

# FOR SALE

THE RESERVE AT WILLOW HILLS  
18 LOTS | PRESCOTT, AZ



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**LEV ROSE**  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

# PROPERTY OVERVIEW

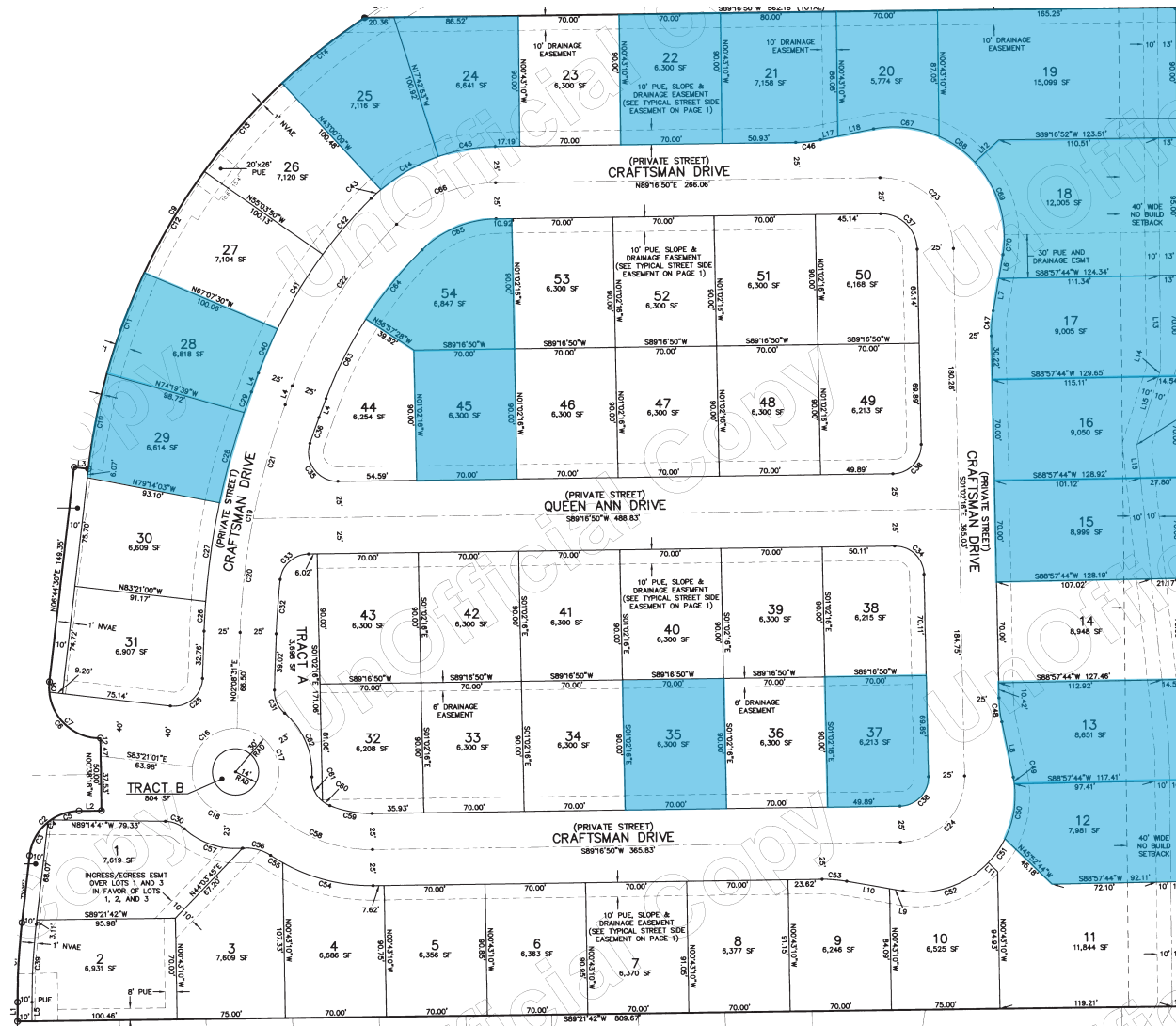
<b>PROPERTY TYPE</b>	Land
<b>SALE PRICE</b>	\$1,170,000.00
<b>TOTAL ACRES</b>	±3.28 AC
<b>PRICE/AC</b>	\$356,707.32
<b>NUMBER OF LOTS</b>	18
<b>PRICE/LOT</b>	\$65,000.00
<b>LOT SIZES</b>	±5,774.00 - ±15,099.00 SF
<b>ZONING</b>	NOB (PAD)

## NEIGHBORHOOD OF SITE-BUILT HOMES SELLING IN THE \$700,000'S

LOT	PARCEL	SF
LOT 12	106-47-277	7,981.00
LOT 13	106-47-278	8,651.00
LOT 15	106-47-280	8,999.00
LOT 16	106-47-281	9,050.00
LOT 17	106-47-282	9,005.00
LOT 18	106-47-283	12,005.00
LOT 19	106-47-284	15,099.00
LOT 20	106-47-285	5,774.00
LOT 21	106-47-286	7,158.00
LOT 22	106-47-287	6,300.00
LOT 24	106-47-289	6,641.00
LOT 25	106-47-290	7,116.00
LOT 28	106-47-293	6,818.00
LOT 29	106-47-294	6,614.00
LOT 35	106-47-300	6,300.00
LOT 37	106-47-302	6,213.00
LOT 45	106-47-310	6,300.00
LOT 54	106-47-319	6,847.00



# PLAT MAP



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2023	6,012	21,826	51,560
2028	6,374	22,779	53,829



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	2,846	9,891	23,739
2028	3,021	10,339	24,811



## BUSINESSES

	1 MILE	3 MILES	5 MILES
2023	514	1,217	3,948



## MEDIAN HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2023	\$90,100	\$91,081	\$79,643



## AVERAGE HOUSEHOLD INCOME

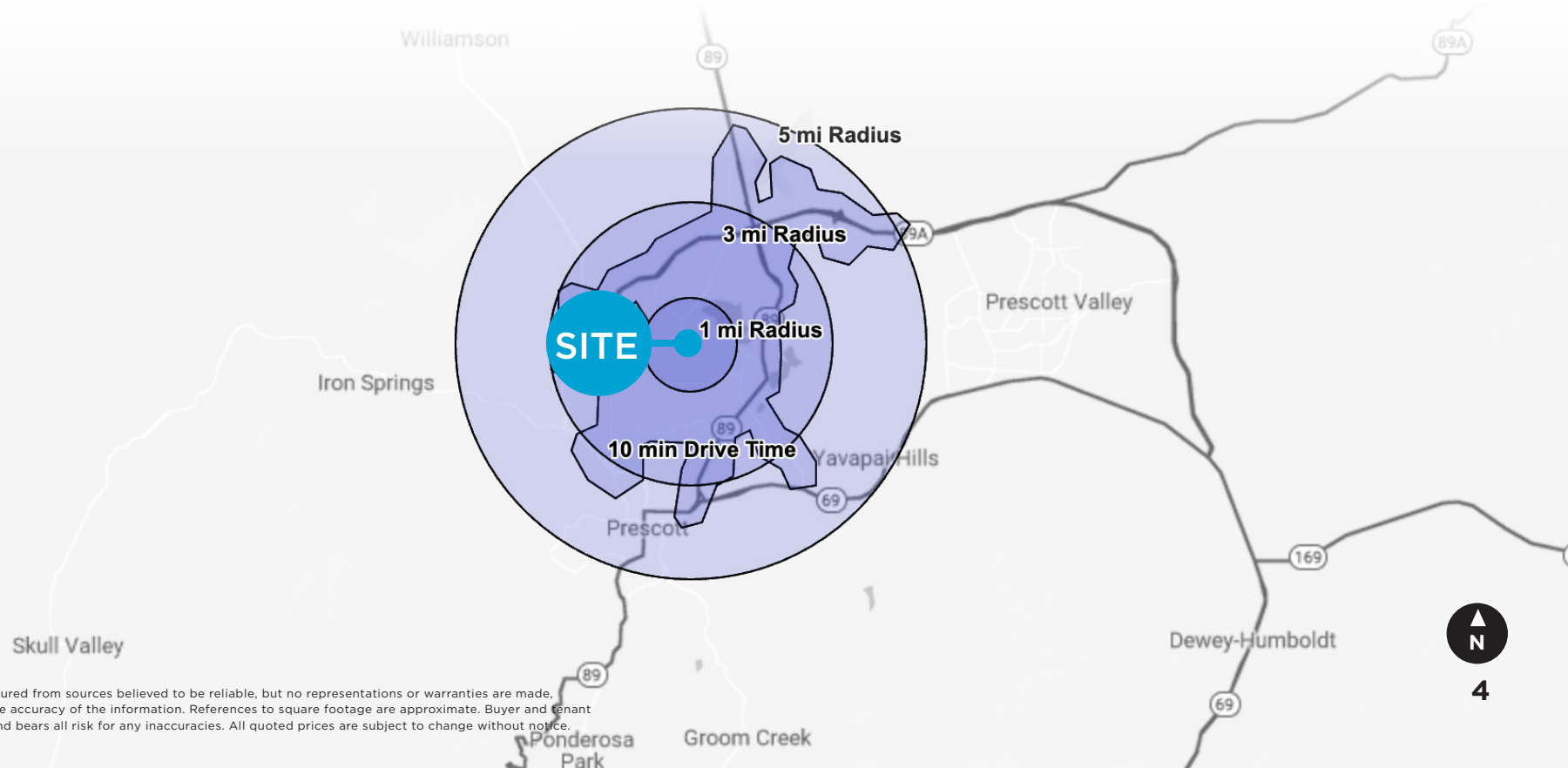
	1 MILE	3 MILES	5 MILES
2023	\$56,437	\$65,552	\$58,434



## EMPLOYEES

	1 MILE	3 MILES	5 MILES
2023	3,496	8,490	31,912

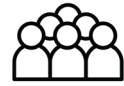
Info gathered via Costar.com



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# PRESCOTT OVERVIEW



**47K +**  
TOTAL POPULATION



**\$96.8K +**  
AVG HH INCOME

## DESIRABLE COMMUNITY

Prescott is a great place to live with great weather and clean air. Prescott's weather allows for a fair amount of outdoor recreation, and also provides all for seasons. Unlike the desert areas of Arizona, Prescott has perfect summers ranging from 85-95 degrees and low humidity. There are local colleges allowing for local higher education and plenty of shopping.

## THE CITY AT A GLANCE

Prescott is continuing to grow rapidly, first seen between 2020-2021 with an employment increase at a rate of 3.37% from 14.9k employees to 15.4k employees. The most common sector for employment is Health Care & Social Assistance, then Retail Trade, followed by Educational Services. Major employers in the area are BloomTree Realty, Guidance Aviation, and FANN Contracting.



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