

35.55 ACRES N STATE ROUTE 89

35.55 ACRES NORTH STATE
ROUTE 89, PRESCOTT, AZ
86334

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ARIZONA COMMERCIAL REAL ESTATE



MLS

FOR SALE

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PROPERTY INFORMATION

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OFFERING MEMORANDUM



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the sought-after Paulden area! This 35.55-acre property, situated along North State Route 89, beckons with promise for land and residential investors alike. Offering ample space for development, this expansive parcel presents endless potential for creating a dream residential community. The allure of this prime location, nestled in the heart of Prescott, invites visionary investors to capitalize on its favorable positioning. With its generous acreage and strategic placement, this property promises a rewarding venture for those seeking to make their mark in the thriving residential market.

PROPERTY HIGHLIGHTS

- Expansive 35.55-acre parcel
- Prime location in Paulden, Arizona
- Ideal for commercial development
- Endless potential for land investors
- Strategic placement along North State Route 89

OFFERING SUMMARY

Sale Price:	\$175,000 - \$1,754,000
Lot Size:	35.55 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	0
Total Population	0	0	0
Average HH Income	\$75,445	\$75,445	\$76,183

LAND LOTS

OF LOTS 4

TOTAL LOT SIZE 6.85 - 35.55 ACRES

TOTAL LOT PRICE \$175,000 - \$1,754,000

BEST USE COMMERCIAL

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	A			Other	10.01 Acres	\$595,000	Zoned Residential- Best use would be rezoning to commercial
Available	B			Other	6.87 Acres	\$189,000	Zoned for Residential- Best use would be rezoning to commercial
Available	C			Other	6.85 Acres	\$175,000	Zoned for Residential- Best use would be rezoning to commercial
Available	D			Other	10.57 Acres	\$795,000	Zoned for Residential- Best use would be rezoning to commercial
Available	35.5-acre parcel			Other	35.55 Acres	\$1,754,000	

ARIZONA **COMMERCIAL
REAL ESTATE**



LOCATION INFORMATION

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OFFERING MEMORANDUM

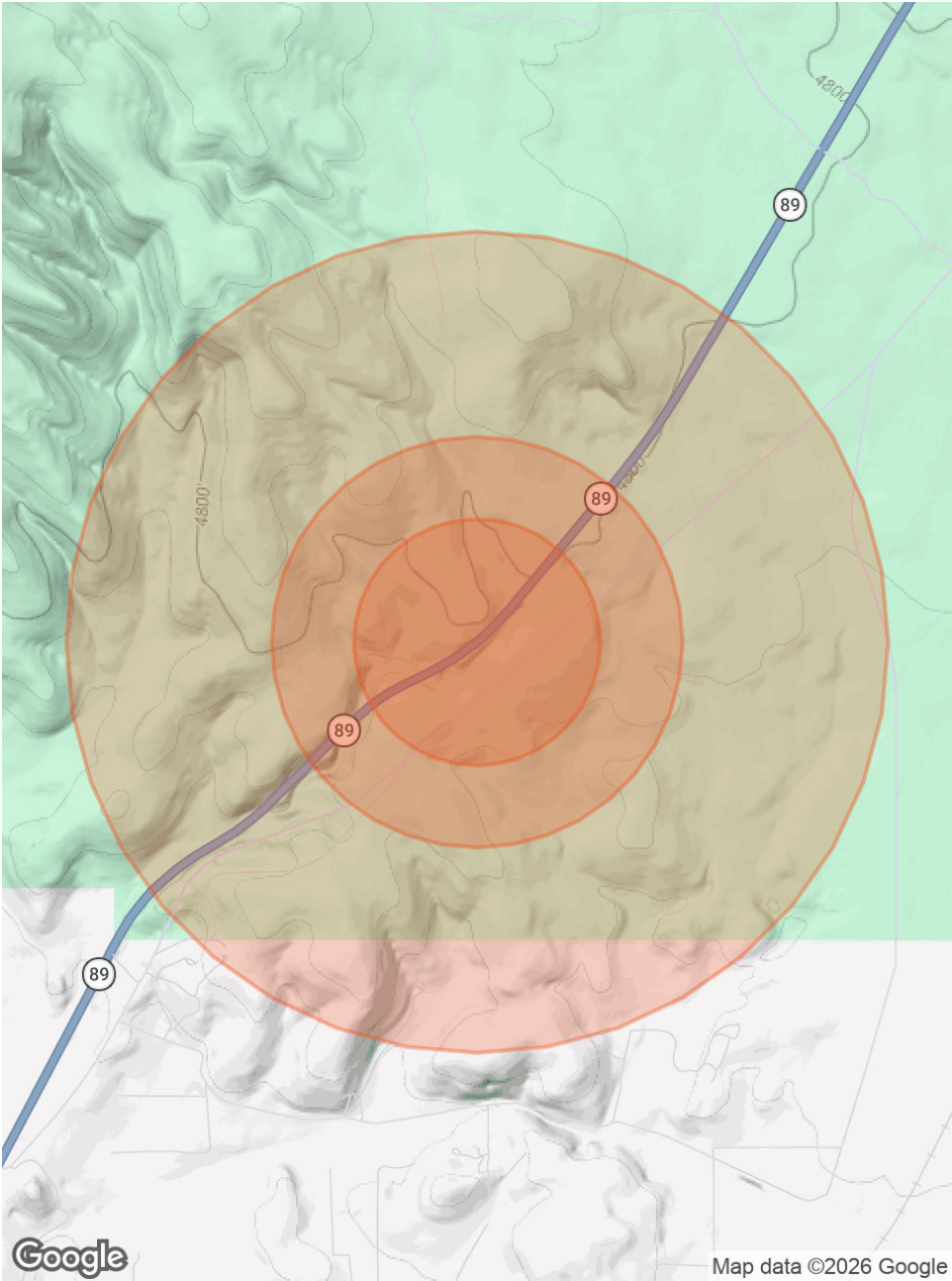


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	0	0
Average Age	53	53	53
Average Age (Male)	54	54	54
Average Age (Female)	51	51	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	0
# of Persons per HH	0	0	0
Average HH Income	\$75,445	\$75,445	\$76,183
Average House Value	\$310,138	\$310,138	\$313,025

2020 American Community Survey (ACS)



ADVISOR BIO

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MEET OUR TEAM



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