

GATEWAY BLVD

LOT G- 3156 Gateway Blvd, Prescott, AZ 86301

LAND FOR SALE
OWNER/USER OPPORTUNITY



Matthew Fish

(480) 309-1089

matt@prescottcre.com



List Price:	\$875,000 (± \$300/SF)
Land Type:	Commercial/Industrial
Lot Size (acres):	1.76
Lot Size (Sq. Ft.):	76,665
County:	Yavapai
Tax Parcel:	103-20-732
Legal Descirption:	LOT 15 Ridge View
Utilities Available:	City Sewer City Water Electricity
Zoning:	MFR



This prime commercial land, adjacent to Pine Ridge Marketplace, the largest regional mall in Northern Arizona, presents an exceptional opportunity for business growth and customer exposure. Spanning 1.76 acres, this high-visibility location is ideal for food and beverage services, retail, general services, or medical facilities. With utilities in close proximity, the transition from planning to construction can be expedited. Prescott's resilient market, despite economic and market challenges, ensures a robust foundation for success.



Demographics

From personal quality of life to thriving economics, business development and more, the City of Prescott is a wonderful place to work, live, and play.

Prescott is currently growing at a rate of 2.19% annually and its population has increased by 19.07% since 2010.

Prescott has become a mecca for business vitality, quality of life and offers a diverse community with economic opportunity for all.

BASIC INFORMATION			
Founded:	1864	Incorporated:	1883
Elevation:	5,410 ft.	Location:	Yavapai County

Distance to major cities:			
Phoenix:	102 miles	San Diego:	373 miles
Tucson:	213 miles	Los Angeles:	379 miles
Las Vegas:	252 miles		

POPULATION		
	2010	2021 (est.)
Prescott	39,771	44,311
Yavapai County	210,899	235,099
State of Arizona	6,401,569	7,520,103
<i>Office of Economic Opportunity</i>		

PROPERTY TAX		
	2010	2019
Elementary / High School	2.64	3.09
City / Fire District	2.05	3.05
Yavapai County	3.47	4.95
Totals (Yavapai County)	8.16	11.09
<i>Arizona Dept. of Revenue & Arizona Tax Research Foundation</i>		

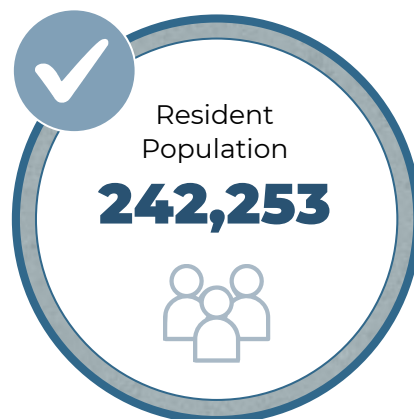
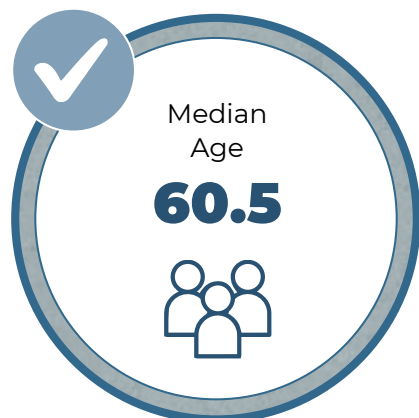
SALES TAX / TRANSACTION PRIVILEGE TAX		
Prescott	2.75%	
Yavapai County	0.75%	
State	5.60%	
<i>Arizona Dept. of Revenue & Arizona Tax Research Foundation</i>		

* azcommerce.com

LABOR FORCE		
	2010	2021
Civilian Labor Force	93,223	102,861
Unemployed	9,302	6,026
Unemployment Rate	10.1%	5.5%
<i>Office of Economic Opportunity</i>		

WORKFORCE EDUCATION ATTAINMENT		
	Count	Share
Less than high school	1,882	5.9%
High school or equivalent, no college	5,354	16.7%
Some college or Associate degree	12,387	38.5%
Bachelor's degree or advanced degree	12,519	38.9%
<i>American Community Survey</i>		

INDUSTRY (RATED BY EMPLOYMENT)		
	Count	Share
Education, health care & social assistance	4,537	31.2%
Arts, entertainment, food & recreation services	1,893	13.0%
Professional, scientific, & administrative services	1,751	12.1%
Retail trade	1,592	11.0%
Public administration	916	6.3%
Finance, insurance & real estate	739	5.1%
Construction	721	5.0%
Other services, except public administration	712	4.9%
Transportation, warehousing, & utilities	653	4.5%
Manufacturing	552	3.8%
Information	203	1.4%
Wholesale trade	200	1.4%
Agriculture, forestry, fishing, hunting, & mining	53	0.4%



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