

Jack Fowler, CCIM

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www.JFowlercommercial.com

O Highway 69

Dewey-Humboldt



ZONED C--1

MLS# 962171

4.94 acre lot with great Highway 69 frontage.

Perfect opportunity for any business that needs C-3 zoning AND highway frontage. Actual address is 449 S. Manzanita Blvd.

Located on Highway 69 past the Texaco to vacant lot on west side of Hwy



OFFERED AT \$860,746 (approx. \$4.00/sf)



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Address: 449 S. Manzanita
Parcel No.: 402-02-049E
Zoning: C3-1

For more information on zoning go to:

www.yavapai.us for zoning

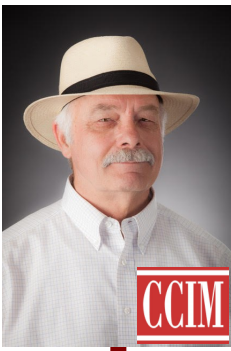
Lot Size: 215,186.4 Sq. Ft
Acres: 4.94 Acres
Topography: Level
Views: City, Rural

Utilities Installed: None

Utilities Available: Electric
Cable TV
Telephone
Needs Well

Fencing: None **Type: N/A**

Additional Information: Great opportunity for any business that needs C-3 zoning AND highway frontage.



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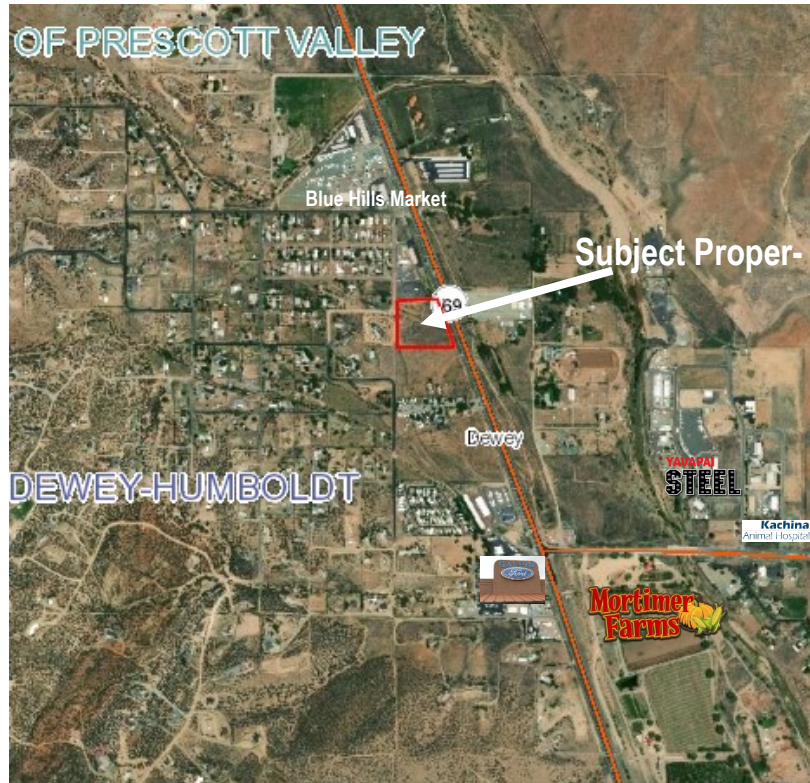
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Location and Area Information



Prescott Valley is a town with a current population (October 2016) of about 45,500 residents located in Yavapai County, Arizona, and a suburb of Prescott (although Prescott Valley is larger). Prescott Valley was the seventh fastest-growing place among all cities and towns in Arizona between 1990 and 2000.. Prescott Valley (locally, PV) is located in central Arizona approximately 85 miles (137 km) north of Phoenix at 5,100 feet (1,600 m). elevation. PV has good access to Arizona State Route 89, SR-89A and SR-69, connecting to Interstates 17 and 40. Air service is available at Ernest A. Love Field, about 8 miles (13 km) northwest.

The information contained herein has been obtained from sources believed reliable While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.