

# PRIME VACANT LAND OPPORUNITY OFF I-17

## SR 260, Camp Verde, AZ

Listing Price: \$1,500,000



### DESCRIPTION

Strategically positioned along State Route 260, this property benefits from one of Northern Arizona's primary east-west transportation corridors, connecting Interstate 17 in Camp Verde to the high-growth communities of Cottonwood, Sedona, and Payson.



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### PROPERTY HIGHLIGHTS

- Prominently located along State Route 260, a major east-west transportation corridor connecting **Interstate 17** to Cottonwood, Sedona, and Payson
- Excellent SR 260 frontage providing strong visibility and signage exposure to consistent commuter and through traffic
- Direct access via state right-of-way, allowing efficient ingress and egress from a well-maintained arterial roadway
- Positioned within a high-demand growth corridor serving both local residents and regional traffic traveling between the Phoenix metro area and Northern Arizona
- Ideal for retail, service, medical, or commercial users seeking visibility, accessibility, and long-term market presence in Yavapai County

Exclusively Listed By: Tom Semanic