

# 16.8 ACRES OF COMMERCIAL LAND

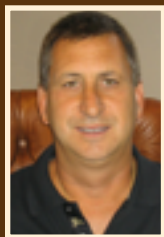
1945 S STATE ROUTE 260, COTTONWOOD, AZ 86326

FOR SALE \$1,900,000

[WWW.DAVINCIREALTY.COM](http://WWW.DAVINCIREALTY.COM)



COMMERCIAL  
INVESTMENTS



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM

928.254.1770 (C)

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# PROPERTY PROFILE

## PROPERTY LOCATION

Located on Hwy 260 in Cottonwood, AZ, 1/2 mile south of Super Wal-Mart on the east side of the Highway and approximately five miles north of Interstate 17.

## PROPERTY DESCRIPTION

Five separate parcels consisting of 16.8 acres with approximately 877 feet of Hwy frontage. Property is zoned PAD (Planned Area Development) which includes a broad range of land uses including, but not limited to hotel and resort, retail, service, offices, multi-family and single family residential, and any public or semi-public use or combination of uses through the adoption of a Master Development Plan (MDP) which sets forth land-use relationships, development standards, and goals consistent with the City of Cottonwood General Plan. The Cottonwood General Plan displays this area (Area 10) as "Commercial Core". Owner may consider SELLER FINANCING.



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# INFORMATION

ADDRESS 1945 S. State Rte 260, Cottonwood, AZ 86326

PRICE \$1,900,000

TERMS Cash, Cash to New Loan, Submit

PRICE PER SQ FT \$2.60

LOT SIZE 16.8 Acres

2013 TAXES \$7,427

VIEW FROM LAND FACING WEST

ZONING PAD (Planned Area Development)

PARCEL NUMBERS 406-13-046N, 406-13-046Q, 406-13-046S,  
406-13-046U, & 406-13-046V

PROPERTY TYPE Commercial/Other Land

COUNTY Yavapai

UTILITIES Electric, Irrigation, Water, Telephone, Cable, Gas.



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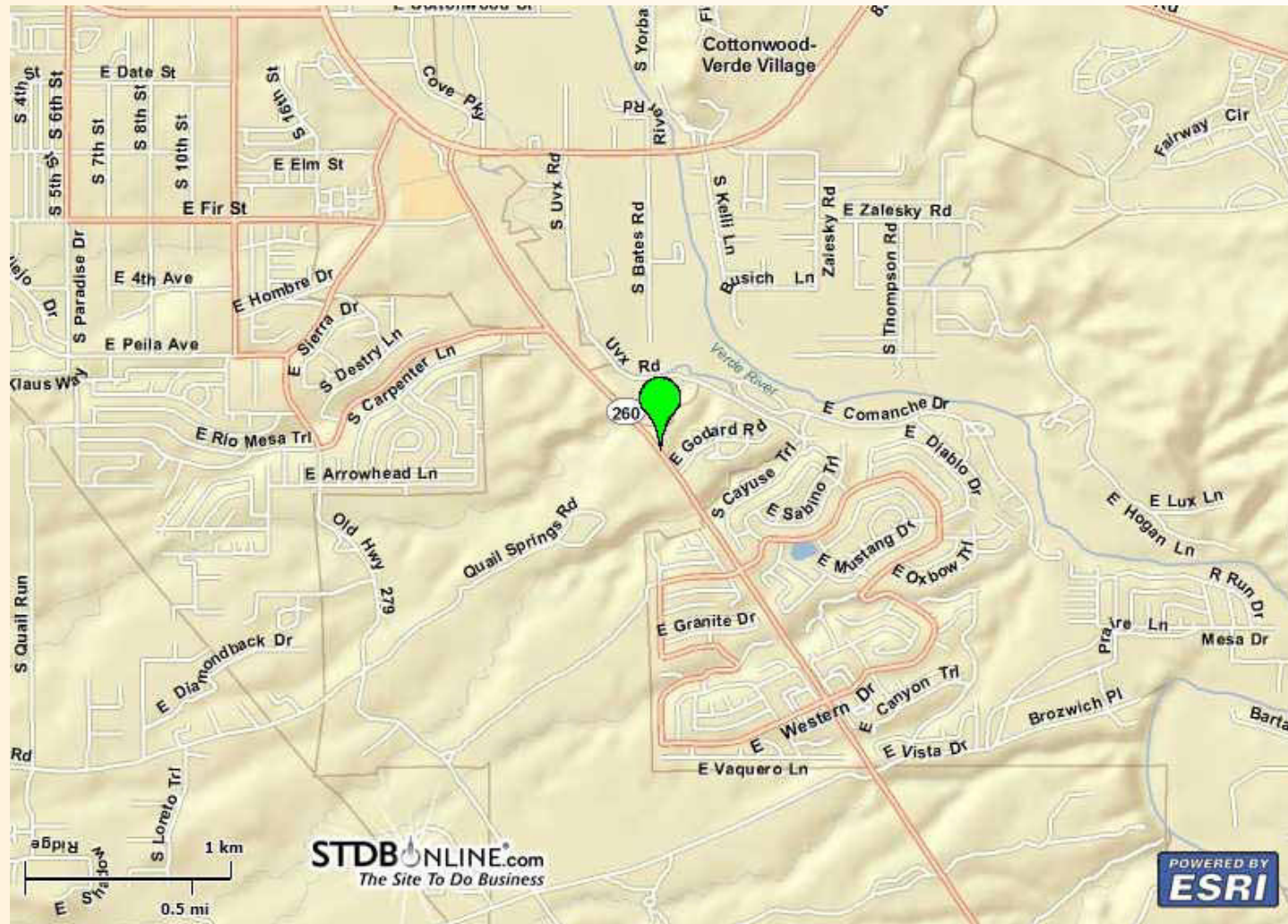
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# LOCATION



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# AERIAL VIEW



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# PARCEL VIEW



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# COMMUNITY PROFILE



Deadhorse State Park



Montezuma's Castle



Coffee Pot Rock

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.

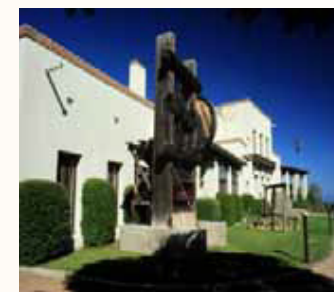
Highway 260 links Cottonwood to Interstate 17, which runs North to Flagstaff and South to Phoenix. Highway 89A, which links Cottonwood with Sedona, underwent an extensive widening project. Completed in September of 2002, Highway 89A was constructed to a total of four lanes wide, and travel time between 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.

Today, Cottonwood is a friendly, fast-growing family community that has more than doubled in population in the past 20 years with population presently over 11,000 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.



Mingus Mountain



Jerome State Historic Park



Tuzigoot National Park



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