

VACANT LAND IN CHINO VALLEY ON SR-89

241S STATE ROUTE 89,
CHINO VALLEY, AZ 86323

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ARIZONA COMMERCIAL REAL ESTATE

PRIME REDEVELOPMENT OPPORTUNITY- VACANT LAND FOR SALE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime highway frontage with full utilities and infrastructure in place — a standout redevelopment or owner/user opportunity. These two parcels feature 23 paved and striped parking spaces, a trash enclosure, and City of Prescott water with Town of Chino Valley sewer.

Zoned Commercial Light (CL), this property offers excellent visibility and exposure along State Route 89, with an average daily traffic count exceeding nearly 27,000 vehicles per day.

PROPERTY HIGHLIGHTS

- Zoned CL Prime location on on SR-89 Ideal for QSR/Retail/LI
- Excellent accessibility to major transportation routes.
- Abundant investment potential in a growing corridor.
- Strategically positioned for high-visibility commercial ventures.

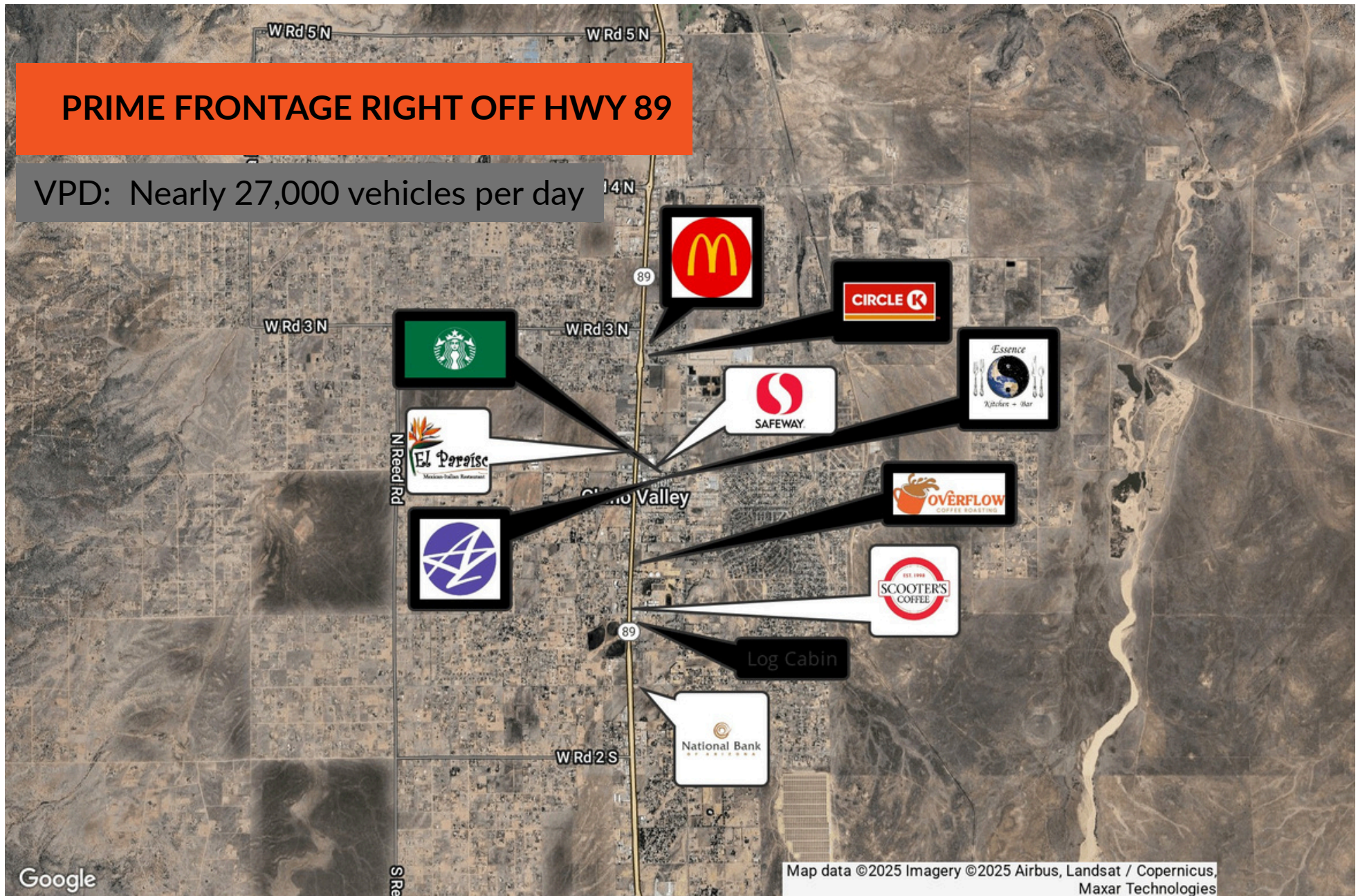
OFFERING SUMMARY

Sale Price:	\$480,000
Lot Size:	1.29 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,062	8,056	17,791
Total Population	14,956	19,607	42,665
Average HH Income	\$70,377	\$74,152	\$84,721

PRIME FRONTAGE RIGHT OFF HWY 89

VPD: Nearly 27,000 vehicles per day



ADDITIONAL PHOTOS

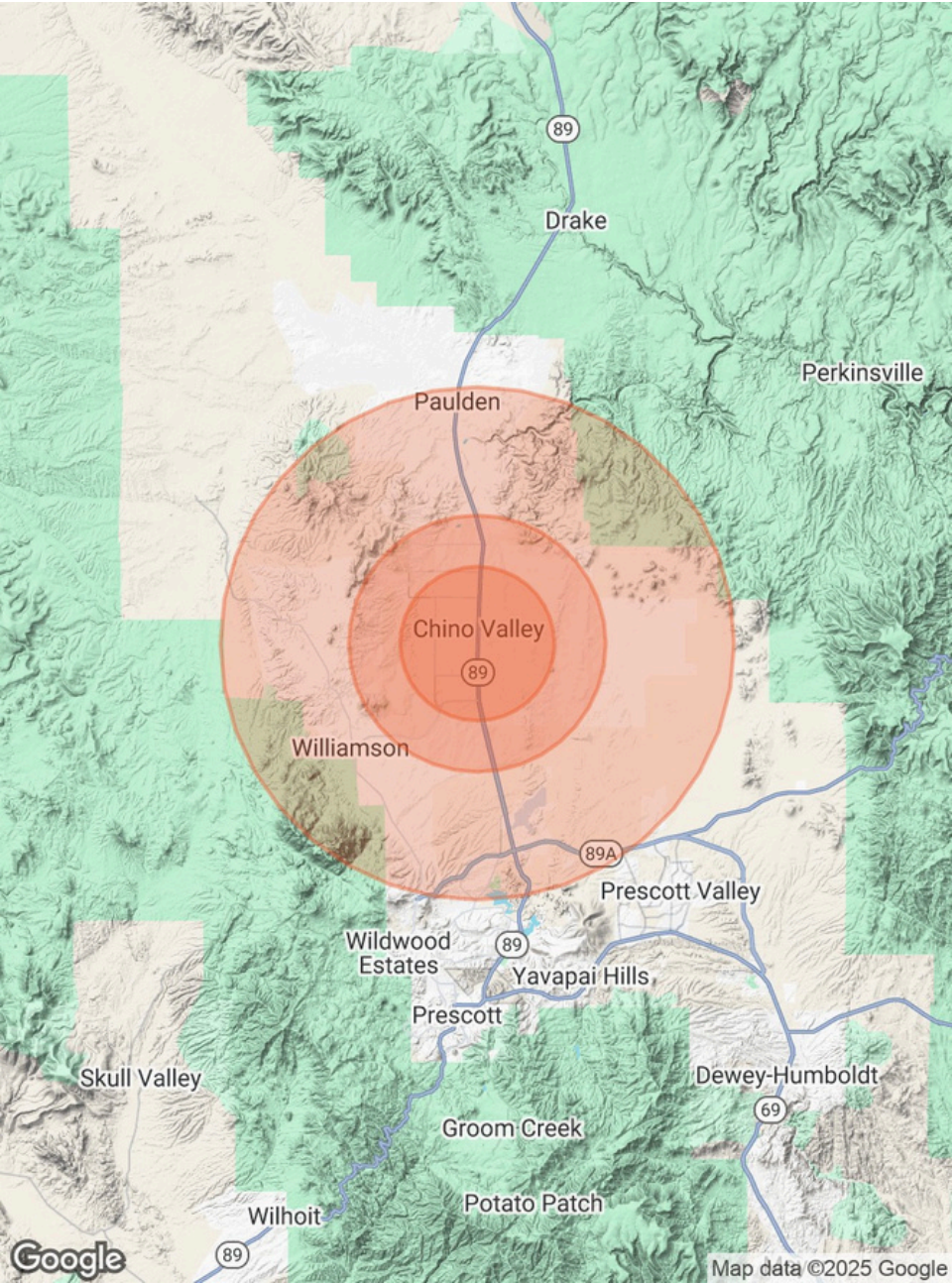


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	14,956	19,607	42,665
Average Age Average	47	48	50
Age (Male) Average	46	47	50
Age (Female)	47	48	51

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,062	8,056	17,791
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$70,377	\$74,152	\$84,721
Average House Value	\$400,826	\$416,478	\$488,086

Demographics data derived from AlphaMap



CONTACT OUR TEAM



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