

2.41 ACRE LOT - RESIDENTIAL DEVELOPMENT OPPORTUNITY

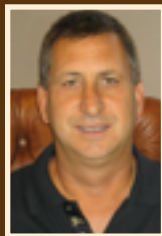
485 S NICHOLS ST CAMP VERDE, AZ 86322

FOR SALE \$250,000

WWW.DAVINCIREALTY.COM



COMMERCIAL
INVESTMENTS



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM

928.254.1770 (C)

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY PROFILE

PROPERTY LOCATION

I-17 to Hwy 260 to left on Finney Flat, through stoplights into Old Town, left on Fain to end; Fain & Nichols.

PROPERTY DESCRIPTION

Excellent residential development opportunity! Attention all builders; Previously approved for 20, two story townhouses. Camp Verde water and sewer. Downtown Camp Verde living. Enjoy the lifestyle.

VIEW FROM LAND FACING SOUTHEAST



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INFORMATION

ADDRESS 485 S Nichols St Camp Verde, 86322

PRICE \$250,000

TERMS Cash; Cash to New Loan; Submit to O M C

PRICE PER SQ FT \$2.40

LOT SIZE 2.41 Acres

2013 TAXES \$2,527

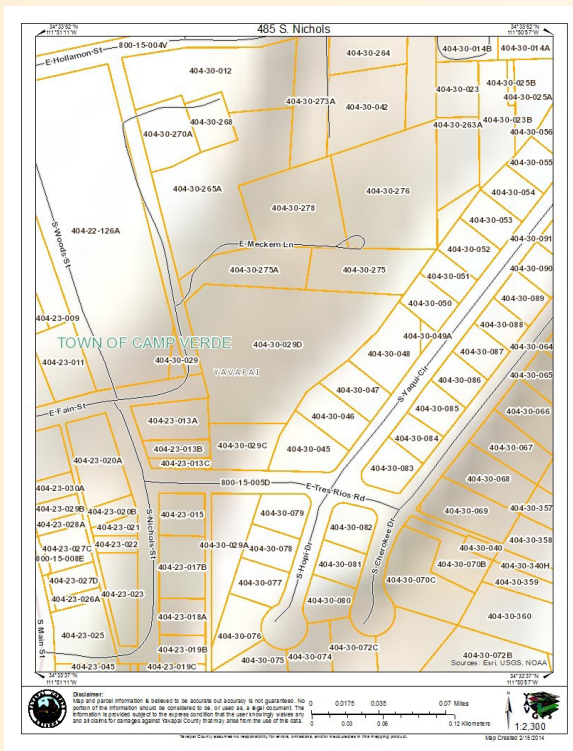
ZONING R2-2

PARCEL NUMBERS 404-30-029d

PROPERTY TYPE Vacant Land

COUNTY Yavapai

UTILITIES Installed: Private Water; Available: Cable TV, Camp Verde Water and Sewer, Electricity, Telephone



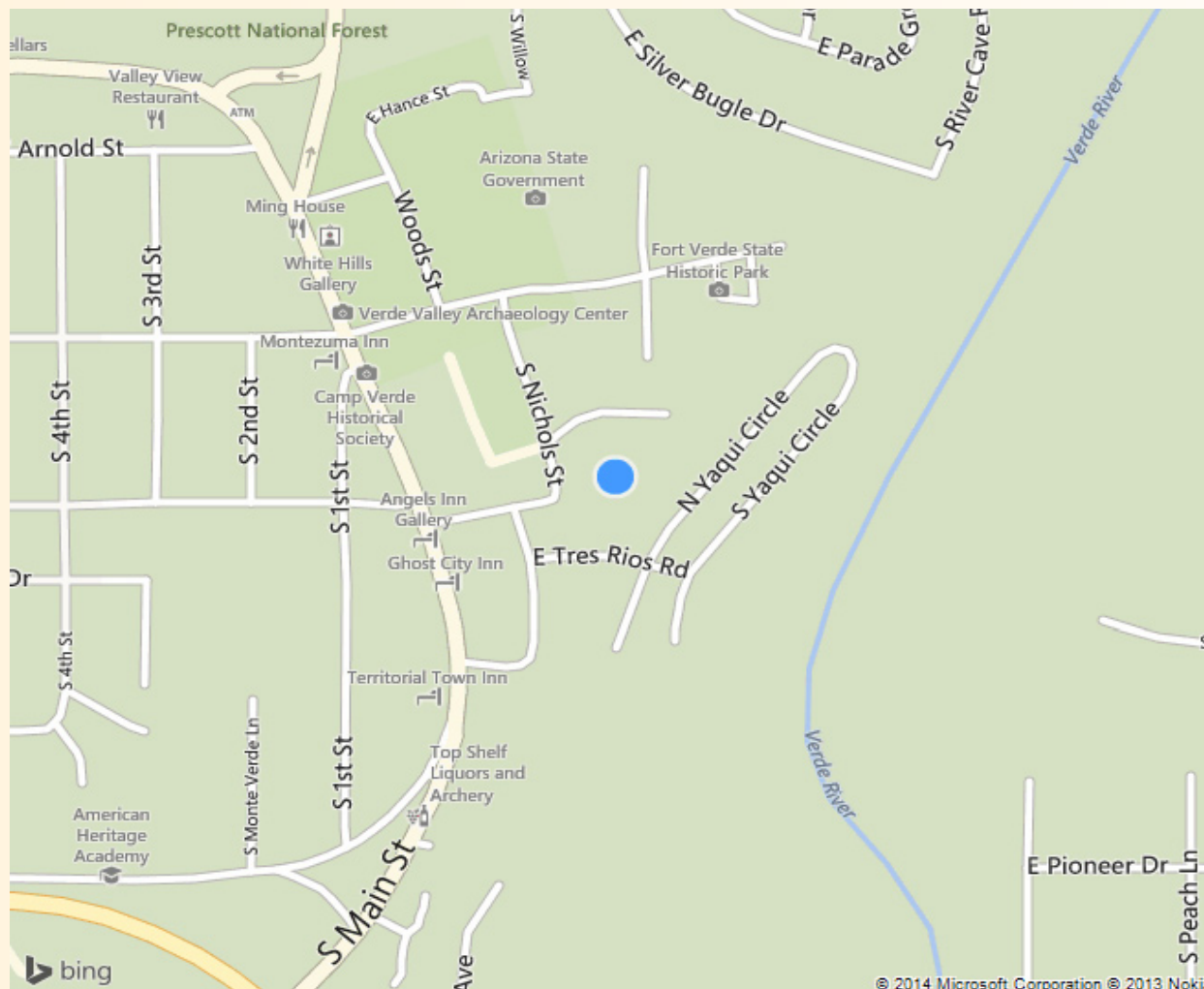
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LOCATION



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AERIAL VIEW



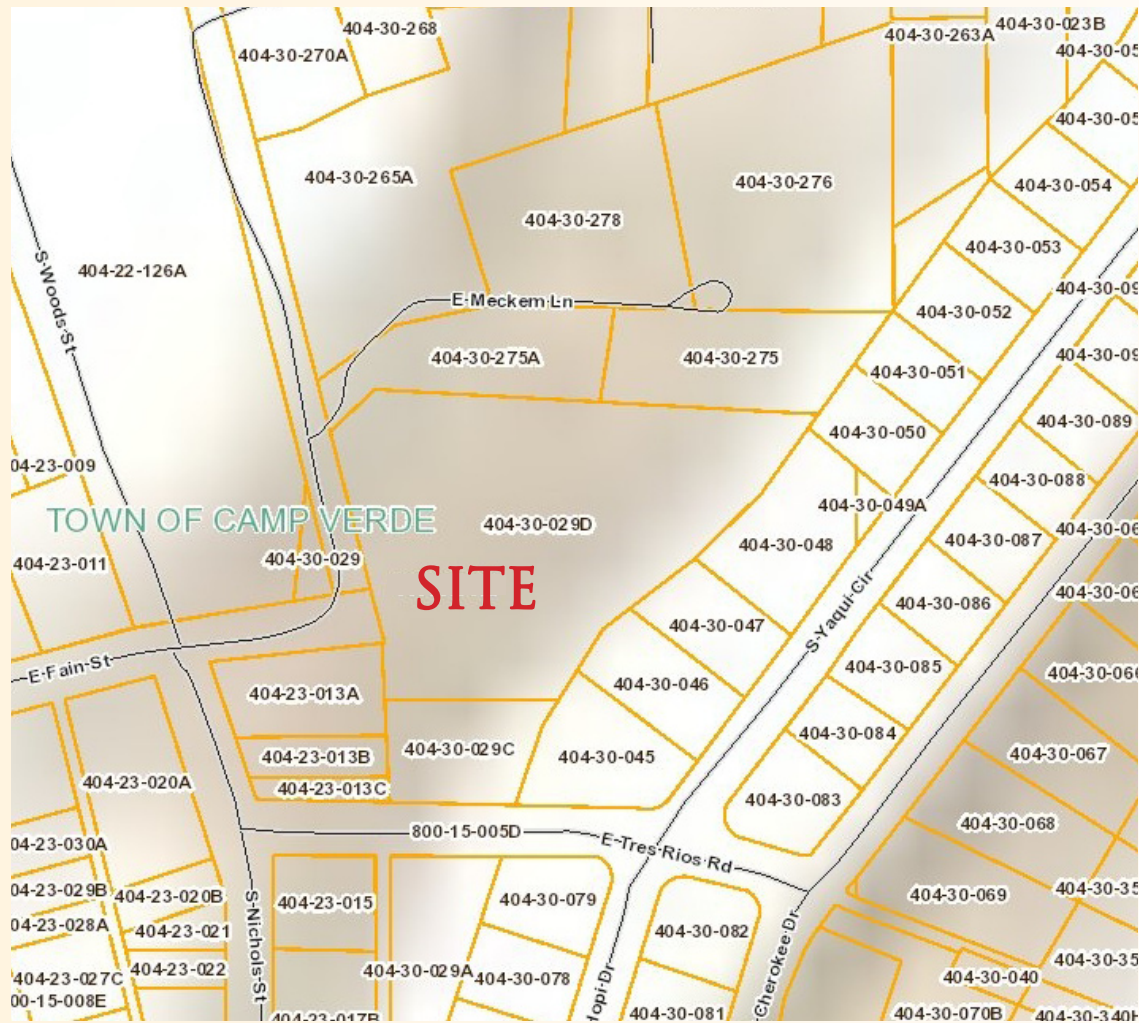
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PARCEL VIEW



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COMMUNITY PROFILE

Camp Verde is located 86 miles north of Phoenix in Yavapai County. As a result of being geographically centered in the state's lush Verde Valley, the climate is moderate. The hot summer days are often cooled by monsoons rains and the winters are mild. Camp Verde's valley floor is classified as Lower Sonoran Desert. However, because it is situated on the Verde River, Camp Verde occupies a rare and enviable position among Arizona cities and towns.

Camp Verde is one of Arizona's premier tourism destinations. Less than an hour from Phoenix, Flagstaff, Prescott and Payson, Camp Verde and the surrounding Verde Valley offers numerous venues for visitors, be your interest in history and cultural heritage, boating, hiking, biking, wine tasting or visiting one of its downtown microbreweries.

Attractions in Camp Verde include Montezuma Castle National Monument, Montezuma's Well, the Verde River, Fort Verde Historic State Park, Out of Africa Wildlife Park and Cliff Castle Casino. The Town also hosts a Spring Heritage Pecan and Wine Festival, the Verde Valley Archaeology Fair and the Verde River Runoff!

The populations is less than 11,000. The waterways that meander throughout the community provide an abundance of riverfront properties, recreational opportunities and are a habitat for wildlife, such as bald eagles, hawks, blue heron, beavers and otters. Towering above the valley are majestic mountains that provide a scenic view.

The Town consists of fields of flat river-plain, traversed by the Verde River (18 miles of river lies within the Town limits) and its tributaries, with desert hills and mesas rising in the forefront of the distant mountains. Beyond the immediate settlement, the land is public, mostly administered by the U.S. Forest Service.

Camp Verde maintains its western, rural, friendly, and historic atmosphere with scenic beauty while meeting the needs of its citizens by providing shopping and employment opportunities along with reasonably priced housing.



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