FOR SALE

SIENNA CANYON - 24.31 ACRES

SIENNA CANYON, CLARKDALE, AZ 86324

The Art of Real Estate
da Vinci REALTY
COMMERCIAL INVESTMENTS

da Vinci Realty // 111 E. Aspen Ave., Suite 3, Flagstaff, AZ 86001 // davincirealty.com

EXCLUSIVELY OFFERED BY: MARK T. BELSANTI, CCIM 928.254.1770
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by da Vinci Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

PROPERTY INFORMATION

LOCATION INFORMATION

DEMOGRAPHICS

ADDITIONAL INFORMATION

ADVISOR BIO

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PROPERTY OVERVIEW

Developer's dream in the beautiful Verde Valley! 24.31 pristine acres with a backdrop of Mingus Mountain, views of the Verde Valley, Red Rocks of Sedona, and the San Francisco Peaks. Per the R-1-10 zoning, 105 homesites are permitted (please confirm with town of Clarkdale). Clarkdale water and sewer available and electricity is at the property. Located in the quaint town of Clarkdale, AZ off Highway 89A minutes from Sedona and adjacent to historic downtown Cottonwood and the famous town of Jerome. Five minutes from the Verde Valley Medical Center. Please visit www.clarkdale.az.gov to learn more about Clarkdale. Agent/Broker are licensed real estate agents in the State of Arizona and hold interest in the Property.

PROPERTY SUMMARY

Sale Price:	$1,350,000
Lot Size:	24.31 Acres
Price Per Acre:	$55,533.00
Terms:	Cash, Cash to New Loan, Submit to OMC
APN #:	406-27-007B
Zoning:	R-1-10
Property Type:	Residential Land
County:	Yavapai
Taxes 2016:	$9.00
Utilities:	Clarkdale Water and Sewer within 400 feet of property. Electricity at property.

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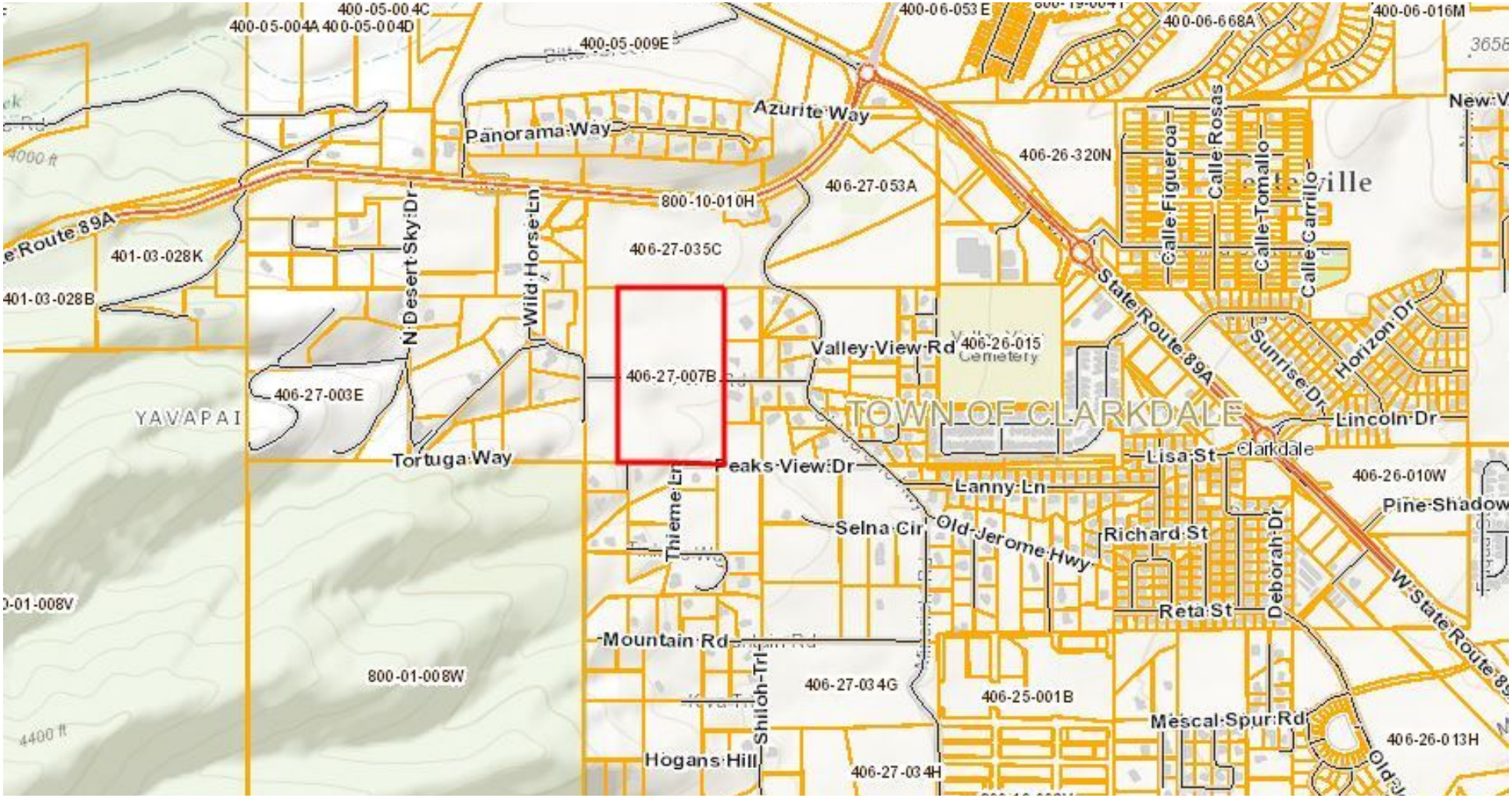

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	1 MILE	10 MILES	30 MILES
Total households	30	14,986	77,053
Total persons per hh	2.5	2.3	2.4
Average hh income	$60,455	$53,235	$59,181
Average house value	$260,007	$252,231	$272,788

	1 MILE	10 MILES	30 MILES
Total population	75	34,385	181,658
Median age	47.7	45.5	46.1
Median age (male)	46.5	42.2	44.7
Median age (female)	49.4	48.0	47.7

** Demographic data derived from 2010 US Census*

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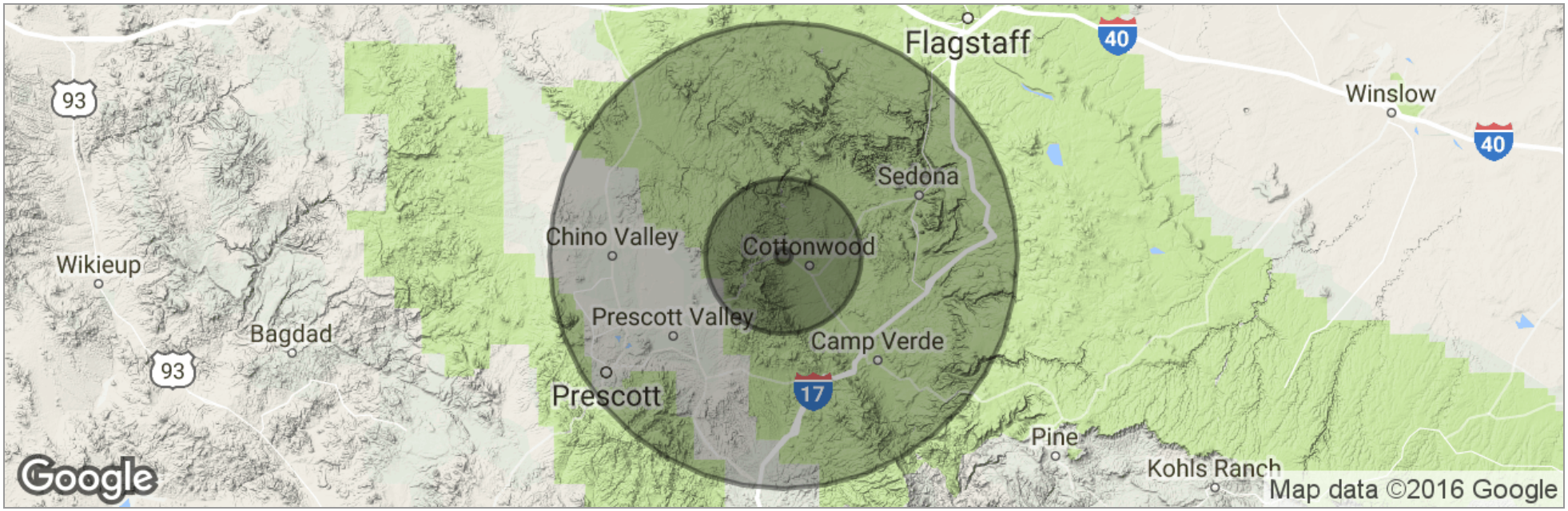

	1 Mile	10 Miles	30 Miles
Total Population	75	34,385	181,658
Population Density	24	109	64
Median Age	47.7	45.5	46.1
Median Age (Male)	46.5	42.2	44.7
Median Age (Female)	49.4	48.0	47.7
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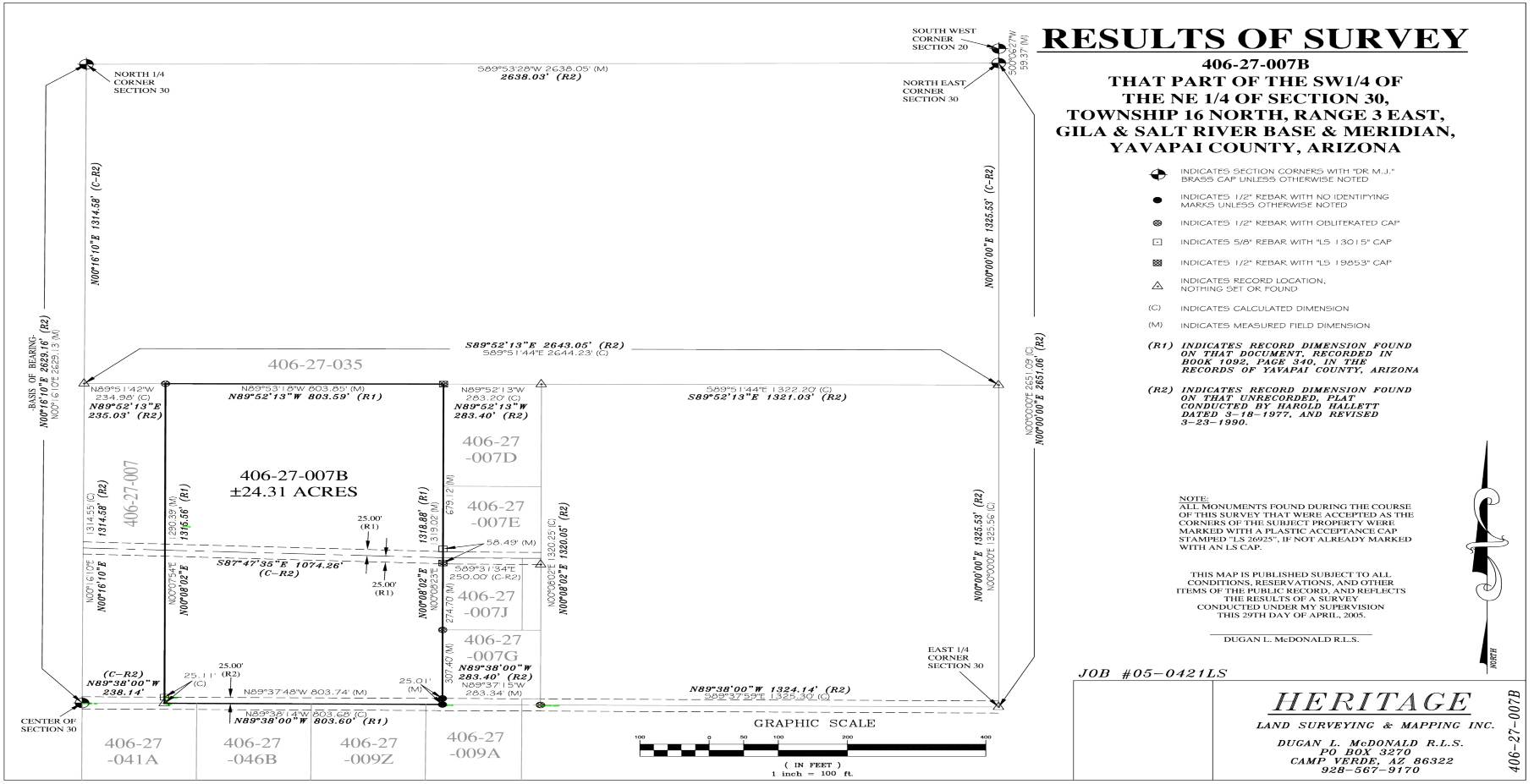

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MARK T. BELSANTI, CCIM

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Professional Background

Mark has been an active commercial real estate agent for twenty-five years. He has enjoyed much success through those years; transacting commercial real estate in Flagstaff, Sedona, the Verde Valley, and Scottsdale, Arizona.

In 1999, he attained the Certified Commercial Investment Member (CCIM) certification. This certification is one which separates a commercial real estate agent from the general real estate agent. A CCIM is a recognized expert in the commercial and investment real estate industry and a CCIM is part of a global commercial real estate network with members across North America and more than 30 countries. This professional network has enabled CCIM members to close thousands of transactions annually, representing more than $200 billion in value. As a result, the experts who possess the CCIM designation are an invaluable resource for commercial real estate owners, investors, and users.

As well, Mark served as a Planning and Zoning Commissioner for the City of Sedona for three years in order to familiarize himself with city development codes and act as a liaison between his clients and municipalities.

In 2003, Mark and his wife Leslie, moved to Flagstaff and opened da Vinci Realty which is a full service commercial real estate company offering brokerage, leasing, property management, and development opportunities.

Memberships & Affiliations

NAAR - Northern Arizona Association of Realtors
SVVAR - Sedona Verde Valley Association of Realtors
CCIM - Certified Commercial Investment Member

Education

CCIM Institute - Commercial Real Estate's Global Standard for Professional Achievement

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CLARKDALE:

The Town of Clarkdale, Arizona is located on the banks of the Verde River in the north central part of Arizona. It is a thriving community and is the gateway to the Sycamore Canyon Wilderness Area in the beautiful Verde Valley. Founded in 1912, Clarkdale is renowned as the 1st master planned community in the State of Arizona.

Originally a “company town”, Clarkdale was founded by the United Verde Copper Company to provide housing and services for the employees of their copper smelter. The extensive smelter complex was located near the Verde River and processed copper ore that was brought down from the mines in Jerome from 1913-1953.

Unlike other company towns of the period that grew haphazardly, Clarkdale was designed and built from a uni!ed master plan. The main town site was located on a ridge overlooking the industrial smelter complex and was developed with residential homes, including upper and lower-income housing, a commercial area, and administrative center, schools, recreational and cultural facilities, and parks. they intended to include all the parts typically found in a small town within a comprehensive planned design. Today, the original town site of Clarkdale is recognized as an Historic District on the National Register of Historic Places.

Clarkdale remains a model of good urban planning today. The estimated population in 2005 was 3,680. The original rail line that served the smelter is now host to a scenic excursion train, the Verde Canyon Railroad, which allows travelers a four-hour round trip to view the protected ecosystem of the Sycamore Canyon Wilderness Area and Verde River firsthand. In addition to the excursion branch, the Arizona Central Railroad (the parent company of the Verde Canyon Railroad) ships materials by rail to Salt River Materials Group, a local cement manufacturer. Clarkdale’s historic Downtown Business District boasts many treasured historic assets, and is the center of Clarkdale’s government, cultural, and historic core. The Town and the business owners in the downtown area have invested heavily to keep the town core thriving. Approximately $1.5 million in streets-cape improvements in the Downtown Business District were completed in March, 2005. The Downtown Business District provides a little of everything from a business perspective: a restaurant, taverns, coffee house, service station, light manufacturing, a Laundromat, and several internet based businesses. Two museums and the Clarkdale Chamber of Commerce information center are open in the downtown district. The Verde Valley theatre perform community theatre in the Clark Memorial Clubhouse

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