



② CONCEPTUAL EXTERIOR AT CORNER - VIEW 'A'



③ CONCEPTUAL EXTERIOR AT ENTRY - VIEW 'B'



130 PLAZA DRIVE | PRESCOTT, ARIZONA

Last Undeveloped Parcel in Plaza West Office Complex

This .43-acre parcel is positioned on the corner of Thumb Butte Rd. and Plaza Dr. with great visibility and traffic flow. The vacant lot is zoned Business General (BG) with a restricted use based on the in-place CC&Rs. The property development would be best suited for an office building utilized for "professional businesses" excluding wholesale, retail and manufacturing uses. Other occupants of the plaza include offices whose users are medical, legal, financial, architect/engineering, etc. This lot stands as the last remaining opportunity in this complex.

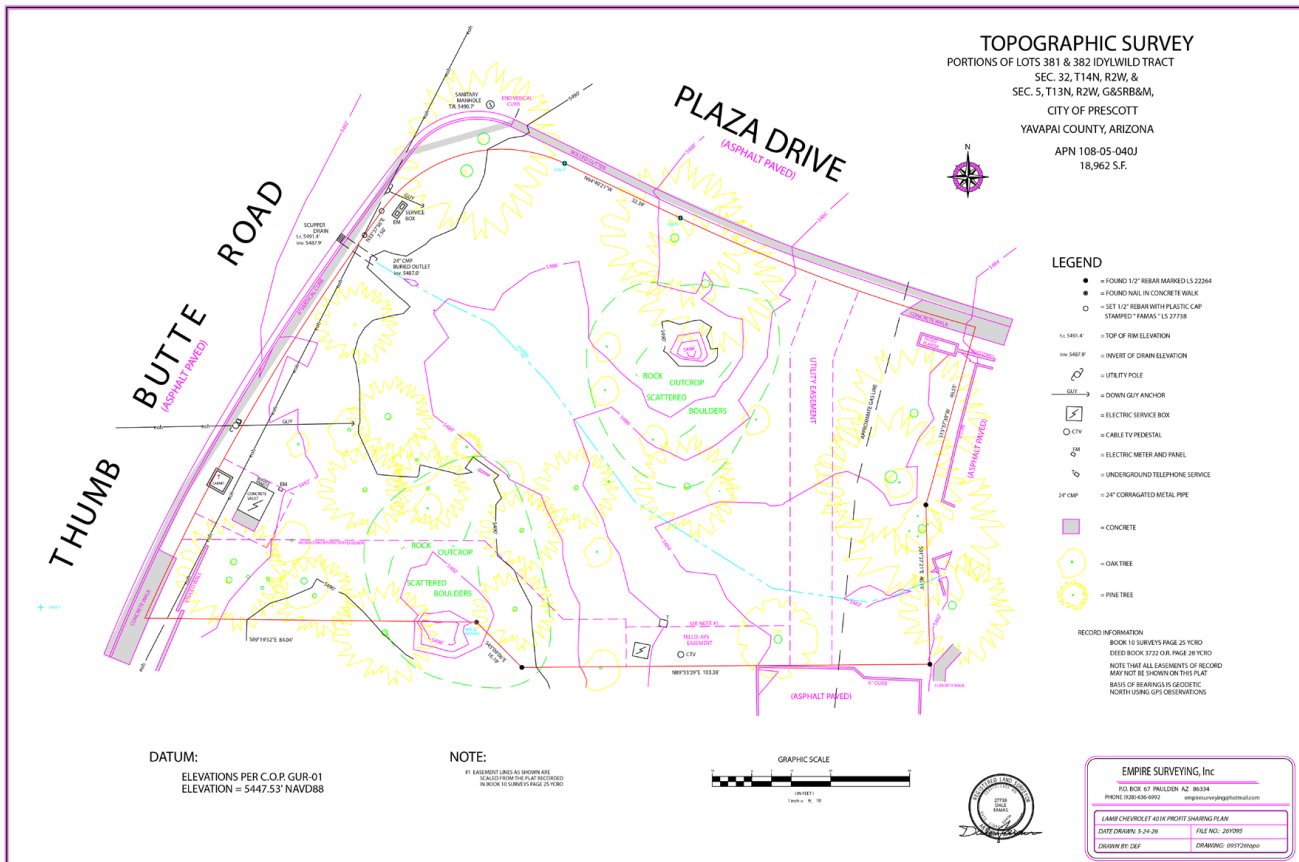
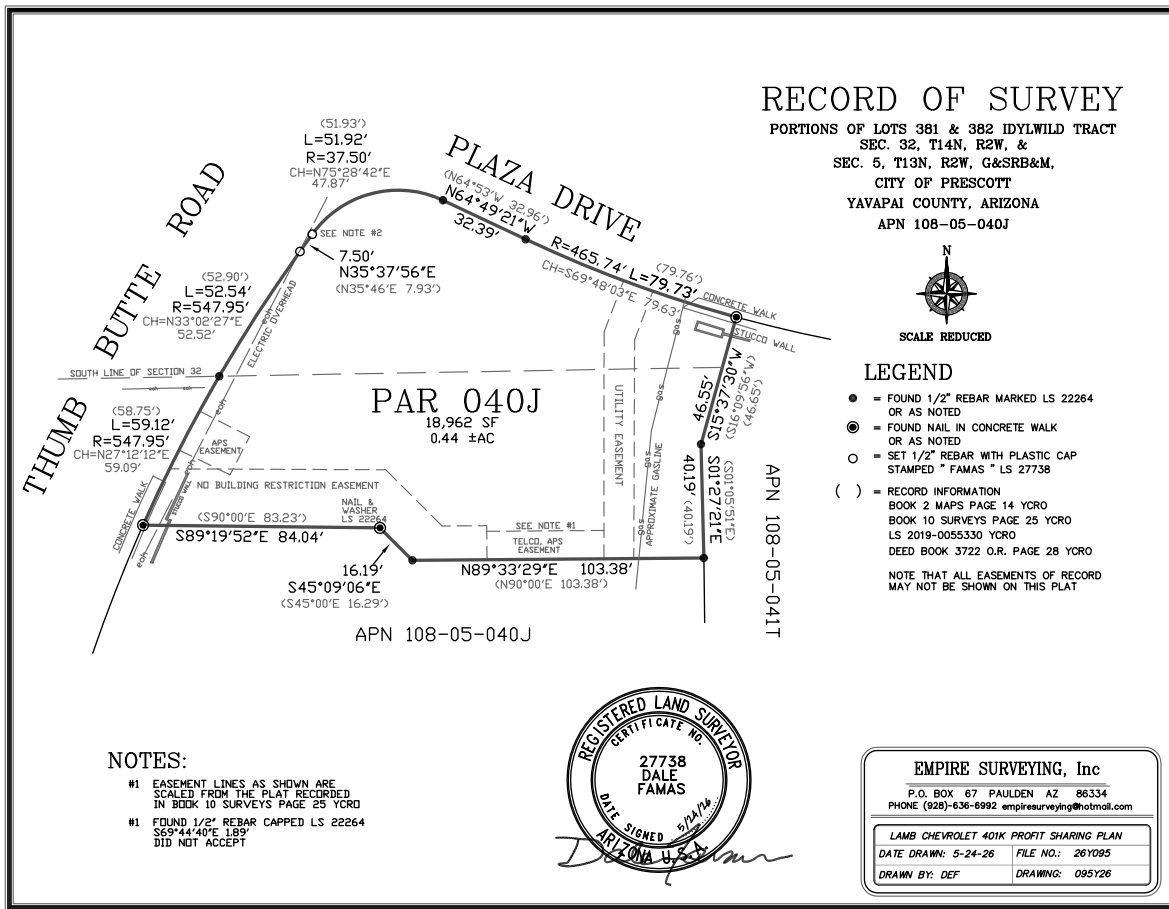


Kelly & Call Commercial
1600 W. University Avenue
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For Sale:
\$165,000
.43 Acres

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Prescott, Arizona

Prescott is located in the heart of Arizona's Central Highlands, nestled among the Bradshaw Mountains. Known as "Everybody's Hometown," Prescott offers a rare combination of small-town charm, rich history, and year-round mild climate that continues to attract residents, retirees, and visitors from across the country. The city's historic downtown, anchored by Courthouse Plaza and the famed Whiskey Row, serves as a vibrant hub for dining, boutique retail, live music, and community events. Outdoor enthusiasts are drawn to the Prescott National Forest, Granite Dells, and an extensive trail system offering hiking, mountain biking, rock climbing, and fishing at Watson and Willow Lakes.

Prescott has a population of approximately 46,000 within city limits and a metropolitan area — encompassing Prescott Valley, Chino Valley, and Dewey-Humboldt — approaching 250,000 residents, making the Quad Cities one of Arizona's fastest-growing regional markets. The area's population growth is driven primarily by retirees and remote workers relocating from higher-cost markets such as Phoenix, California,

and the Pacific Northwest, attracted by Prescott's affordability, safety, and quality of life.

Embry-Riddle Aeronautical University, one of the world's most prestigious aviation and aerospace institutions, anchors the local education sector with approximately 5,000 students and contributes significantly to the region's professional and technical workforce. The healthcare sector is a major economic driver, with Yavapai Regional Medical Center operating two campuses and serving as the primary regional hospital for a broad rural catchment area. Additional economic pillars include tourism, government services, professional services, and a growing roster of light industrial and manufacturing employers drawn to the Prescott Gateway Airport corridor.

With its blend of historical character, outdoor lifestyle, expanding infrastructure, and a steadily growing and affluent consumer base, Prescott presents a compelling environment for commercial investment and business development across a wide range of retail, office, and industrial categories.

Market Overview



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