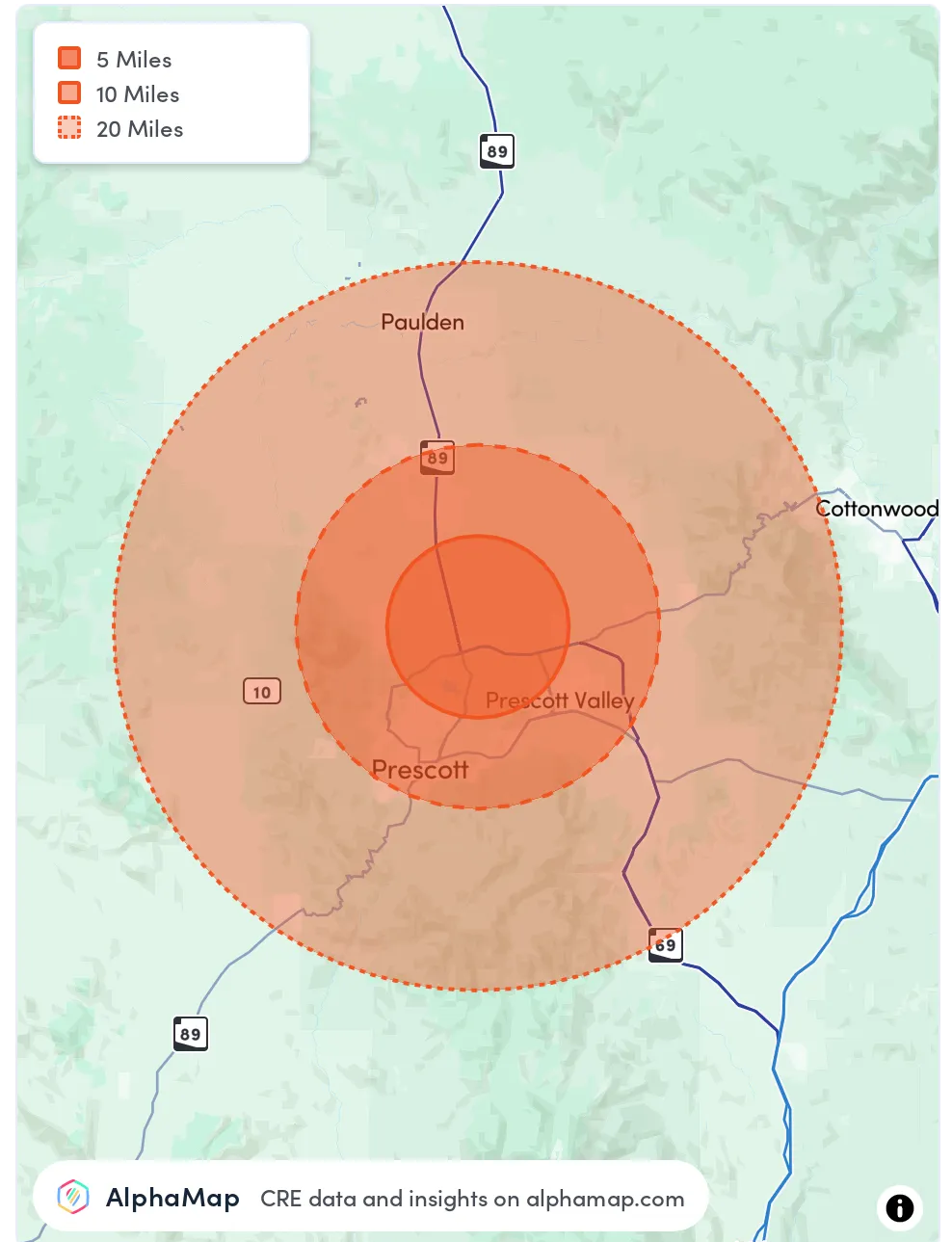


# AREA ANALYTICS

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	27,181	128,567	162,287
Average Age	51	50	51
Average Age (Male)	50	49	50
Average Age (Female)	53	51	51

HOUSEHOLD & INCOME	5 MILES	10 MILES	20 MILES
Total Households	11,809	56,843	71,808
Persons per HH	2.3	2.3	2.3
Average HH Income	\$96,864	\$86,605	\$87,345
Average House Value	\$497,905	\$477,202	\$477,351
Per Capita Income	\$42,114	\$37,654	\$37,976

Map and demographics data derived from AlphaMap





**DENISE RANEY****Commercial Agent**

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**PROFESSIONAL BACKGROUND**

Denise specializes in Commercial and Residential Real Estate markets throughout Northern Arizona. She provides her clients with unparalleled service and professionalism while utilizing her business, technology and real estate experience to benefit her clients in all aspects of their transactions. When she launched her career in Real Estate in 2005 her focus and passion was commercial income properties; she commenced her extensive work with commercial landlords, national and local Tenants, and other clients to facilitate smooth transactions. She consistently earns her client's praise for her unparalleled integrity. Prior to becoming a Commercial Real Estate specialist, Denise spent 10 +years as a Chemist for Milpitas Fire Department. She resides in Prescott.

**EDUCATION**

BS Environmental Chemistry San Jose State University

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