

# PRESCOTT VALLEY BTR LAND

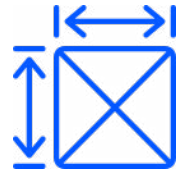
S/SWC Navajo Dr & Eastridge Dr, Prescott Valley, AZ 86314



±15.275 AC FOR SALE (ENTIRE PARCEL)

Disclaimer: Conceptual Site Plan\*

## LOCATION & LAND USE



**PARCEL SIZE**  
**±15.275 AC**



**UNITS APPROVED**  
**154**



**USE**  
**BTR Multifamily**



**PRICE**  
**\$4,000,000**

### LOCATION

Prescott Valley, AZ: 15.275 acres of land, zoned and planned for the development of a Build-to-Rent (BTR) multifamily residential community. This property, located south of the SR-69 and Navajo Drive intersection, presents an incredible opportunity for developers or investors to create a housing project aligned with Prescott Valley's vision for growth and diverse housing options.

The property is situated within the General Plan Growth Tier 1, which prioritizes development in areas with existing infrastructure and proximity to commercial hubs. It has been rezoned from RCU-18 (Residential; Single Family Rural) to RS-PAD (Residential and Services; Planned Area Development), with approval of the Preliminary Development Plan (PDP) allowing for 154 build-to-rent homes.



### HIGHLIGHTS

- 154 units approved
- Preliminary Development Plan Approved
- Beautiful views overlooking Lynx Creek
- Ideally located in the Town of Prescott Valley
- Minutes from all major retail and amenities

## DEVELOPMENT PROCESS

### DEVELOPMENT PLAN

This is a rare opportunity to acquire approved and entitled land in one of Arizona's strong growth markets. As part of the development process, the extension of Navajo Drive will be required, running through the property to the southern property line. This improvement splits the original 19.8-acre parcel into two sections: 15.275 acres on the west (available for sale) and 2.8 acres on the east. A sewer capacity study for this region of the Town has been completed and confirmed this project is within capacity, allowing for the connection into public wastewater utilities.

\*The Buyer or Developer will be required to submit and gain approval of a Final Development Plan prior to submitting construction drawings and obtaining permits for construction.



### ZONING

#### RS-PAD, Yavapai County

\*Zoning: The permitted and prohibited uses within this PAD shall be based off Article 13-11: RS (Residential and Services) of the Town Code. Water rights are to be retained by the buyer/developer through the Town or private water credits.

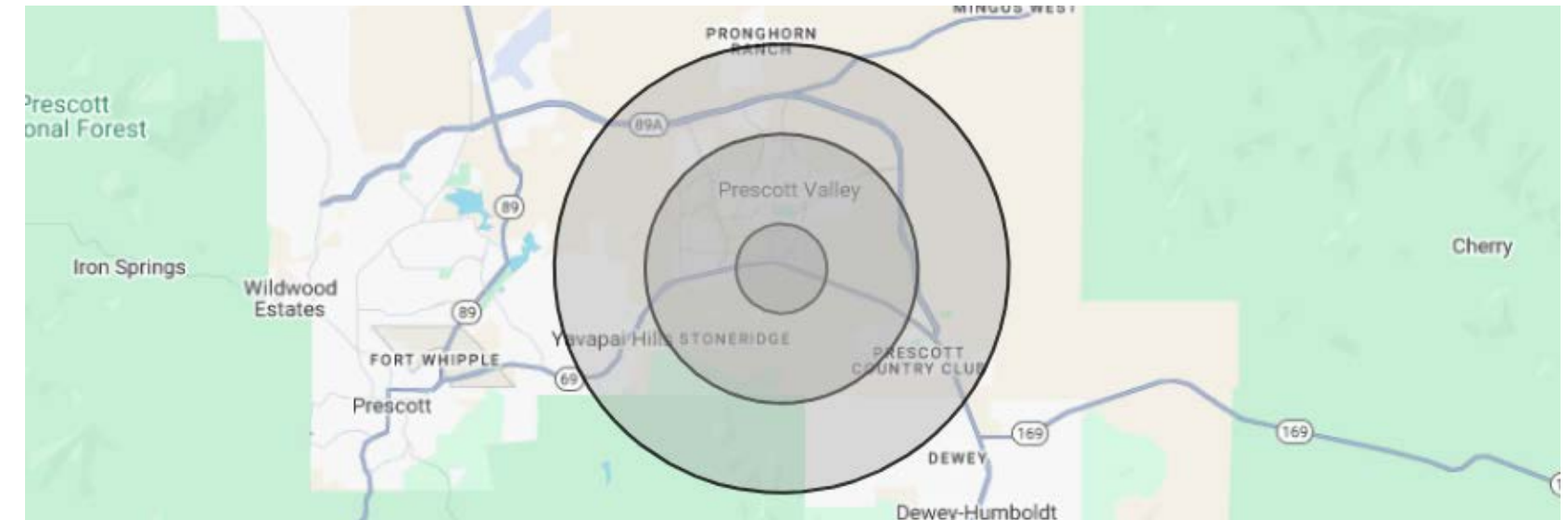
[Click Icon for Link to Zoning Code](#)



# REGIONAL MAP



# DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	5,711	39,267	62,814
Current Year	5,189	35,675	56,753
2020 Population	5,138	35,280	54,254
Growth Current Year - 2029	2.0%	2.0%	2.1%
Growth 2020 - Current Year	0.2%	0.3%	1.2%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	2,503	16,002	26,718
Current Year	2,263	14,470	24,022
2020 Population	2,245	14,310	22,927
Growth Current Year - 2029	2.1%	2.1%	2.2%
Growth 2020-Current Year	0.7%	0.7%	1.3%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$53,775	\$74,924	\$77,545
Median Household Income	\$46,037	\$58,972	\$61,347

## CONFIDENTIALITY STATEMENT

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## CONTACT BROKER FOR MORE INFORMATION



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