

FOR SALE

INDUSTRIAL WAREHOUSES
NEAR I-17 & SR 260 FOR
OWNER-USER OR INVESTOR

4626 OLD HWY 279, CAMP
VERDE, ARIZONA 86322

OFFERED @ \$1,199,000 (\$110 PSF)



LISTING BROKER:
JACK MCMAHON
(928) 224-2709
JACK@MMPROPSAZ.COM

CO-LISTING AGENT:
NICK SIVEK
(928) 274-8628
NICK@MMPROPSAZ.COM


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ARIZONA



POPULATED PLACES

- 1,000,000 and over ● Phoenix
- 100,000 – 499,999 ● Tempe
- 25,000 – 99,999 ● Flagstaff
- 24,999 and less ● Winslow
- State capital ★ Phoenix
- Urban areas 

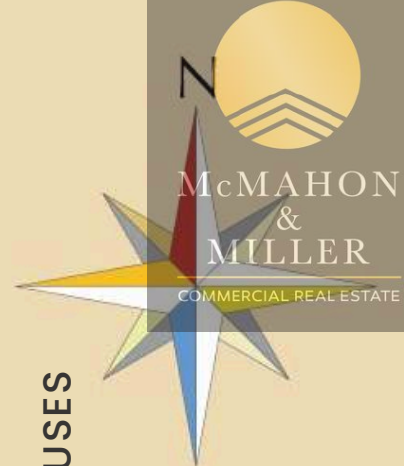
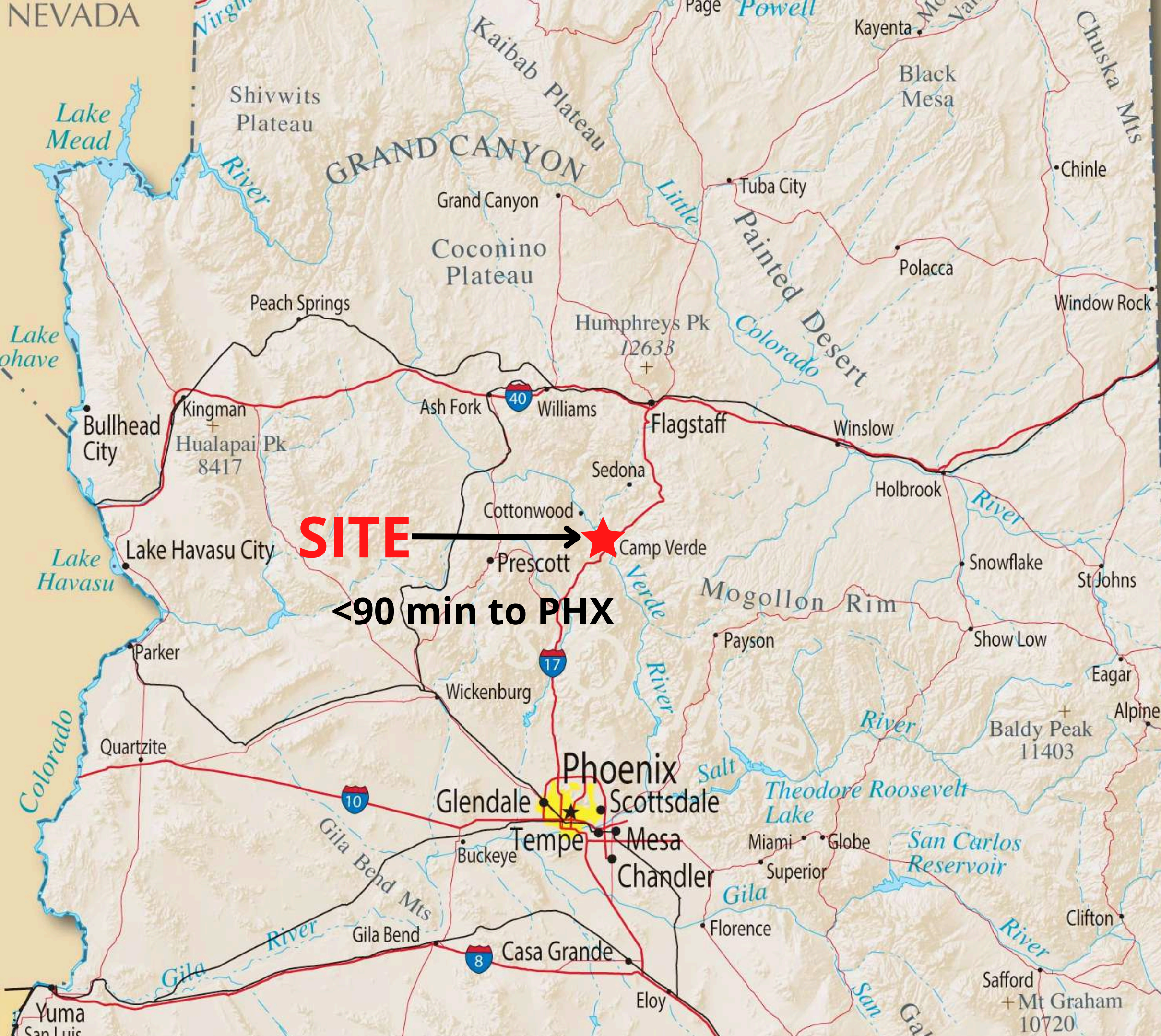
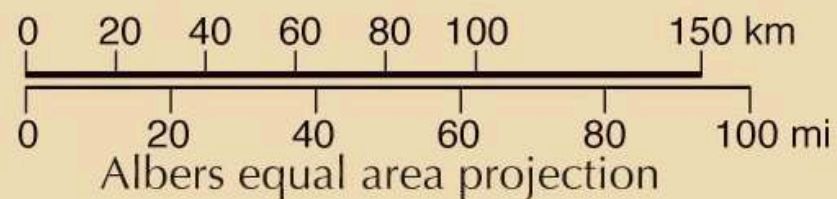
TRANSPORTATION

- Interstate; limited access highway 
- Other principal highway 
- Railroad 

PHYSICAL FEATURES

- Streams: perennial; intermittent 
- Lakes 
- Highest elevation in state (feet) +12633
- Other elevations (feet) +9453
- The lowest elevation in Arizona is 70 feet above sea level (Colorado River).

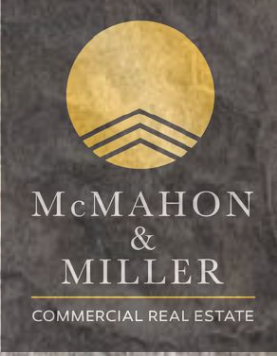
CALIFORNIA



M&M COMMERCIAL - OFFERING MEMORANDUM - CV WAREHOUSES
NEW MEXICO

Camp Verde, AZ

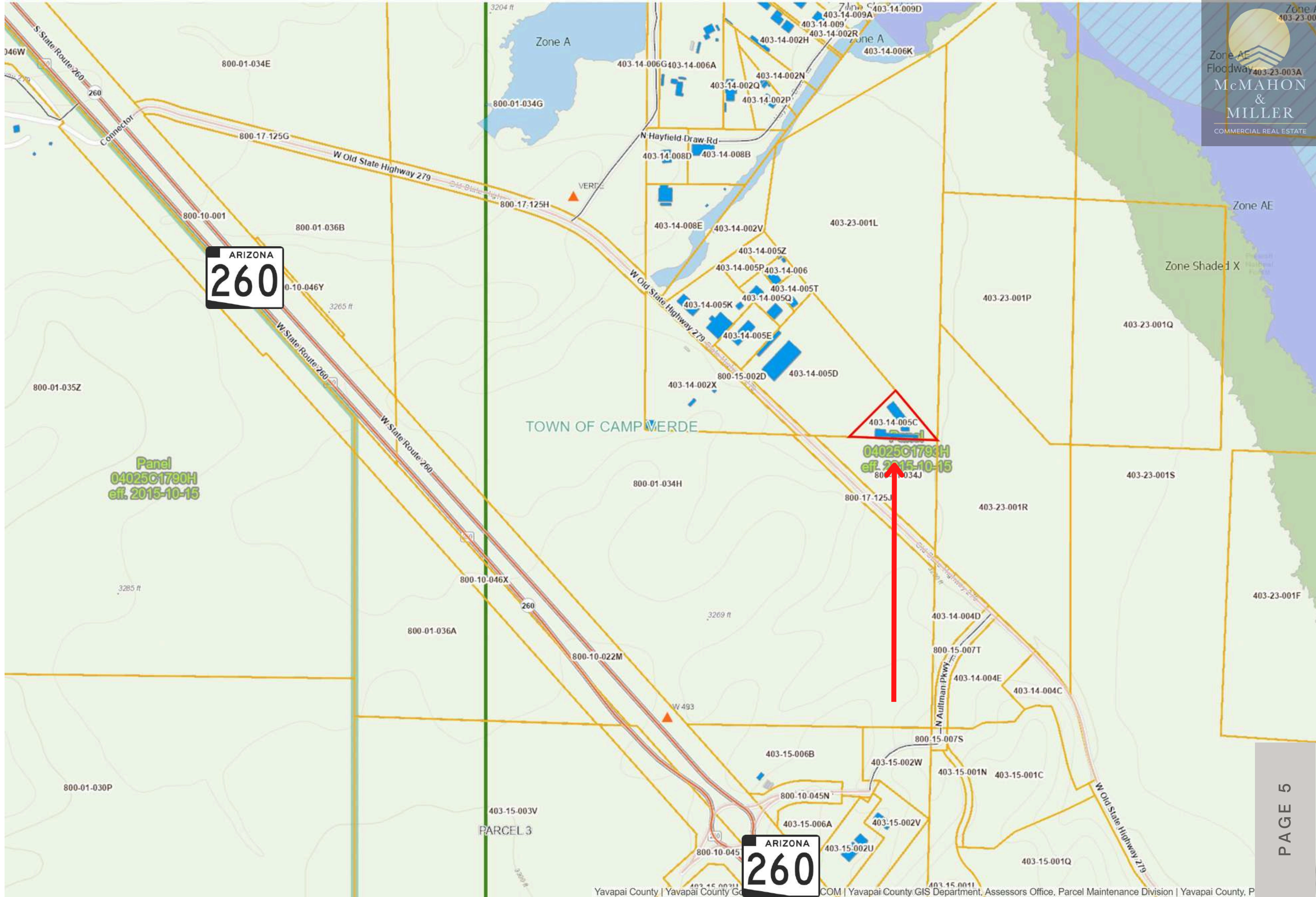
[Google Maps Link](#)



Area Plat

Green highlight along eastern property line

[Google Maps Link](#)



SEDONA

FLAGSTAFF

★ SITE



"With direct I-17 freeway access, no Town property or food sales tax, and no impact fees, Camp Verde is business friendly and eager to assist you with your needs. Having recently updated the Planning and Zoning Ordinance, many cumbersome or confusing processes have changed. We are a welcoming and responsive community; we are here to help and serve our businesses"

- Town of Camp Verde

Camp Verde, AZ

Lakes, Trails & Outdoor Recreation

Residents and visitors can enjoy outdoor activities such as horseback riding, four wheeling, Jeep tours, hiking, camping, canoeing, kayaking and fishing.

Local Wineries

The Verde Valley is home to 19 commercial vineyards and 25 tasting rooms, according to the Verde Valley Wine Trail. More than 40 varieties are grown in the region and tasting rooms allow customers to try different types of locally produced wine.

Located less than an hour from Phoenix, Flagstaff, Sedona, Prescott, and Payson, Camp Verde is the valley's oldest frontier settlement. Because of Camp Verde's rich history dating back to the 1860's, in 1970 the area was recognized as a Historic State Park. Today visitors, of all ages and backgrounds can enjoy Camp Verde's amenities, attractions, and its natural beauty that is available all year round.

The Verde Valley trade area is comprised of 5 incorporated communities and 4 unincorporated communities with a total population exceeding 66,000 people

Airports

- Phoenix Sky Harbor (90 miles)
- Flagstaff Pulliam (45 miles)
- Sedona Airport (30 miles)
- Cottonwood Airport (15 miles)
- Rimrock Airport (10 miles)

Verde River

Verde River The Verde River is one of Arizona's only two wild and scenic rivers and is one of the largest perennial streams in Arizona. It's an excellent place to fish, go boating and canoeing.

Montezuma Castle

Montezuma Castle is the third National Monument dedicated to preserving Native American culture. The stone, timber and adobe dwelling is one of the best preserved cliff dwellings in the United States. 500,000+ visitors annually.



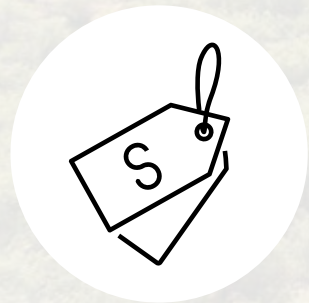
Owner-user or potential income property (owner occupied and shall vacate at COE)

M&M COMMERCIAL - OFFERING MEMORANDUM - CV WAREHOUSES



Property Details

[Google Maps Link](#)



WELL BELOW REPLACEMENT COST

\$1,199,000 /\$110 PSF
10%+ PROJECTED CAP RATE YEAR 1.
(PROJECTED CASH FLOW / LEASE RATES P. 22)



SIZE

10,851 SF INTERIOR SPACE
3 WAREHOUSES + OFFICE
+ PUMPHOUSE
SEVERAL BAYS W/ROLL UP DOORS ON 1 ACRE



LOCATION

5 MI/10 MIN NW OF I-17 & SR 260. WITHIN 1-1.5 HOURS OF PHOENIX, FLAGSTAFF, SEDONA, PRESCOTT, AND PAYSON



USES

MANUFACTURING, PRODUCTION, DISTRIBUTION, STORAGE, TRADES (WINE PRODUCTION & STORAGE CURRENTLY)



Property Details

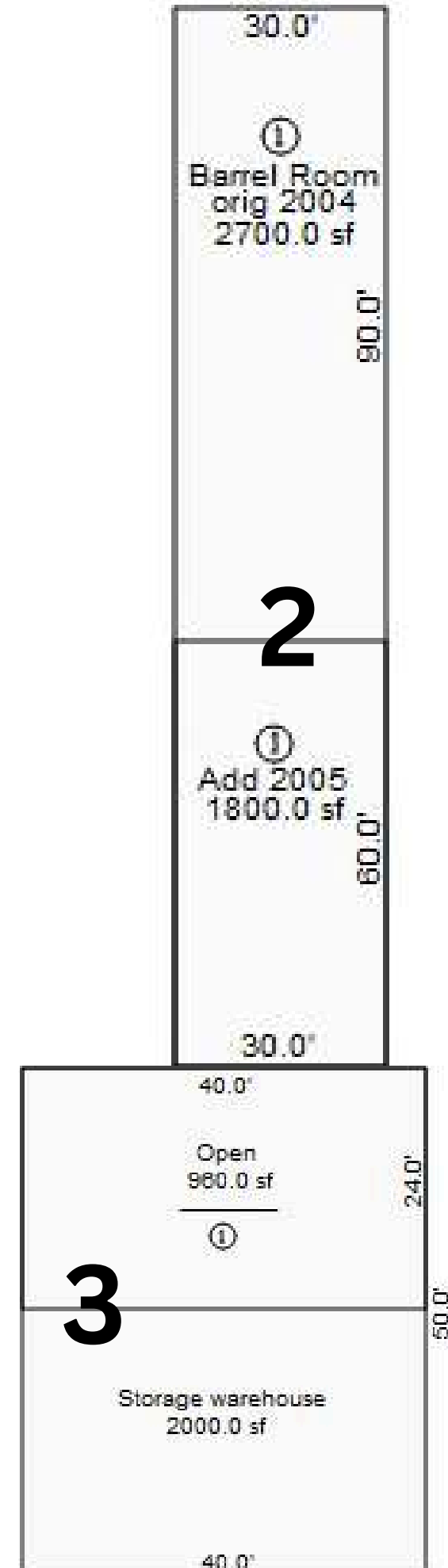
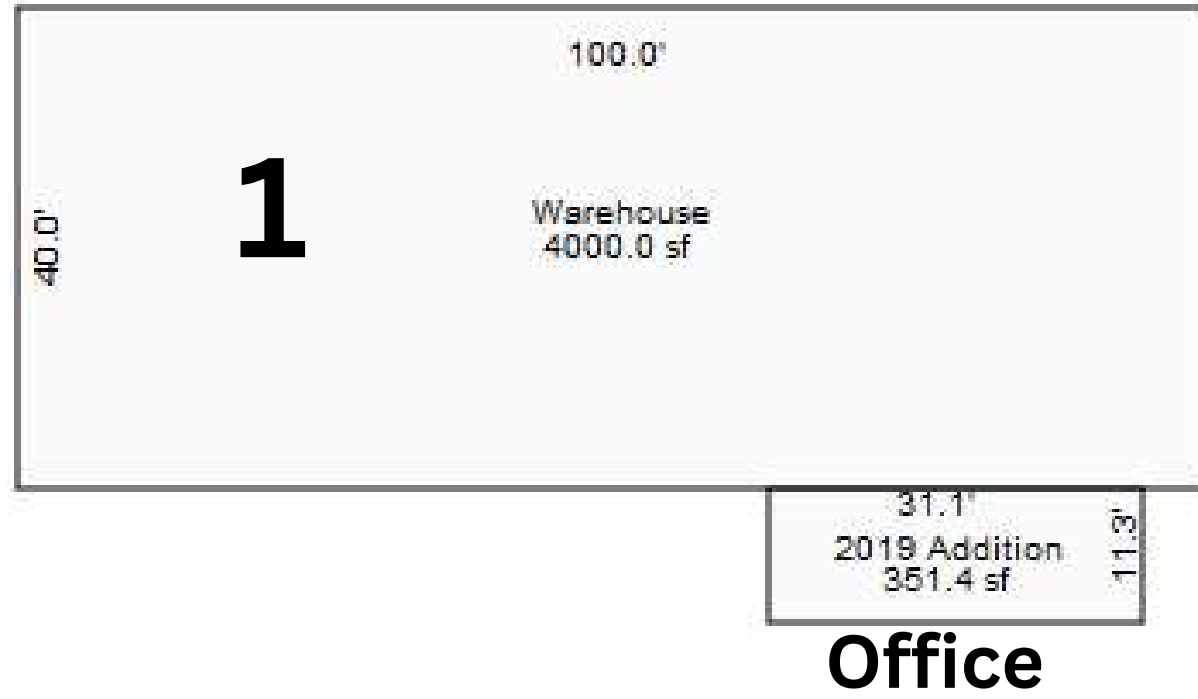


- (3) Three pre-engineered steel buildings on site w/office space
- Several bays w/7 roll up doors
- Fenced with gated entry
- Added new awning, new high covered loading area
- Major draining renovation includes all concrete drives and pads, sloped to drain
- Front easement off Hwy 279 for easy semi-trailer access
- Security system available
- Septic onsite
- 17' Covered Overhang
- 320' well @ 10 GPM w/filtration system
- Pressure tank and pump located in shed
- 200A, 3-phase delta
- 8" drain, 4' black culverts installed with large leach area
- Adjacent national forest, state trust land, and Goettl's HVAC

Warehouse Drawings

Eff. Age: 2002
Orig. Age: 2000
note office area
10' average wall ht
storage for bond wine

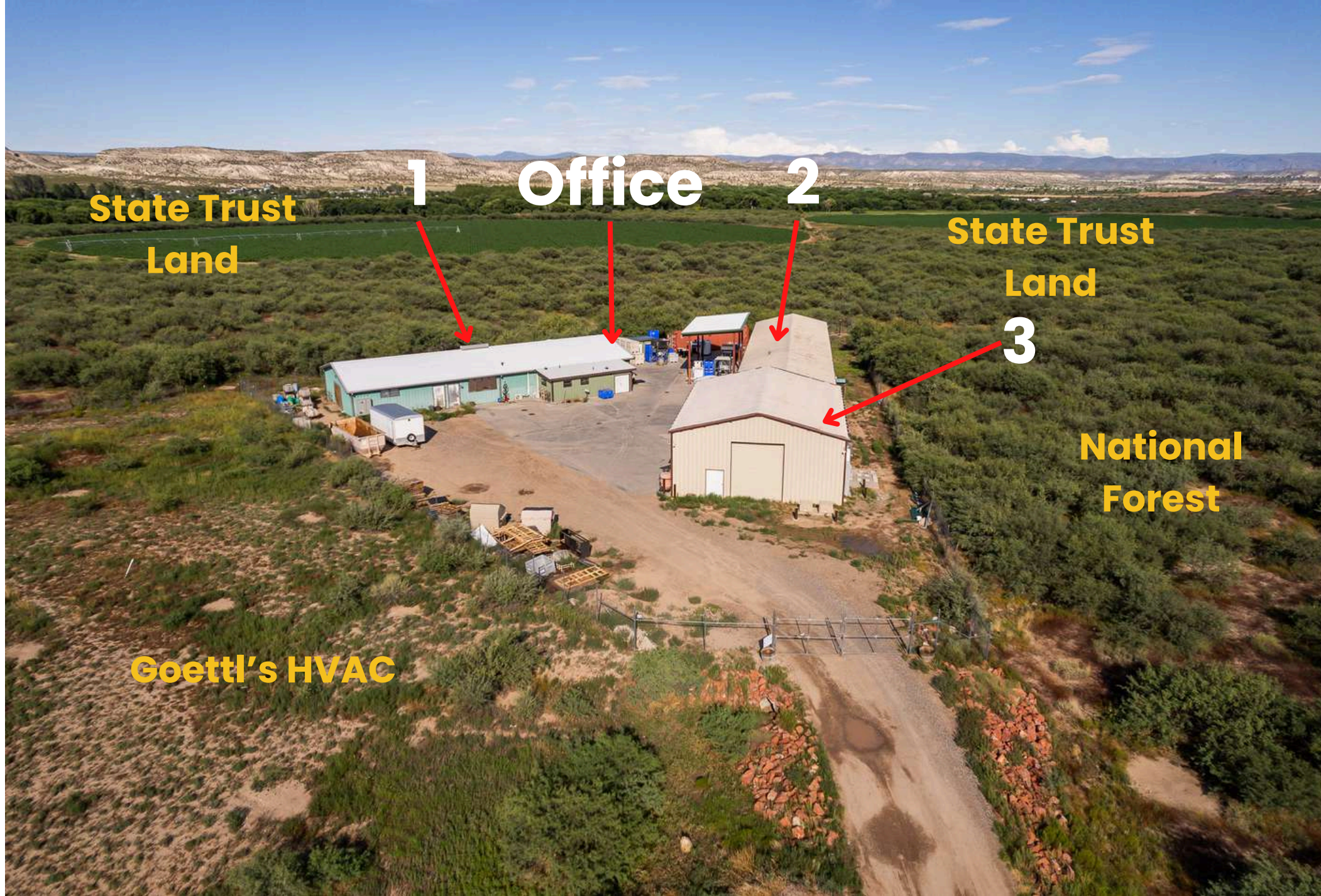
403-14-005C
Improvement # 1
Wine Production



Aerial Photos

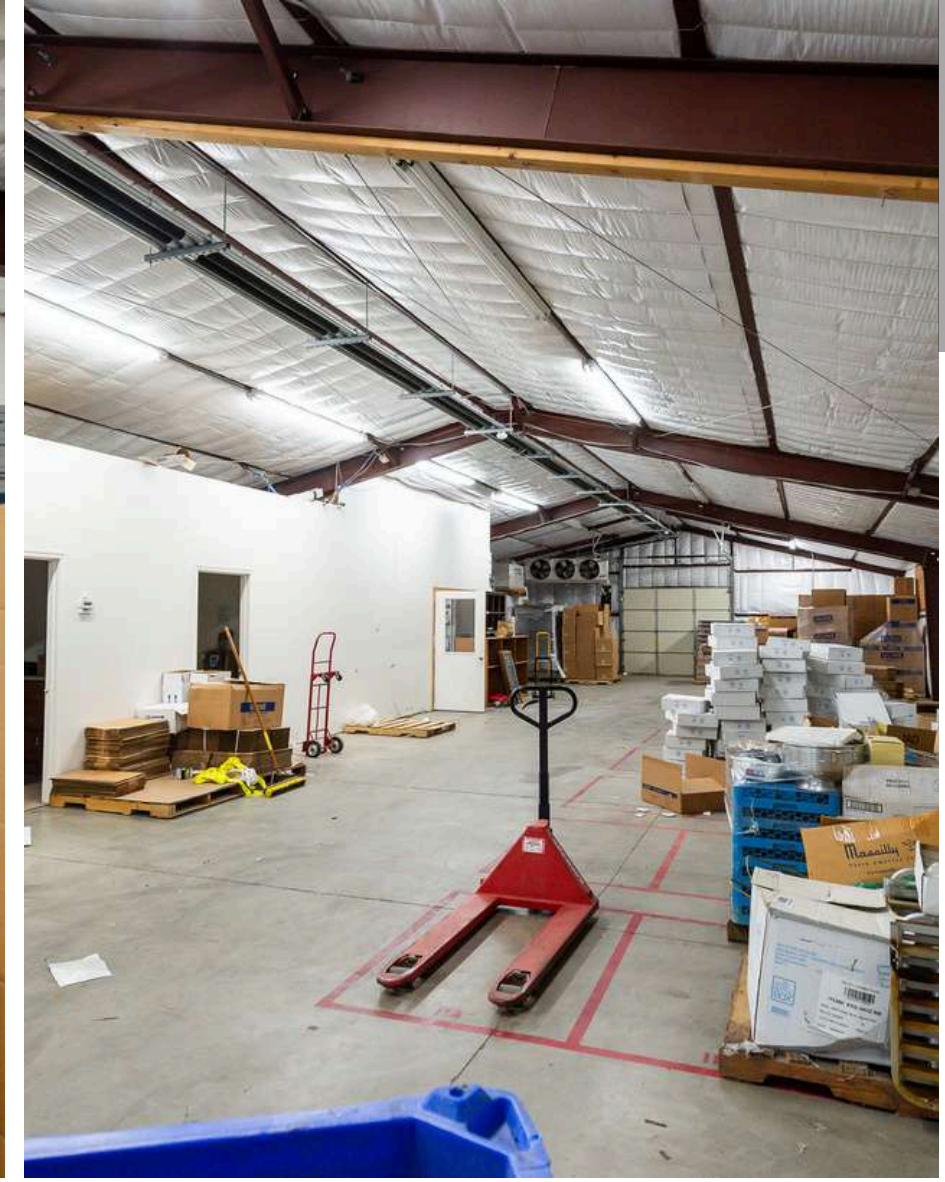


Aerial Photos



Building #1

4,000 SF (100' x 40') + 351 SF OFFICE



- Propane boilers to maintain 180 degree water output
- Extra Insulation added + metal roof
- Bay/loading doors at each end
- Concrete slabs

- ¾ BA and Kitchenette w/separate R/O system
- No floor drains (can be trenched)
- 200A, 3-phase (Delta)
- Dual 13.5 HP Glycol chiller

Building # 2

4,500 SF (150' x 30')

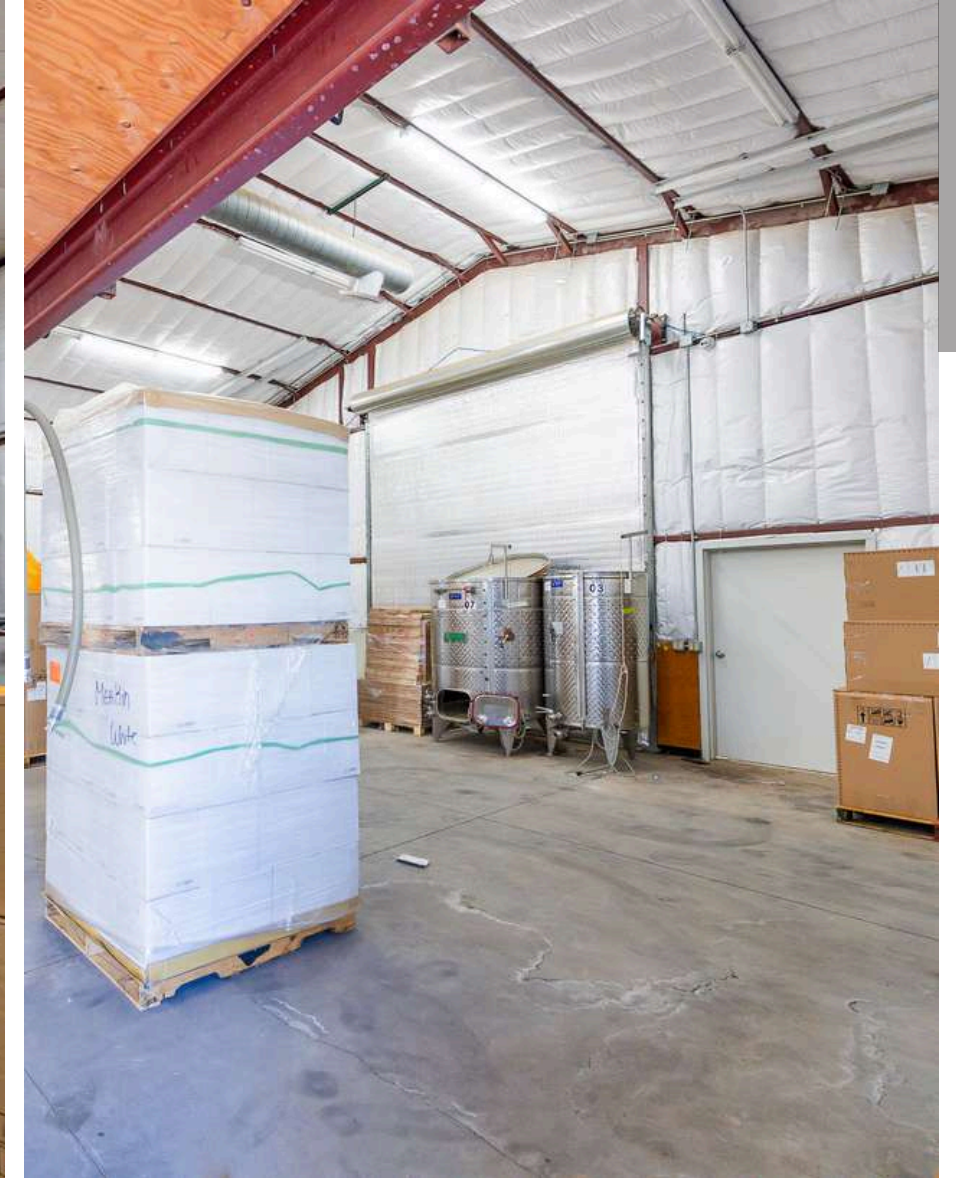


- Propane boilers to maintain 180 degree water output
- 200A, 3-phase (Delta)
- Dual 13.5 HP Glycol chiller
- On demand hot water heater

- Full floor drains
- Enclosed lab with separate R/O system
- Second and third bay can be separated
- Individual temperature controls

Building # 3

2,000 SF (50' x 40') + 900 SF Mezzanine



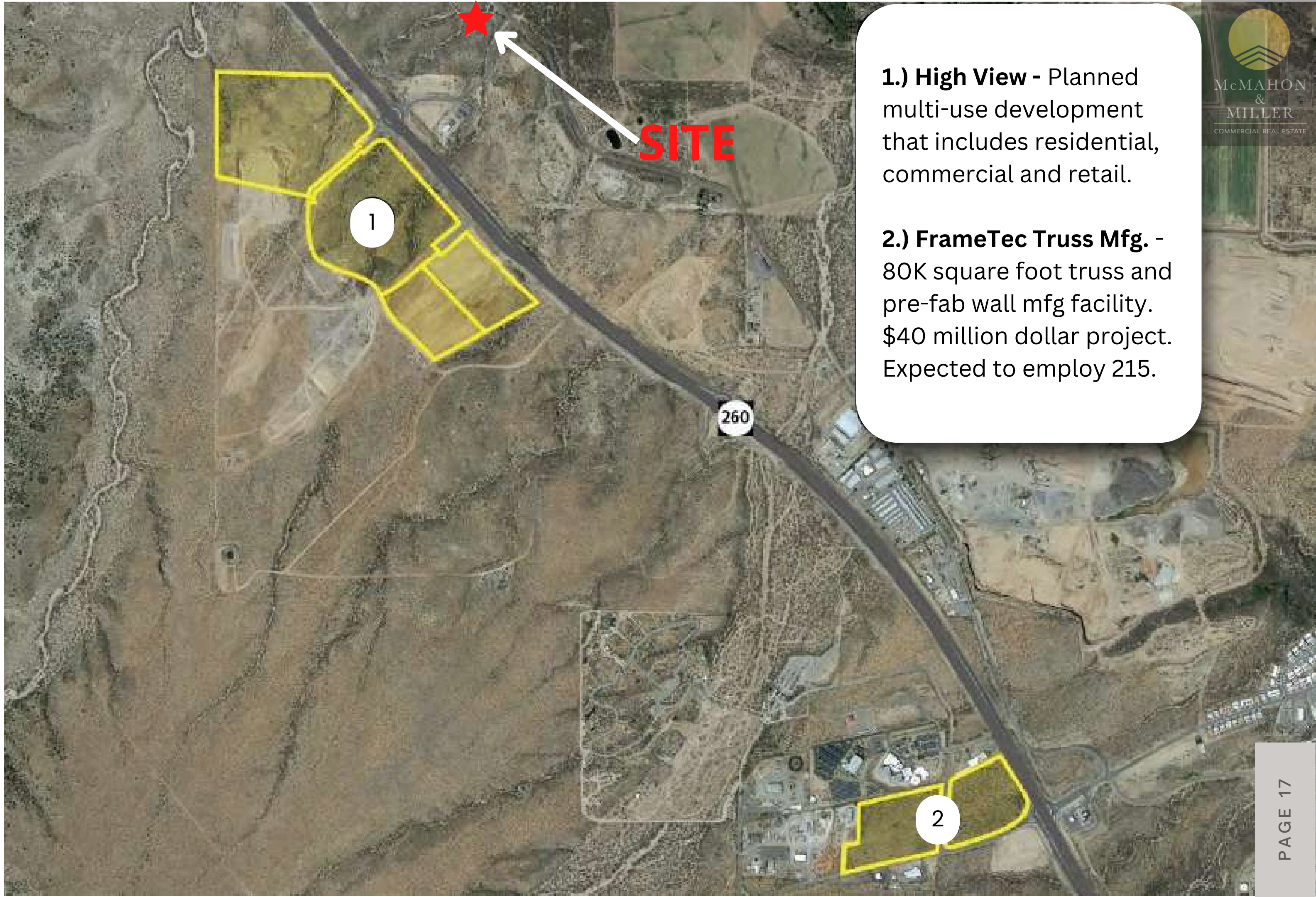
- Used for bottling and fermentation
- 2,000 sf plus mezzanine above of 900 sf
- Lennox A/C 8 yrs. old

Camp Verde Developments



- 1.) 83 acre business park (UNDERWAY) w/RV storage onsite (COMPLETE)
- 2.) La Quinta - 4 story hotel
- 3.) Manufacture - malt & barley producer for brewing industry
- 4.) Tractor Supply Company - (COMPLETE)
- 5.) 330 unit manufactured homesites - Verde Ranch Estates - Under construction
- 6.) 300+ unit multifamily development planned
- 7.) 150 unit multifamily development planned
- 8.) 12 unit single family (COMPLETE)
- 9.) Three separate 10,000+ sf warehouses

Camp Verde Developments



1.) High View - Planned multi-use development that includes residential, commercial and retail.

2.) FrameTec Truss Mfg. - 80K square foot truss and pre-fab wall mfg facility. \$40 million dollar project. Expected to employ 215.

Industrial (M1) Zoning

J. M1 DISTRICT (Industrial: General)

1. Purpose:

The M1 District is intended to provide the type of industrial facilities that, while not necessarily attractive in operational appearances, are installed and operated in a manner so as not to cause inconvenience or substantial detriment to other uses in the District (or to adjacent Districts).

2. Permitted Uses and Structures:

- a. Adult oriented businesses as defined in A.R.S. § 11-821H as may be amended, provided that no such adult oriented business shall operate in violation of A.R.S. § 13-1422 as may be amended or other applicable law nor be within 500 feet of schools, a church or an existing adult oriented business.
- b. Agriculture and cultivation.
- c. Assembly, construction and processing plants.
- d. Automobile repair (heavy) (Ord 2015 A407).
- e. Automobile repair (light).
- f. Automobile Storage Yard
- g. Body and fender shops including a paint booth within closed building.
- h. Bottling plants confined to closed building.
- i. Caretaker Living Quarters. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited (See Part 3 Section 306 B.2.c).
- j. Cemeteries for human or animal interment (See Section 308).
- k. Cleaning and dyeing plants within closed building.
- l. Commercial parking facilities.
- m. Community parks, playgrounds or centers.
- n. Custom service and craft shops.
- o. Custom tire recapping.
- p. Dispensing of gasoline and similar petroleum products from exposed storage tanks (subject to requirements of Underwriters Laboratories Inc. or similar), provided no such tank shall be located closer than 25 feet to the lot boundaries.
- q. Flood control facilities.
- r. Frozen food lockers.
- s. Historical Landmarks.
- t. In-plant restaurants as an accessory use, and including roof or landscaped patio dining facilities.
- u. Keeping of farm animals, limited (See Section 305).
- v. Lumber yards (prohibiting sawmill operations).
- w. Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(see Part 3 Section 304) (Definition: See Part 1 Section 103)
- x. Mortuary.
- y. Motion picture productions, radio and television studios.

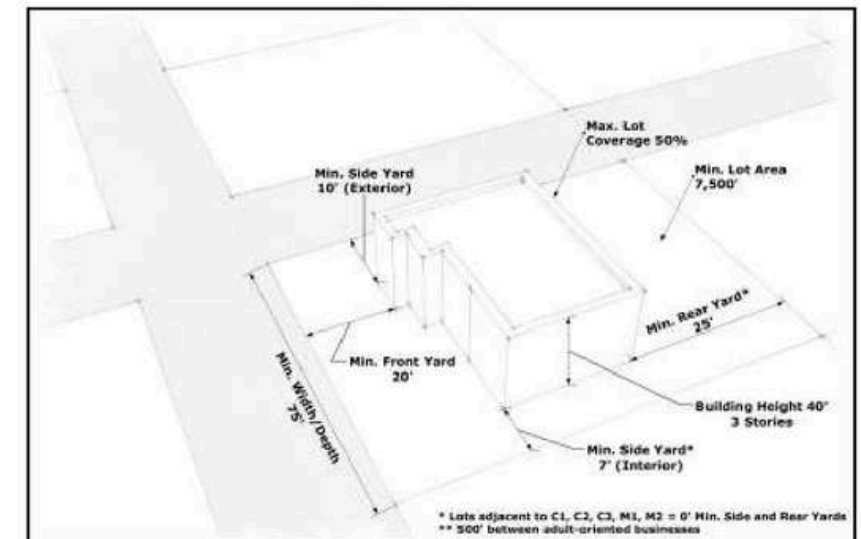
- z. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
 - aa. Religious institutions (in permanent buildings).
 - bb. Retail sales.
 - cc. Storage Facility.
 - dd. Warehouses.
 - ee. Water distillation and bottling for retail sales only.
 - ff. Microbreweries or Wineries for the manufacture and processing of beer or wine respectfully for wholesale distribution.

3. Uses and Structures Subject to Use Permit

- a. Government facilities and facilities required for the provision of utilities and public services.
- b. Transmitter stations and towers for automatic transmitting.
- c. Temporary Use Permits, subject to administrative approval (See Section 601.C):
 - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
 - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

Zoning District	"M1"
Minimum Lot Area (sq.ft.)	7,500'
Minimum Area/Dwelling (sq.ft.)	1 Caretaker d.u. only
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	20'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zones)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zones)
Minimum Side Yard Exterior (feet)	10'

Figure 2-10: M1 Dimensional Standards



Demographics

U.S. Census Bureau

	(1) Camp Verde, AZ	(2) Overall Trade
Population Summary		
2000 Total Population	9,413	57,585
2010 Total Population	10,873	66,735
2019 Total Population	13,290	74,770
2019 Group Quarters	825	1,323
2024 Total Population	14,419	78,584
2019-2024 Annual Rate	1.64%	1.00%
2019 Total Daytime Population	12,785	74,194
Workers	4,676	29,144
Residents	8,109	45,050
Household Summary		
2000 Households	3,582	24,665
2000 Average Household Size	2.52	2.29
2010 Households	4,088	29,303
2010 Average Household Size	2.49	2.24
2019 Households	4,987	32,764
2019 Average Household Size	2.50	2.24
2024 Households	5,436	34,443
2024 Average Household Size	2.50	2.24
2019-2024 Annual Rate	1.74%	1.00%
2010 Families	2,771	17,802
2010 Average Family Size	2.98	2.77
2019 Families	3,334	19,604
2019 Average Family Size	3.00	2.79
2024 Families	3,598	20,375
2023 Average Family Size	3.01	2.81
2019-2024 Annual Rate	1.54%	0.77%
Housing Unit Summary		
2019 Housing Units	5,804	39,173
Owner Occupied Housing Units	66.1%	59.1%
Renter Occupied Housing Units	19.8%	24.6%
Vacant Housing Units	14.1%	16.4%
Median Household Income		
2019	\$41,783	\$50,866
2024	\$49,322	\$56,016
Median Home Value		
2019	\$230,227	\$281,964
2024	\$284,191	\$331,100
Average Income Value		
Average Household Income	\$55,692	\$70,642
Per Capita Income		
2019	\$21,036	\$30,912
2024	\$24,580	\$35,325
Median Age		
2019	45.7	52.3
2019 Population 25+ by Educational Attainment		
Total	9,658	57,472
Less than 9th Grade	4.4%	3.0%
9th - 12th Grade, No Diploma	10.4%	6.5%
High School Graduate	22.9%	21.5%
GED/Alternative Credential	5.1%	4.2%
Some College, No Degree	30.3%	27.7%
Associate Degree	5.9%	9.3%
Bachelor's Degree	14.9%	15.8%
Graduate/Professional Degree	6.0%	11.9%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

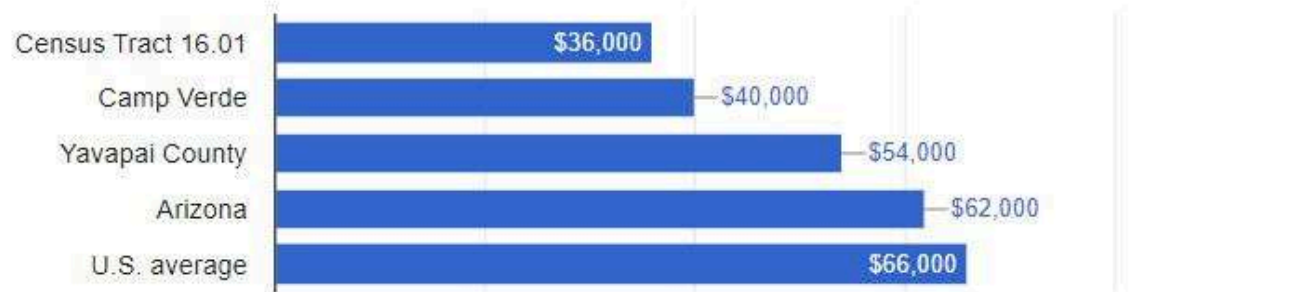
Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024

Demographics Cont'd

Median Household Income

\$36K

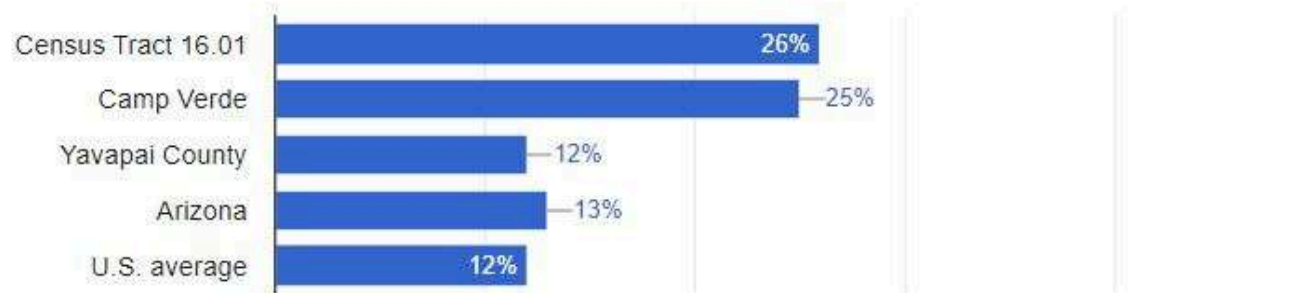
This Opportunity Zone has a **median household income** of approximately **\$36,000**, which is **42% lower** than the median household income for the state of Arizona of **\$62,000**.



Poverty Rate

26%

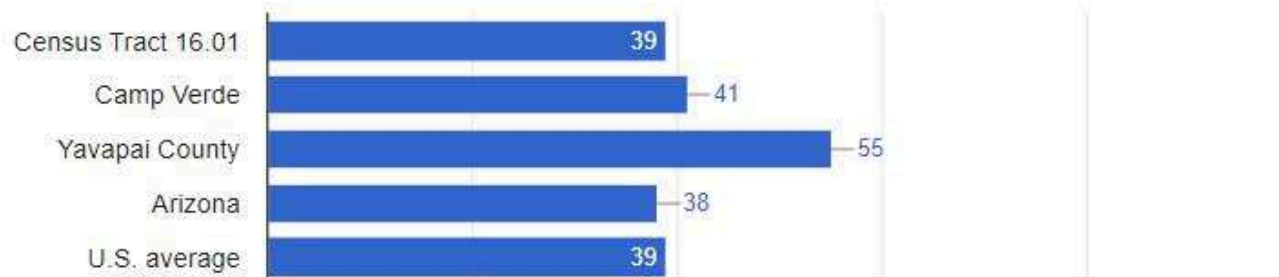
The percentage of households below the poverty line in this Opportunity Zone is **26%**, which is **13% higher** than the rate for the state of Arizona of **13%**.



Median Age

39

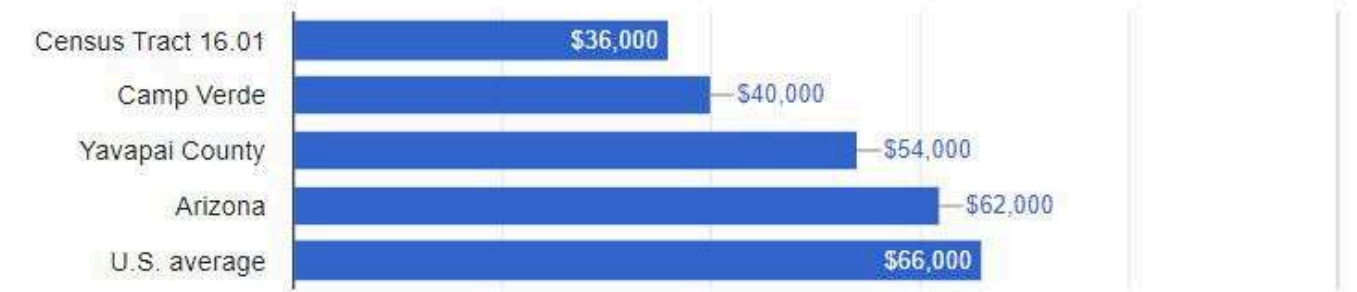
This Opportunity Zone has a **median age** of approximately **39**, which is **3% higher** than the median age for the state of Arizona of **38**.



Median Household Income

\$36K

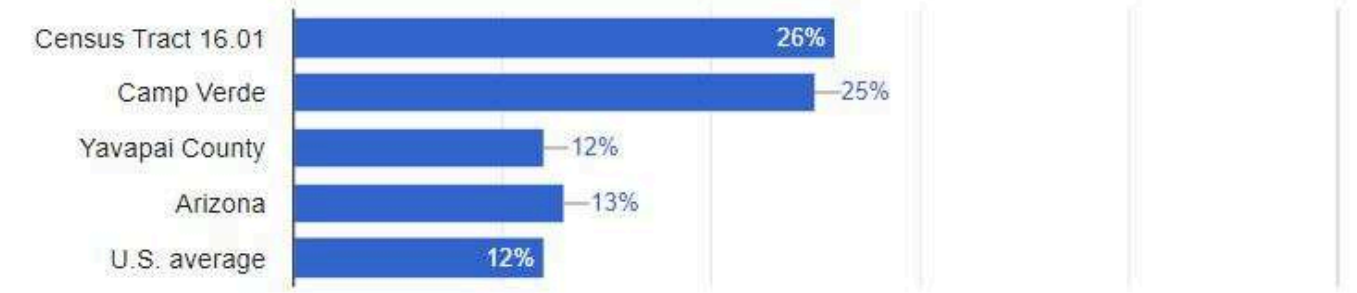
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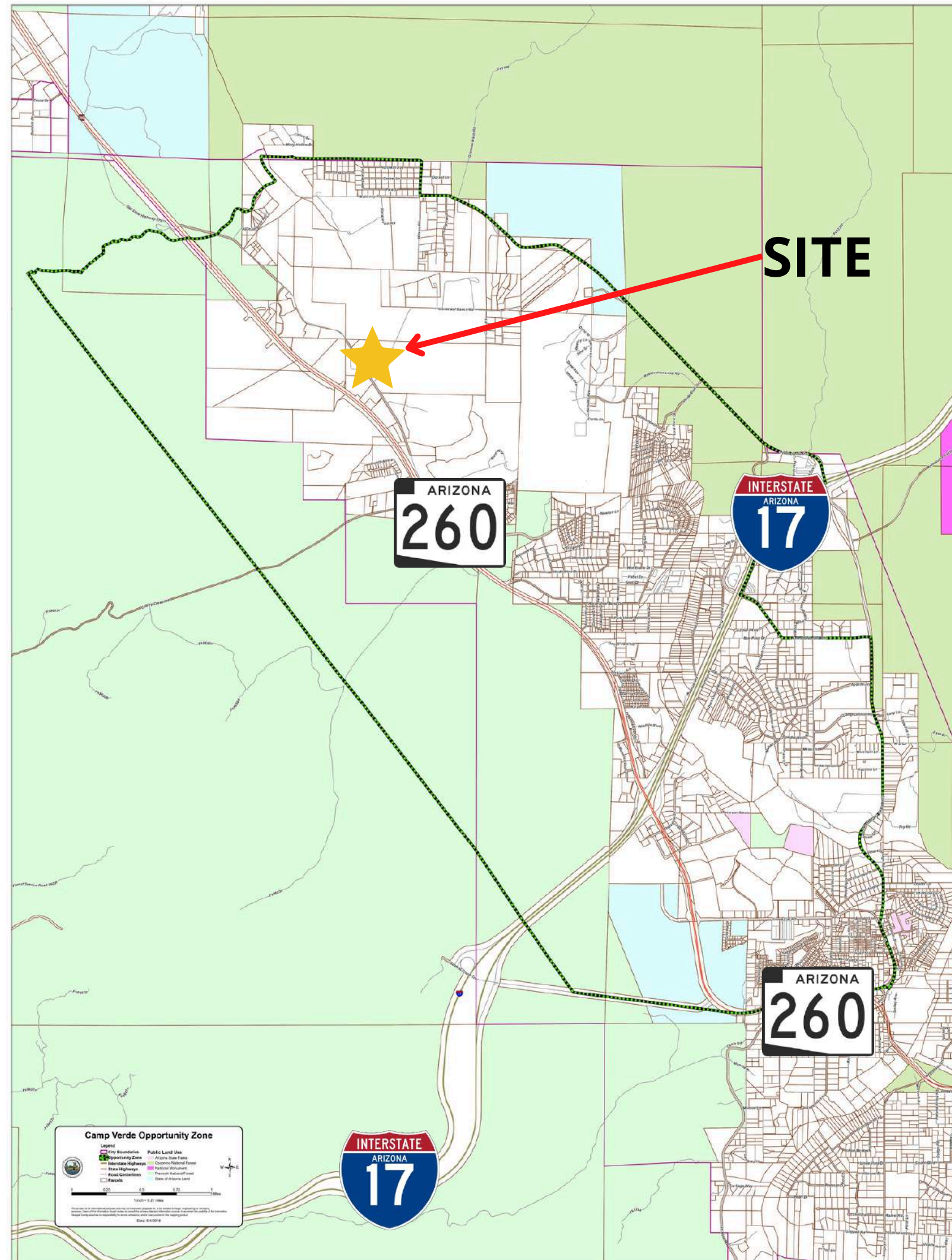
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Opportunity Zone



Census Tract 16.01 is a Low-Income Community Opportunity Zone located in Camp Verde, Arizona. This 20 square mile census tract has a population of approximately 6,600 and is **1 of only 4** Opportunity Zones in Yavapai County.

Click [HERE](#)

PRO FORMA CASH FLOW YEAR 1

4626 Old Highway 279			
Camp Verde, Arizona			
Total Price:	\$1,199,000		
First Lien:			
Second Lien:			
Total Debt:	\$0		
Down Payment:		(0% down)
Building Size:	10,851 sq. ft.	(\$110.50 / sq. ft.)
Constructed in:	2000/2004/2012	(24.18% site coverage)
Land Area:	1.03 acres	(\$26.72 / sq.ft. land)
Parking:	50 spaces	(1 space / 217 sq. ft.)
Base Rental Income:	\$11,151.00 per month, or		\$133,812 per year
Other Income:	\$2,582.94 per month, or		\$30,995 per year
Economic Vacancy:	5%		
Operating Expenses:	\$2,582.94 per month, or		\$30,995 per year
Debt Service:	\$0.00 per month, or		\$0 per year
STABILIZED PRO FORMA			
Annual Rental Income:	\$133,812		
\$1.03 /mo.	\$12.33 /yr.		
Other Income:	30,995	18.81%	of gross income
\$0.24 /mo.	\$2.86 /yr.		
Scheduled Gross Income:	\$164,807	7.28	times gross income
\$1.27 /mo.	\$15.19 /yr.		
Less Vacancy Factor:	(8,240)	5.00%	vacancy factor
Effective Gross Income:	\$156,567		
Less Operating Expenses:	(30,995)	23.16%	of gross income
\$0.24 /mo.	\$2.86 /yr.		
Net Operating Income:	\$125,572	10.47%	capitalization rate
\$0.96 /mo.	\$11.57 /yr.		
Less Debt Service:	0	0.00	K debt constant
Pretax Cash Flow:	\$125,572	0.00%	pretax cash on cash

Notes: Currently owner occupied for wine production & storage - seller to vacate at COE
5% economic vacancy factored in

The information contained herein has been obtained from sources deemed reliable, however, its accuracy is not guaranteed.
A purchaser should independently verify any information upon which they would base a purchase decision.

***SELLER TO VACATE AT COE**

RENT ROLL						
Tenant Name	Size	Rent P.S.F.	Base Rent	NNN Expenses	Lease Expires	Commenced
Warehouse Built 2000	4,351	\$1.00	\$4,351	\$1,036	N/A	N/A
Warehouse Built 2004	4,500	\$1.00	\$4,500	\$1,071	N/A	N/A
Warehouse Built 2012	2,000	\$1.15	\$2,300	\$476	N/A	N/A
Totals:	10,851	\$1.03	\$11,151	\$2,583		

Single tenant net lease OR multi-tenant
Create RUBS (Ratio Utility Billing System) account if multi-tenant

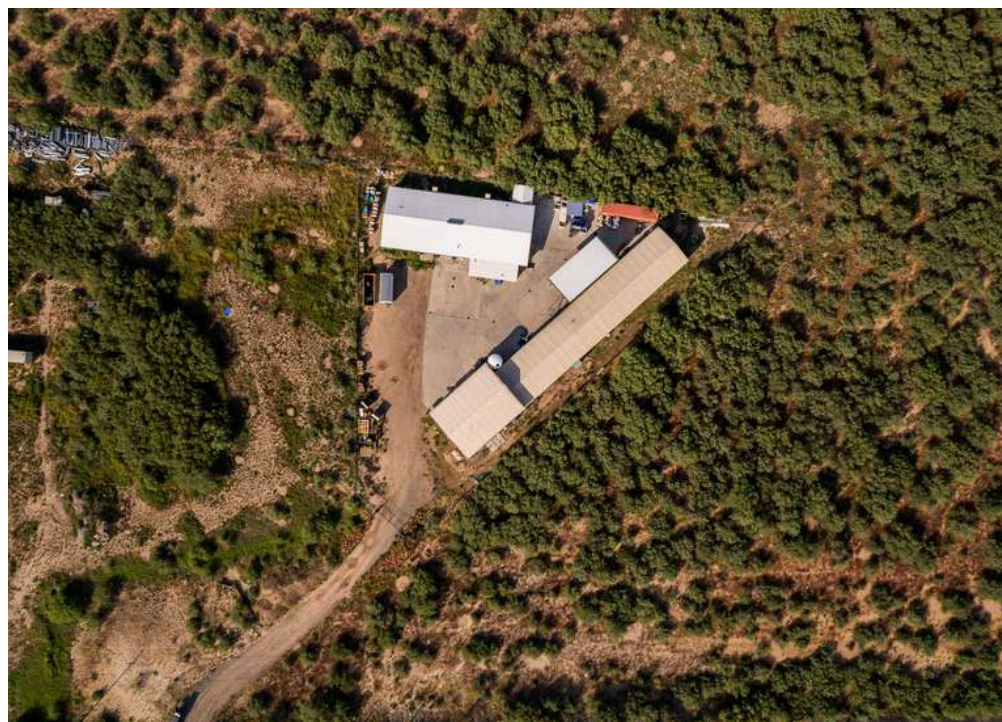
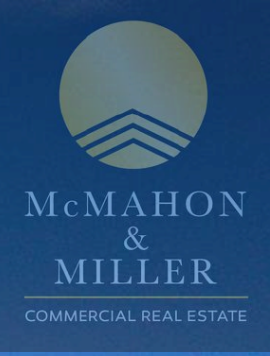
Expense Item	Monthly	Annual	Notes
Property Taxes (projected)	\$899	\$10,791	Actual for 2023: \$7,317
Insurance	\$400	\$4,800	Estimate
Management (projected)	\$669	\$8,029	Currently owner occupied/managed
Maintenance & Repairs	\$452	\$5,426	Estimate @ \$0.50/SF/YR
Electric	\$0	\$0	Tenant Pays
Gas	\$0	\$0	None (propane)
Waste Water (Septic)	\$0	\$0	Tenant Pays
Trash	\$0	\$0	Tenant Pays
Water (Well)	\$0	\$0	N/A
Security	\$0	\$0	Tenant Pays
Internet/Phone	\$0	\$0	Tenant Pays
Landscaping/Weed control	\$100	\$1,200	Estimate
Pest Control	\$63	\$750	Estimate
Janitorial	\$0	\$0	Tenant Pays
Totals:	\$2,583	\$30,995	

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Aerial Photos

[Google Maps Link](#)



Photos

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Contact Information



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Listing Broker

jack@mmpropsaz.com
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McMahon & Miller WEBSITE



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