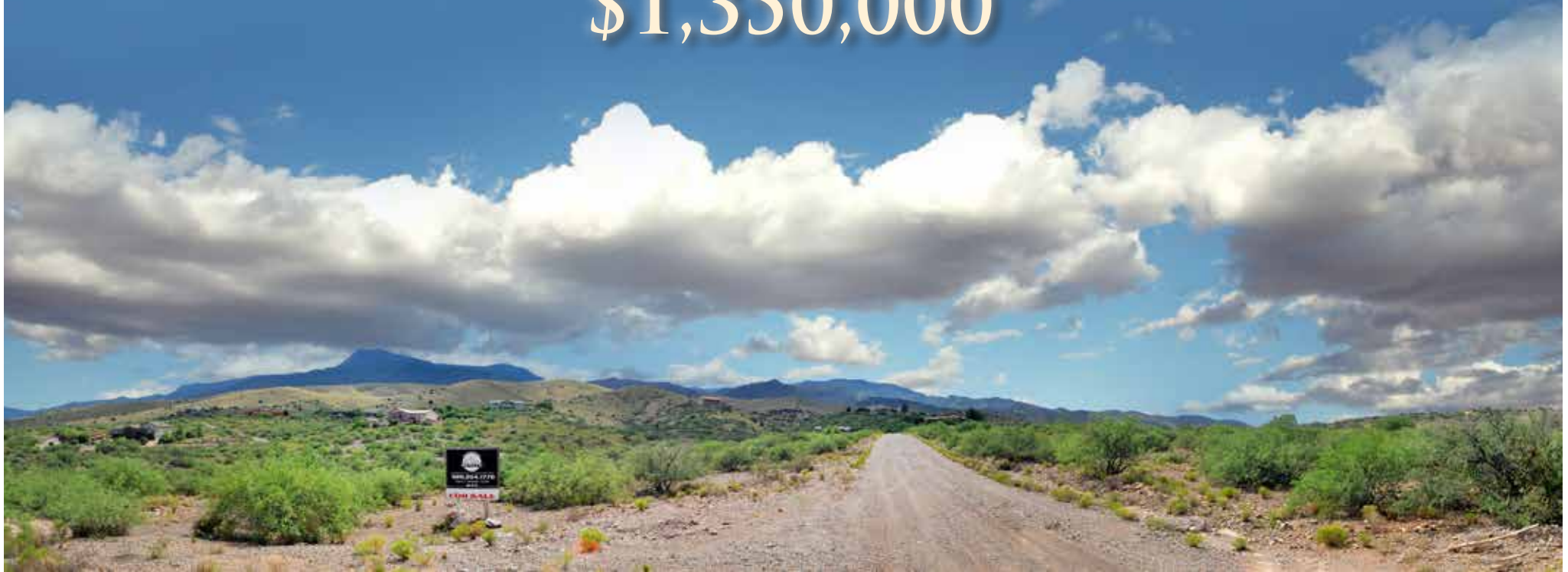


# SIENNA CANYON SUBDIVISION

## CLARKDALE, ARIZONA

WWW.DAVINCIREALTY.COM

\$1,350,000



COMMERCIAL  
DIVISION



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM

928.254.1770 (C)

928.779.3800 (O)

928.222.0189 (F)

mark@davincirealty.com

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



# PROPERTY PROFILE

## PROPERTY LOCATION

Located in the quaint town of Clarkdale, AZ off Highway 89A minutes from Sedona and adjacent to Cottonwood and the famous town of Jerome. Five minutes from the Verde Valley Medical Center, Home Depot, & Super Wal-Mart.

Follow Highway 89A north past Verde Valley Medical Center and northwest to Jerome. Turn left on Old Jerome Highway to Tavasci Rd and right to the property. The property encompasses both sides of Tavasci Road.

## PROPERTY BRIEF

DEVELOPER'S DREAM IN THE BEAUTIFUL VERDE VALLEY! Fully Entitled subdivision in Clarkdale, Arizona. The available property consists of 45 residential lots and two tracts of land for future development on 24.31 pristine acres. With a backdrop of Mingus Mountain, the views of the Verde Valley, Red Rocks of Sedona, and the San Francisco Peaks are dramatic. Sale includes Final Plat , Construction Drawings, Engineering , Land Planning , and ADEQ approvals.

The 45 lots are between .23 and .62 Acres. The tracts of land intended for future use are across the wash from the homesites and total 3.36 acres. These tracts could be rezoned to multi-family or office with Town of Clarkdale approval. Beautiful, expensive single family homes surround as neighbors. The property is also available in three smaller portions of 5.64 acres, 5.75 acres and 12.91 acres without a final plat.

Submit to Owner Carry. Owner/Agent



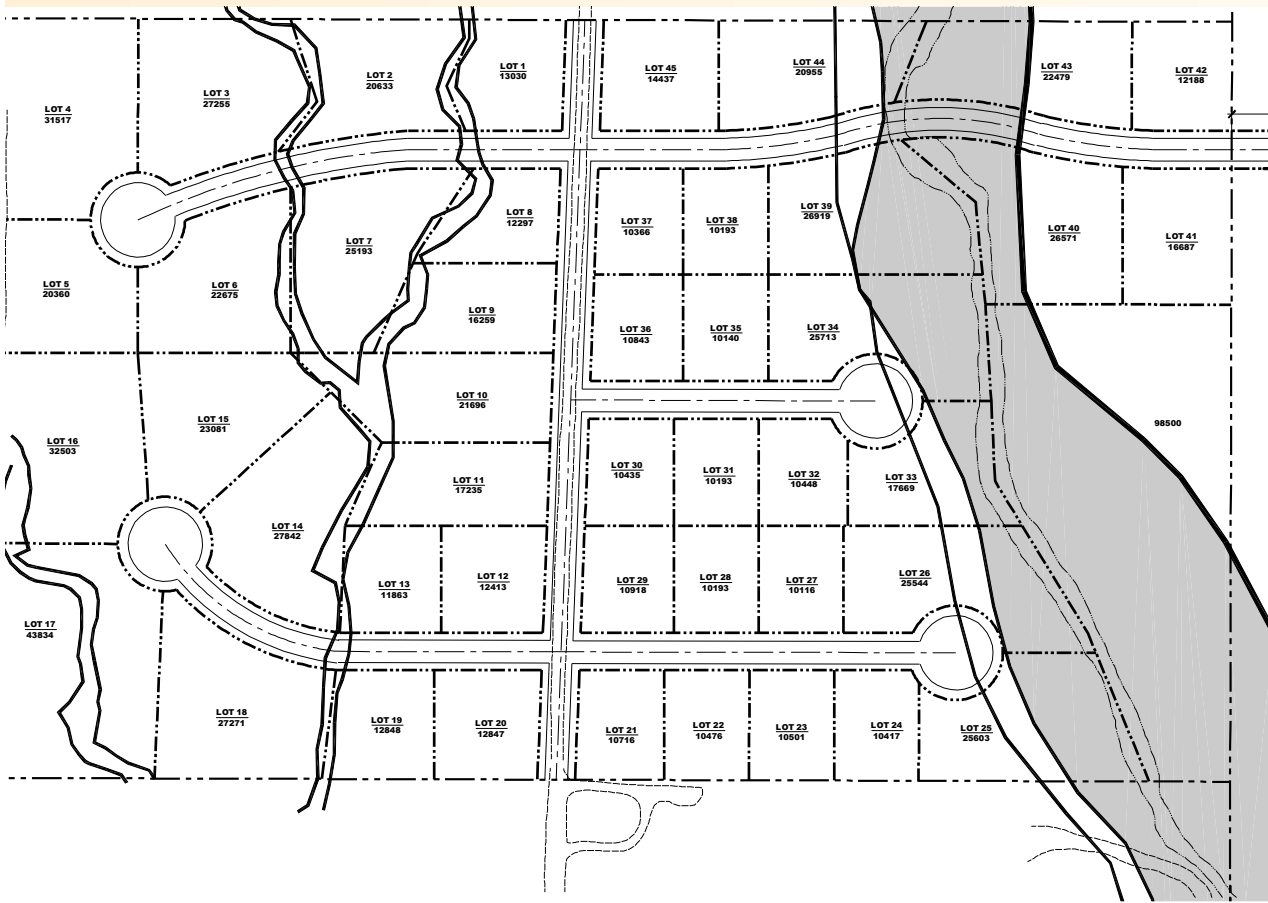
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# INFORMATION



PRICE	\$1,350,000
PRICE PER ACRE	\$55,533
TERMS	Cash, Cash to New Loan, Submit to OMC
PARCEL SIZE	24.31 Acres
ZONING	R-1-10
PARCEL NUMBER	406-27-007B
PROPERTY TYPE	Residential Land
COUNTY	Yavapai
PROPERTY TAXES 2012	\$11.06
UTILITIES	Clarkdale water within 200 feet of property Clarkdale sewer within 400 feet of property Electricity at property

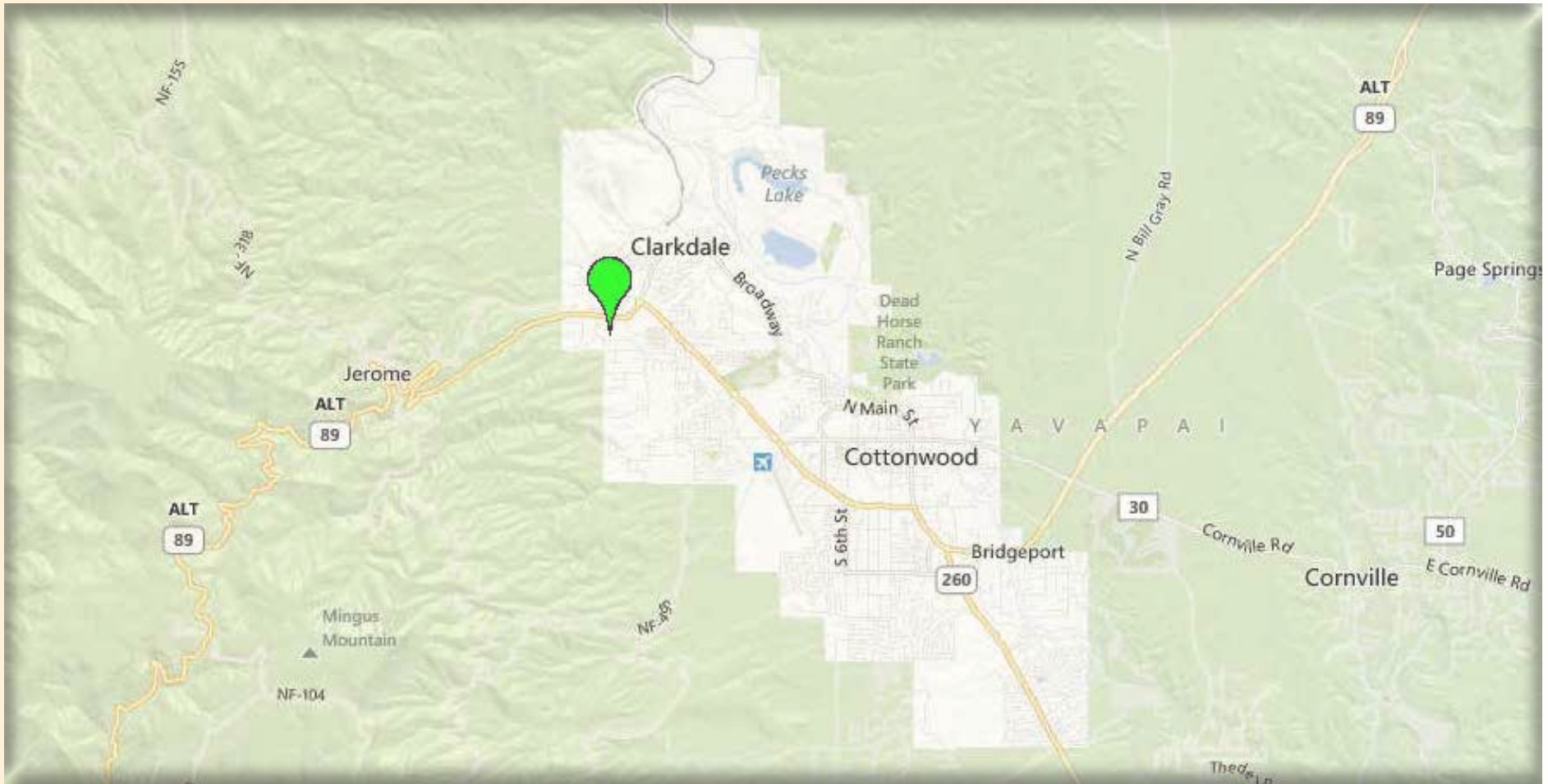


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# LOCATION

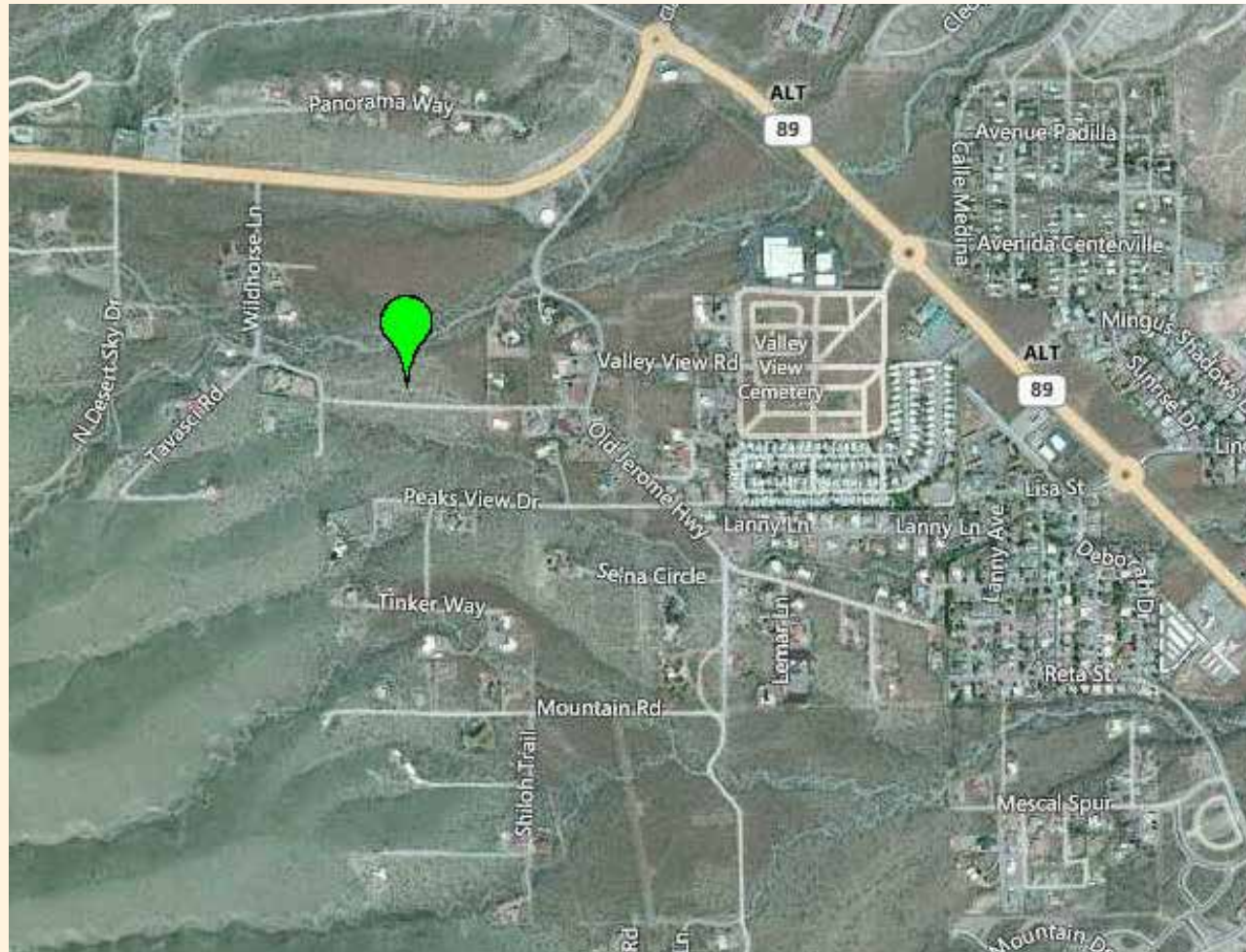


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# AERIAL VIEW



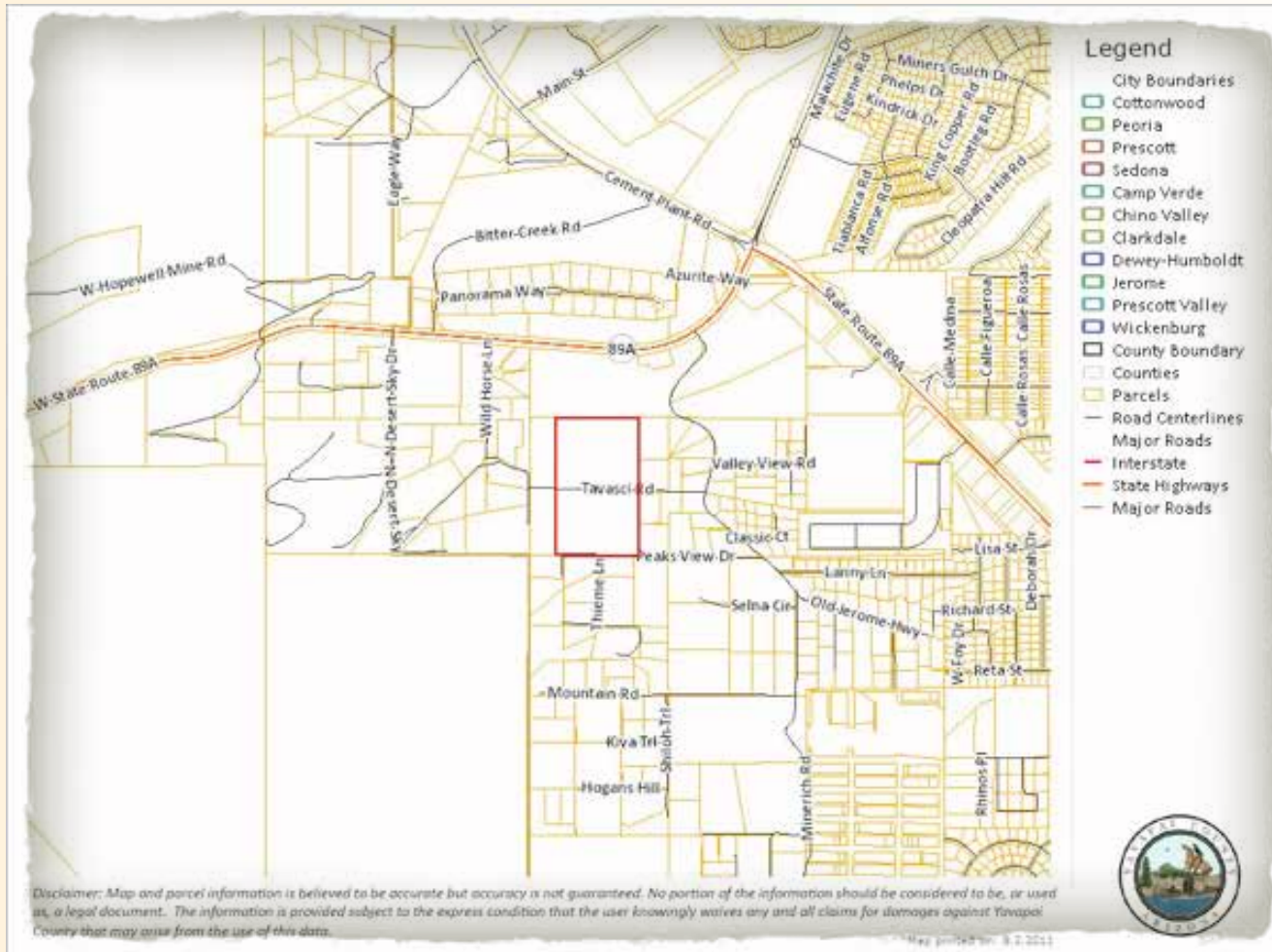
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# PARCEL MAP

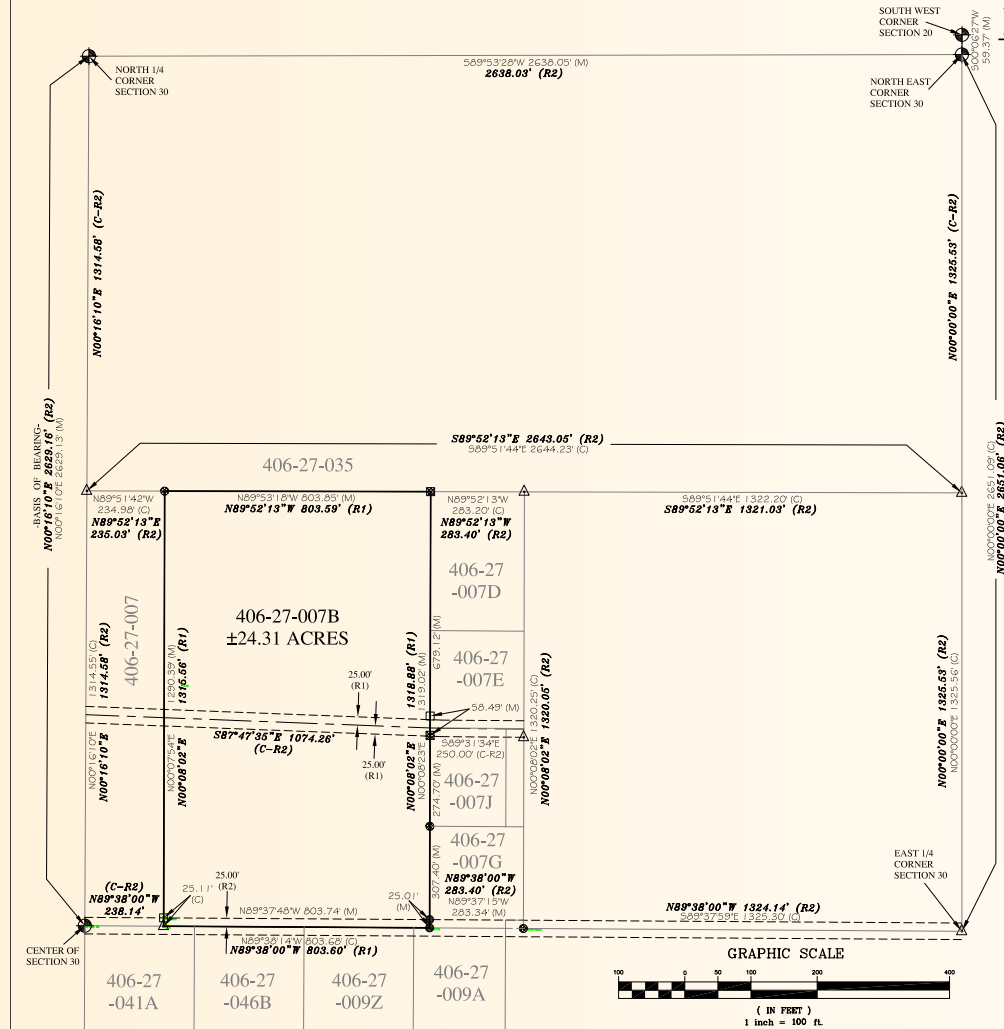


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# ALTA SURVEY



## RESULTS OF SURVEY

**406-27-007B**  
THAT PART OF THE SW1/4 OF  
THE NE 1/4 OF SECTION 30,  
TOWNSHIP 16 NORTH, RANGE 3 EAST,  
GILA & SALT RIVER BASE & MERIDIAN,  
YAVAPAI COUNTY, ARIZONA

- ◆ INDICATES SECTION CORNERS WITH "DR. M.J." BRASS CAP UNLESS OTHERWISE NOTED
- INDICATES 1/2" REBAR WITH NO IDENTIFYING MARKS UNLESS OTHERWISE NOTED
- ⊗ INDICATES 1/2" REBAR WITH OBLITERATED CAP
- INDICATES 5/8" REBAR WITH "LS 13015" CAP
- INDICATES 1/2" REBAR WITH "LS 13053" CAP
- △ INDICATES RECORD LOCATION, NOTHING SET OR FOUND
- (C) INDICATES CALCULATED DIMENSION
- (M) INDICATES MEASURED FIELD DIMENSION

(R1) INDICATES RECORD DIMENSION FOUND ON THAT DOCUMENT, RECORDED IN BOOK 1092, PAGE 340, IN THE RECORDS OF YAVAPAI COUNTY, ARIZONA

(R2) INDICATES RECORD DIMENSION FOUND ON THAT UNRECORDED, PLAT CONDUCTED BY HAROLD HALLETT DATED 3-18-1977, AND REVISED 3-23-1990.

NOTE:  
ALL MONUMENTS FOUND DURING THE COURSE OF THIS SURVEY THAT WERE ACCEPTED AS THE CORNERS OF THE SUBJECT PROPERTY WERE MARKED WITH A PLASTIC ACCEPTANCE CAP STAMPED "LS 26923", IF NOT ALREADY MARKED WITH AN LS CAP.

THIS MAP IS PUBLISHED SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF THE PUBLIC RECORD, AND REFLECTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION THIS 29TH DAY OF APRIL, 2005.

DUGAN L. McDONALD R.L.S.

JOB #05-0421LS

**HERITAGE**  
LAND SURVEYING & MAPPING INC.  
DUGAN L. McDONALD R.L.S.  
PO BOX 3270  
CAMP VERDE, AZ 86322  
928-567-9170

406-27-007B



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# COMMUNITY PROFILE



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 first 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 unified 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 streetscape 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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# COMMUNITY PROFILE

Beyond the original town site, Clarkdale occupies approximately 10.1 square miles in the Verde Valley. Clarkdale is home to the Yavapai College Verde Campus, the Northern Arizona Regional Skill Center and the Small Business Development Center and soon, the new Academic Resource Center. High school students in Clarkdale attend Mingus Union High School, and the Clarkdale-Jerome Elementary School boasts an excellent reputation for educating our students from Kindergarten through Eighth Grade. The Verde River bisects the north portion of the town at a low elevation of around 3,300 feet. The west side of the town boundary is located along the foothills of Mingus Mountain in the Black Hills Range at a high elevation of approximately 4,600 feet above sea level.

On the northeast border of Clarkdale, the National Park service operates the 42-acre Tuzigoot National Monument, an 800 year old Sinagua pueblo, which is surrounded by hiking trails and hosts a complete museum. Tavasci Marsh borders Tuzigoot National Monument and has been designated as an Important Birding Area by the North American Audubon Society. Arizona State Parks also manages portions of the Verde River Greenway along the Verde River in Clarkdale. The Town is surrounded by lands of the Prescott National Forest to the west and lands of the Coconino National Forest to the east. In addition, trust lands of the Yavapai-Apache Nation are located within the town boundary. Incorporated in 1957, Clarkdale operates under the Council-Manager form of government, with an elected Mayor and four Council Members who serve in office for 4-year, staggered terms. Citizen volunteers serve on various Boards and Commissions and all citizens are encouraged to actively engage in community issues.



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