

**OWNER WILL CARRY**

## 6.7487 ACRES INDUSTRIAL/COMMERCIAL LAND

State Highway 260, Cottonwood, Arizona

**Offered at \$882,000**



### TABLE OF CONTENTS

<i>Property Description</i>	<i>2</i>
<i>Maps</i>	<i>3-5</i>
<i>Executive Summary</i>	<i>6-7</i>
<i>Zoning Description</i>	<i>8-10</i>
<i>Area Description</i>	<i>11-12</i>

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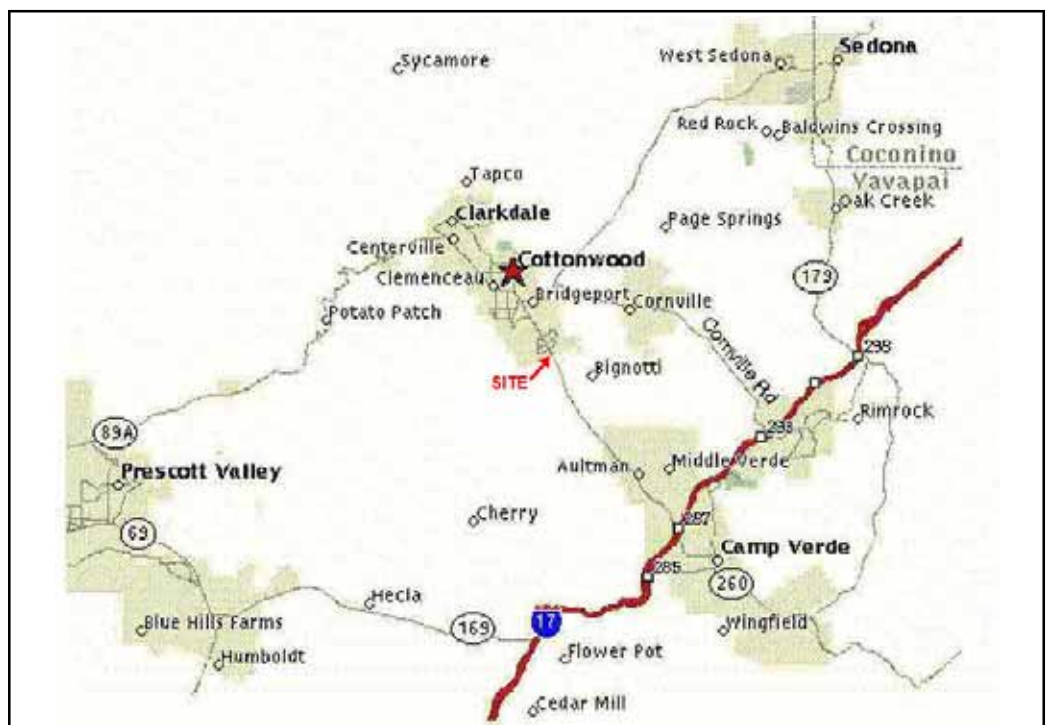


The information contained herein has been obtained from sources deemed reliable, however, its accuracy is not guaranteed.

Any prospective purchaser should independently verify any information upon which they would base a purchase decision.

9/10/08

## EXCLUSIVE VERDE VALLEY DEVELOPMENT PROPERTY!



Location of subject Property.

**Exclusively offered by:**

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View of Verde Valley.

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## EXECUTIVE SUMMARY

**PROPERTY LOCATION:** Located at the entrance to the City of Cottonwood, AZ; 100 miles North of Phoenix, 35 miles East of Prescott, and minutes from Sedona on Highway 260 and West Highway 89A.

**PROPERTY BRIEF:** Prime Industrial/Commercial site with Interstate access minutes away. Surrounding property owners are Steve Coury Buick, Tom Griffith Enterprises, Flight Miniatures, and the future site of APS (Arizona Public Service). Parcel may be split in accordance with City of Cottonwood regulations. Additional parcels may be available for sale.

**PRICE:** \$882,000 (\$3/sq. ft.)

**TERMS:** Cash, cash to new loan, Seller will carry with 25% down, interest only payments at 7.5%, balance due in 10 years.

**LEGAL DESCRIPTION:** Provided in Escrow.

**COUNTY:** Yavapai.

**PROPERTY TYPE:** Industrial/Commercial land (see attached zoning ordinance from the City of Cottonwood for specific information).

**APPROXIMATE LAND SIZE:** 6.7487 acres.

**TOPOGRAPHY:** Level, rolling, sloped.

**PROPERTY TAXES FOR 2007:** \$1,748

**TAX IDENTIFICATION:** 407-09-163G.

**ZONING:** I-2 Heavy Industrial (See following zoning description).

**UTILITIES AVAILABLE:** Utilities close to Property; cost of extensions may vary.

**ADDITIONAL REMARKS:** To find out information on surrounding businesses, see websites listed: [www.stevécoury.com](http://www.stevécoury.com), [www.griffithent.com](http://www.griffithent.com), and [www.genesisworldwide.biz](http://www.genesisworldwide.biz).

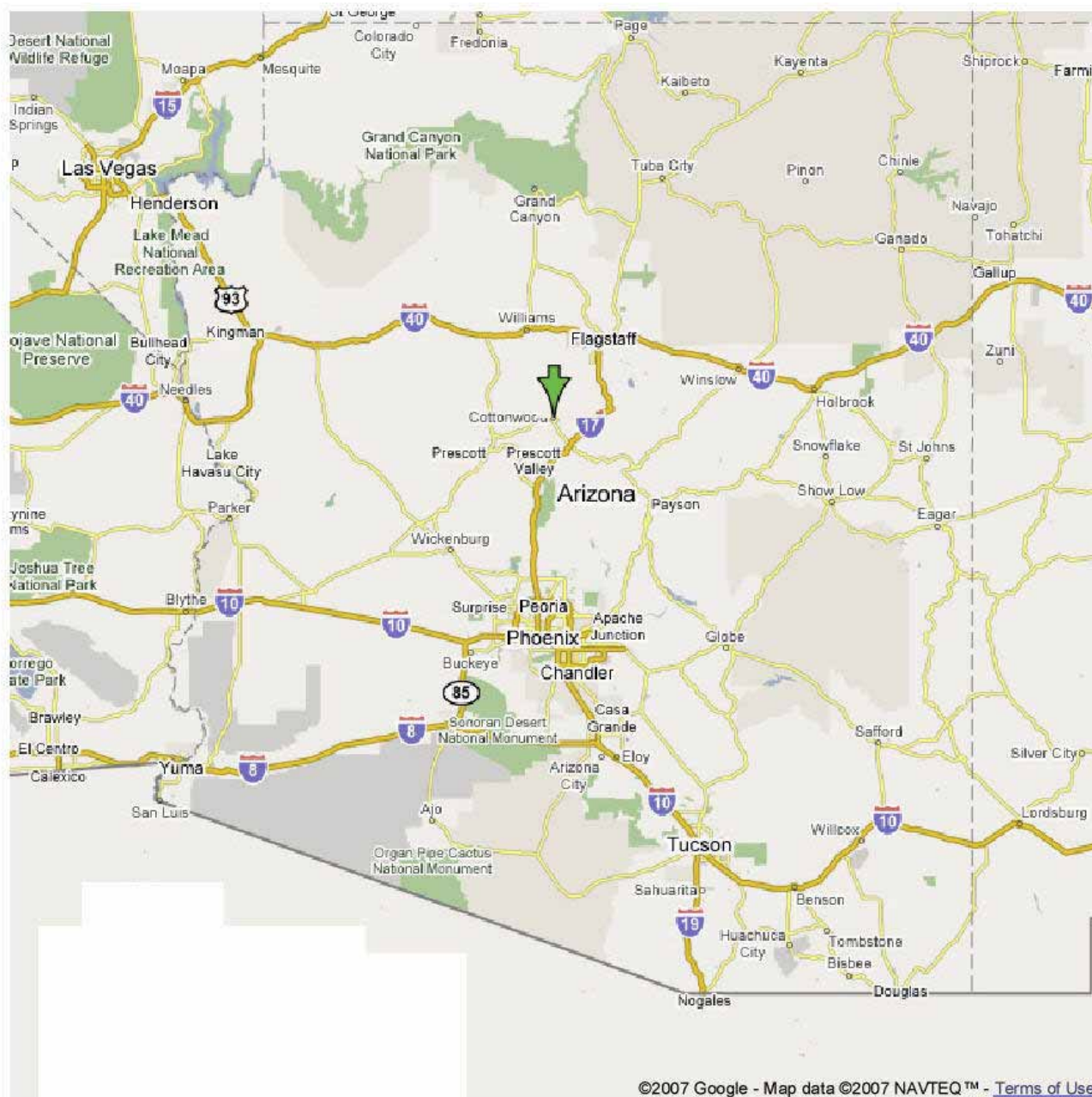


Looking north from Property



Subject Property Site

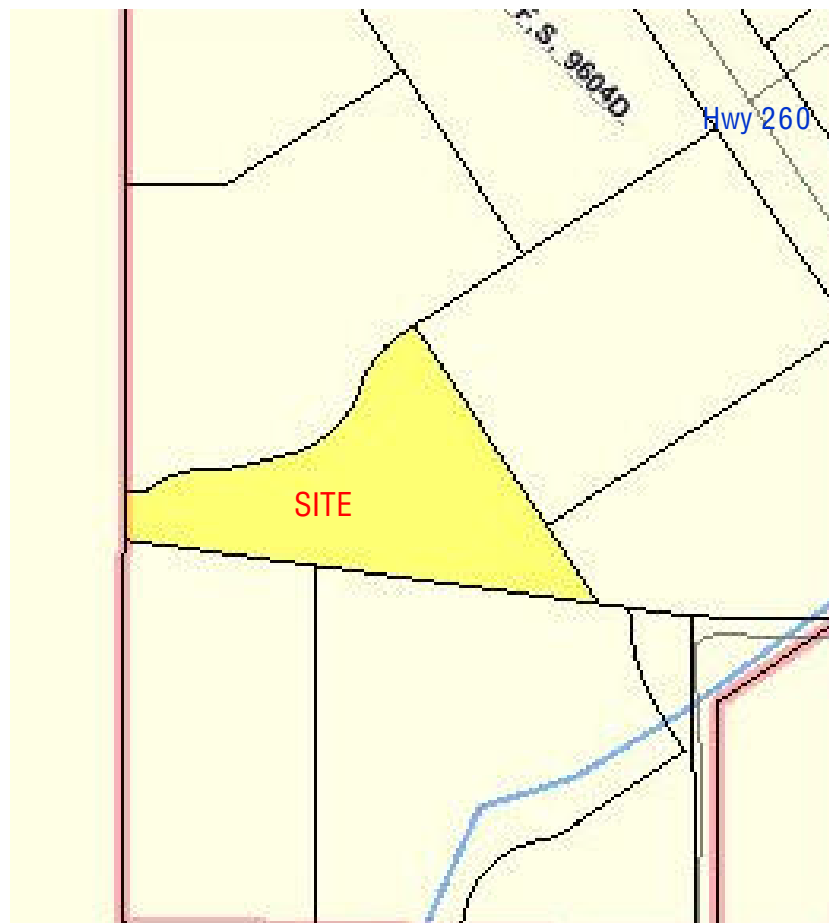
## Location Map—Cottonwood, AZ



Arizona Map showing Cottonwood, AZ

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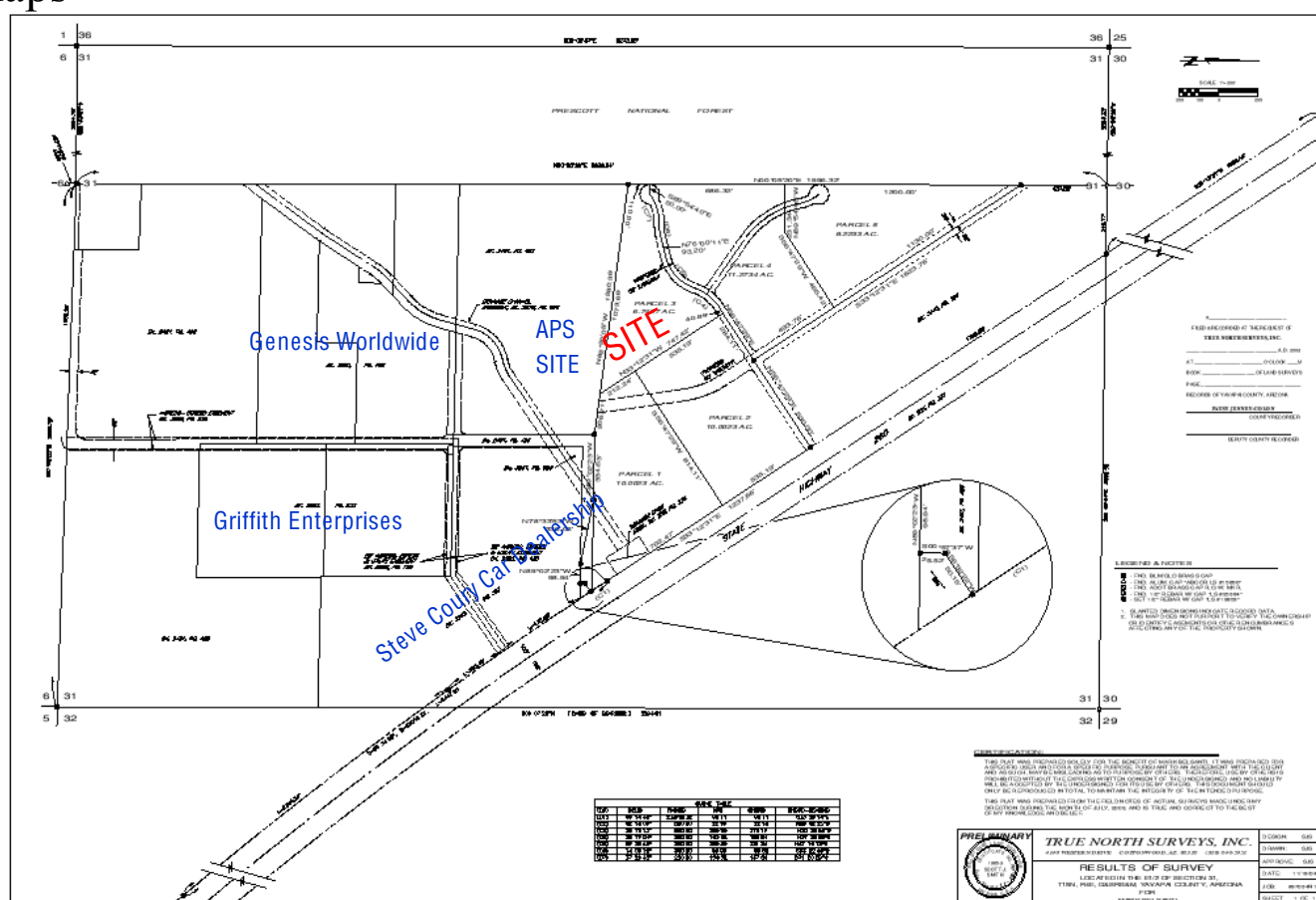
## Parcel Map



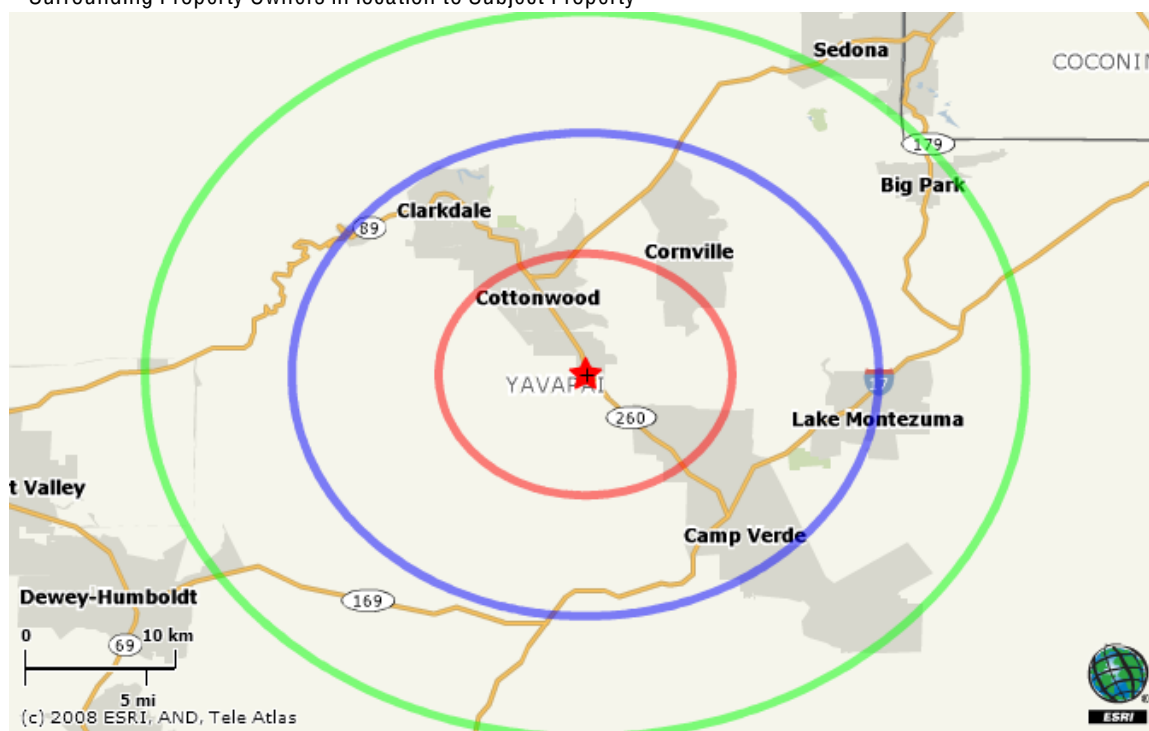
Arizona Map showing Cottonwood, AZ

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# Maps



Surrounding Property Owners in location to Subject Property



Demographics Map

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# Executive Summary



## Executive Summary

Prepared By: STDBonline.com

Site Type: Radius	Lat: 34.663766 Lon: -111.974180 Radius: 5 mile	Lat: 34.663766 Lon: -111.974180 Radius: 10 mile	Lat: 34.663766 Lon: -111.974180 Radius: 15 mile
<b>2008 Population</b>			
Total Population	18,584	45,027	62,695
Male Population	48.0%	48.4%	48.2%
Female Population	52.0%	51.6%	51.8%
Median Age	45.7	45.3	47.4
<b>2008 Income</b>			
Median HH Income	\$43,211	\$42,744	\$44,058
Per Capita Income	\$22,679	\$22,191	\$24,230
Average HH Income	\$55,509	\$54,364	\$57,955
<b>2008 Households</b>			
Total Households	7,362	18,175	25,900
Average Household Size	2.48	2.43	2.38
1990-2000 Annual Rate	4.97%	4.25%	4.43%
<b>2008 Housing</b>			
Owner Occupied Housing Units	70.2%	65.8%	65.4%
Renter Occupied Housing Units	22.0%	24.2%	23.0%
Vacant Housing Units	7.8%	10.0%	11.7%
<b>Population</b>			
1990 Population	9,119	22,403	30,352
2000 Population	14,857	33,785	46,498
2008 Population	18,584	45,027	62,695
2013 Population	21,907	53,909	75,270
1990-2000 Annual Rate	5%	4.19%	4.36%
2000-2008 Annual Rate	2.75%	3.54%	3.69%
2008-2013 Annual Rate	3.34%	3.67%	3.72%

In the identified market area, the current year population is 62,695. In 2000, the Census count in the market area was 46,498. The rate of change since 2000 was 3.69 percent annually. The five-year projection for the population in the market area is 75,270, representing a change of 3.72 percent annually from 2008 to 2013. Currently, the population is 48.2 percent male and 51.8 percent female.

<b>Households</b>			
1990 Households	3,630	9,000	12,497
2000 Households	5,895	13,649	19,284
2008 Households	7,362	18,175	25,900
2013 Households	8,705	21,853	31,193
1990-2000 Annual Rate	4.97%	4.25%	4.43%
2000-2008 Annual Rate	2.73%	3.53%	3.64%
2008-2013 Annual Rate	3.41%	3.75%	3.79%

The household count in this market area has changed from 19,284 in 2000 to 25,900 in the current year, a change of 3.64 percent annually. The five-year projection of households is 31,193, a change of 3.79 percent annually from the current year total. Average household size is currently 2.38, compared to 2.36 in the year 2000. The number of families in the current year is 16,847 in the market area.

### Housing

Currently, 65.4 percent of the 29,322 housing units in the market area are owner occupied; 23.0 percent, renter occupied; and 11.7 percent are vacant. In 2000, there were 21,502 housing units—65.4 percent owner occupied, 24.3 percent renter occupied and 10.3 percent vacant. The rate of change in housing units since 2000 is 3.83 percent. Median home value in the market area is \$209,130, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.61 percent annually to \$215,624. From 2000 to the current year, median home value changed by 8.01 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

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## Executive Summary—Cont.



### Executive Summary

Prepared By: STDBOnline.com

Site Type: Radius	Lat: 34.663766 Lon: -111.974180 Radius: 5 mile	Lat: 34.663766 Lon: -111.974180 Radius: 10 mile	Lat: 34.663766 Lon: -111.974180 Radius: 15 mile
<b>Median Household Income</b>			
1990 Median HH Income	\$19,880	\$19,166	\$20,446
2000 Median HH Income	\$33,015	\$32,912	\$33,823
2008 Median HH Income	\$43,211	\$42,744	\$44,058
2013 Median HH Income	\$50,751	\$49,811	\$51,954
1990-2000 Annual Rate	5.2%	5.54%	5.16%
2000-2008 Annual Rate	3.32%	3.22%	3.26%
2008-2013 Annual Rate	3.27%	3.11%	3.35%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$11,630	\$12,637	\$13,007
2000 Per Capita Income	\$17,391	\$17,096	\$18,382
2008 Per Capita Income	\$22,679	\$22,191	\$24,230
2013 Per Capita Income	\$25,941	\$25,149	\$27,779
1990-2000 Annual Rate	4.11%	3.07%	3.52%
2000-2008 Annual Rate	3.27%	3.21%	3.4%
2008-2013 Annual Rate	2.72%	2.53%	2.77%
<b>Average Household Income</b>			
1990 Average Household Income	\$24,925	\$23,923	\$26,220
2000 Average Household Income	\$41,816	\$41,667	\$43,743
2008 Average HH Income	\$55,509	\$54,364	\$57,955
2013 Average HH Income	\$63,330	\$61,526	\$66,356
1990-2000 Annual Rate	5.31%	5.71%	5.25%
2000-2008 Annual Rate	3.49%	3.27%	3.47%
2008-2013 Annual Rate	2.67%	2.51%	2.74%

#### Households by Income

Current median household income is \$44,058 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$51,954 in five years. In 2000, median household income was \$33,823, compared to \$20,446 in 1990.

Current average household income is \$57,955 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$66,356 in five years. In 2000, average household income was \$43,743, compared to \$26,220 in 1990.

Current per capita income is \$24,230 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$27,779 in five years. In 2000, the per capita income was \$18,382, compared to \$13,007 in 1990.

#### Population by Employment

Total Businesses	720	1,834	2,382
Total Employees	3,966	10,431	12,931

Currently, 94.1 percent of the civilian labor force in the identified market area is employed and 5.9 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.3 percent of the civilian labor force, and unemployment will be 5.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 54.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 53.6 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 24.0 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 22.4 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 74.8 percent of the market area population drove alone to work, and 5.3 percent worked at home. The average travel time to work in 2000 was 22.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

#### Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 15.4 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 31.7 percent were high school graduates only (29.6 percent in the U.S.)
- 6.9 percent had completed an Associate degree (7.2 percent in the U.S.)
- 12.7 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.9 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.

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9/10/2008

Page 2 of 2

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# Cottonwood, Arizona—Zoning Ordinance

## SECTION 422. "I-2" ZONE, HEAVY INDUSTRIAL.

### A. PURPOSE.

This district is intended to provide for and encourage commercial, industrial and manufacturing development within the City, while insuring that such activities will in no manner affect in a detrimental way any of the surrounding districts.

### B. PERMITTED USES.

1. Any permitted or conditional use in the C-2 Zone, except residences and mobile homes.
2. Warehouses.
3. Outdoor storage yards and junk yards.
4. Automobile wrecking yards.
5. Heavy construction equipment yards.
6. Industrial and manufacturing establishments.
7. Accessory buildings, structures and uses customarily incidental to a permitted use.

### C. CONDITIONAL USES.

1. Adult Uses (as defined in Section 201)
  - a. An adult use shall meet the following separation criteria whereas the exterior building wall of adult uses shall not be located within five hundred (500) feet of the exterior property lines of:
    - (1) A nursery school, elementary school, secondary school or high school.
    - (2) Public libraries, service clubs, neighborhood or community public recreation facilities, and publicly owned and operated swimming or aquatic facilities.
    - (3) A state designated Local Alcohol Reception Center.
    - (4) A church.
    - (5) Bar or Cocktail Lounge.
  - b. Any adult use lawfully operating is not rendered in violation of these provisions by the subsequent location of a nursery school, elementary school, secondary school, high school, public library, service club, neighborhood or community public recreation facility, publicly owned and operated swimming or aquatic facility, state designated local alcohol reception center, church, bar or cocktail lounge.



- c. For the purpose of calculating the separation requirements, the distance shall be measured from the exterior surface of the walls of the buildings or portions thereof, in which the businesses are conducted.
  - d. An adult use shall not be located within five hundred (500) feet of any other adult use, measured from exterior building wall to exterior building wall.
  - e. The exterior building wall of an adult use shall not be located within five hundred (500) feet of an existing residential district boundary. A residential district for the purposes of this section shall include the following zoning districts: GA, AR-70, AR-43, AR-20, R-1, R-2, R-3, R-4, MH, or residentially designated areas within a P. U. D. zoning district.
  - f. Any adult use will be required to obtain any and all required licenses for such business including a Cottonwood Business Registration.
- 2. Residences as allowed in the "R-3" Zone, subject to the property development standards of the "R-3" Zone.
  - 3. Mobile Home Parks, subject to the property development standards of the "MH" Zone.
  - 4. Sand and gravel plants, mines, batch plants, concrete plants and similar uses.
  - 5. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

D. PROPERTY DEVELOPMENT STANDARDS.

- 1. Minimum Lot Area: 5,000 Sq. Ft.
- 2. Minimum Average Lot Width: 50 Ft.
- 3. Minimum Front Yard: 20 Ft.
- 4. Minimum Side Yard:
  - a. None required.
  - b. Where a lot adjoins a lot in a residential district along its side lot line, there shall be a 15 Ft. side yard.
  - c. Where a lot line abuts a street there shall be a 10 Ft. side yard.
- 5. Minimum Rear Yard: 5 Ft., except that if the lot adjoins a lot in a residential district along its rear lot line, there shall be a rear yard equal to the rear

yard required in the residential zone.

6. Maximum Building Height: 2 ½ stories, but not to exceed 35 Ft., unless otherwise permitted under a Conditional Use Permit.
7. Screening: Where the lot adjoins or is adjacent to a residential district, an industrial, as listed under the Permitted Uses of I-2 Zone shall be screened from the residential property by a solid masonry fence, a minimum of six (6) Ft. in height; the height of such fence shall be subject to the provisions as set forth:
  - a. The Planning and Zoning Administrator shall submit a recommendation as to the appropriate screening which includes findings of fact. This recommendation shall be presented to the Planning and Zoning Commission and/or City Council for their review, revision and approval. Such findings of fact must be forwarded to the applicant and maintained as public record. Such findings of fact shall be based on but not limited to the following considerations:
    - (1) Compatibility of land uses.
    - (2) Environmental effects of commercial or industrial use.
    - (3) Potential nuisance created by commercial or industrial use.

E. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

F. SIGNS.

The provisions of Section 405 shall apply.

G. PARKING AND LOADING.

The provisions of Section 406 shall apply.

H. PLAN REVIEW.

The provisions of Section 303 shall apply.

I. DEVELOPMENT REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences and individual mobile homes.

J. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single-family residences.

K. LANDSCAPING REQUIREMENTS.

The provisions of Section 407 shall apply to all uses other than single-family residences.

## Verde Valley Area Photos



Mingus Mountain



Jerome State Historic Park



Ft. Verde State Historical Park



Dead Horse State Park

## AREA DESCRIPTION

The Cottonwood/Verde Valley area is located geographically in the center of Arizona, approximately 100 miles North of Phoenix and 19 miles Southwest of Sedona. Cottonwood is bordered on the South, East and West by high mountains and on the North by mesas and buttes. Cottonwood is situated at an elevation of 3,300 feet. The City of Cottonwood attracts residents with its blend of rural atmosphere and urban amenities, offering shopping, financial, and professional services against the picturesque backdrop of the Verde River.

The first permanent settler in Cottonwood arrived in the area in 1875. The Verde River, which flows through the valley and the area's fertile soil drew more settlers to the area. In the early 1900's, copper mining boomed on Mingus Mountain, above the Verde Valley, drawing miners from many different countries and cultures establishing a mining camp later named Jerome, Arizona. The mines eventually diminished leaving Jerome almost deserted, only to be later repopulated. Outside Jerome, the Verde Valley grew and thrived.

Cottonwood is one of several municipalities in Yavapai County, which is roughly the size of Massachusetts and larger than Connecticut, Delaware, Rhode Island, and New Jersey. Just 15% of the county's 8,125 square miles are privately owned; the remaining 85% is divided among portions of three national forests (Prescott, Coconino, and Tonto), the Bureau of Land Management, the state of Arizona, and Native American reservations.



## Verde Valley Area Photos



Tuzigoot National Park



Montezuma Castle



Casino in Camp Verde



Local antique store



Close up of Coffee Pot Rock

## AREA DESCRIPTION (CONT'D)

The distinctive scenery and natural beauty of the Verde Valley attract millions of visitors each year, many of whom decide to take up residence in the area. Tourism is one of the leading industries in the Cottonwood area, with visitors coming to see ruins of Native American dwellings at Tuzigoot National Monument and Montezuma's Castle National Monument, as well as the famous red rocks of Sedona, the artists' colony in historic Jerome, and various local fairs and festivals. Hang-gliding, hiking, casino gaming, and fishing are popular with residents and visitors alike, as are local museums and concerts. Cottonwood is known for its retail shops, ranging from quaint stores located in the Old Town area to large, modern shopping centers. The city is also home to two golf courses and a riverfront park.

Highway 260 links Cottonwood to Interstate 17, which runs North to Flagstaff and South to Phoenix. Highway 89A, which links Cottonwood with Sedona, underwent an extensive widening project. Completed in September of 2002, Highway 89A was constructed to a total of four lanes wide, and travel time between the cities was cut to approximately 15 minutes. Additionally, the Mingus Bypass connects 89A to Mingus Avenue, which is located just three blocks North of Copperwood Square. Interstate 40 also services Yavapai County, which runs East-West, linking the area to California, as well as to destinations in the Midwest and on the East Coast. Public transit is provided by the Cottonwood Area Transit System (EATS). The Cottonwood Municipal Airport provides public and commercial air service. Shuttles are also available to and from Phoenix Sky Harbor International Airport.

Aside from tourism, Yavapai County's principal industries are ranching, manufacturing, and mining. Cottonwood itself is home to 160 acres of industrial parks, while retail and professional services also play significant roles in the local economy. Verde Valley Medical Center, one of the premier healthcare facilities in Northern Arizona, is situated on 40 acres in Cottonwood. In 1999, the center witnessed the completion of a \$25-million expansion to a 99-bed hospital. Other major employers in Cottonwood include Griffith Enterprises, Flight Miniatures, Qwest, and Super Wal-Mart. The neighboring city of Clarkdale is home to Phoenix Cement Company, Mold-in Graphics, Empire, and CTI, among others. Residents are also within 16 miles of major employers in Sedona, such as hotels and resorts. Sedona's popularity with visitors has also prompted a surge in vacation home construction, which has supported additional jobs in the area.

Today, Cottonwood is a friendly, fast-growing family community that has more than doubled in population in the past 20 years with population presently at 9,500 and projected to grow in size to 17,000 by the year 2025. Yavapai County is once again experiencing a boom period with rapid increase in population growth. The clear dry air and moderate temperatures attract people of retirement age as well as those wishing to raise families away from the congestion and crime of the cities. According to the 1990 census the County population was 107,714, the population estimate is now 129,500.

You may visit the following web addresses for detailed information:

**City of Cottonwood**

**[www.ci.cottonwood.az.us](http://www.ci.cottonwood.az.us)**