

INDUSTRIAL FENCED YARD I MOBILE OFFICE TRAILER

10020 ARIZONA 69, MAYER,
AZ 86333

DOUG TABER, CCIM
ASSOCIATE BROKER
928-421-0040

MATTHEW FISH
Associate Broker
480.309.1089
matt@arizonacre.com

ARIZONA COMMERCIAL REAL ESTATE



FOR SALE I \$525,000

PROPERTY SUMMARY

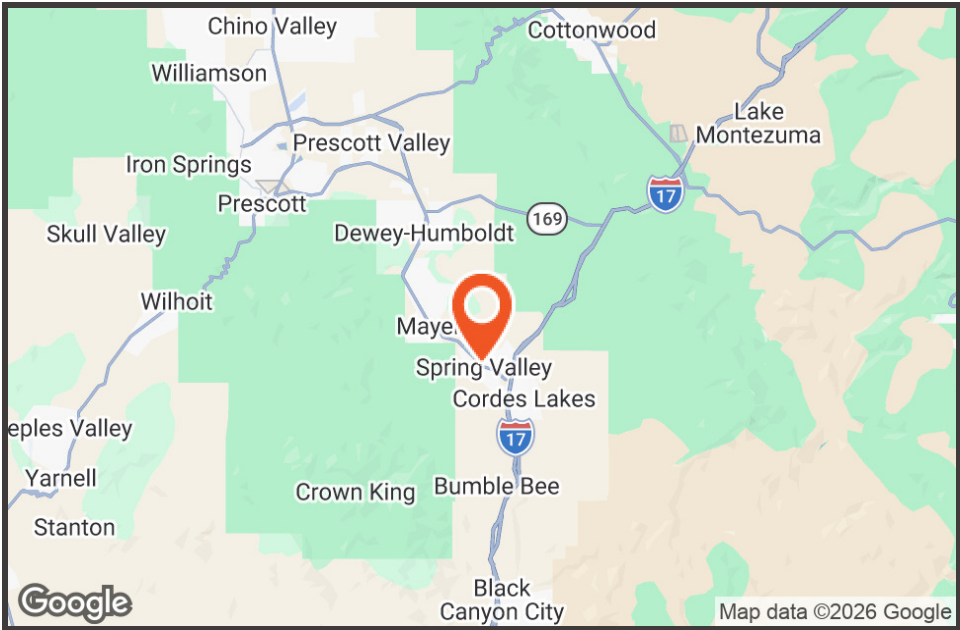


PROPERTY DESCRIPTION

The site is designed for usability, with secured chain link fencing and a combination of concrete and asphalt improvements providing durable yard area for equipment, vehicles, or materials. The layout accommodates a variety of small business users seeking a manageable footprint with outdoor storage capabilities.

Positioned between Prescott and the Phoenix metro area, the property offers convenient regional access for service-based businesses operating throughout Yavapai County.

Zoned C2-3 (Yavapai County), the property allows for a range of commercial uses, making it an attractive option for owner-users, contractors, or investors seeking a well-located yard asset with flexibility.



OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	33,976 SF
Building Size:	300 SF

DEMOGRAPHICS	10 MILES	20 MILES	30 MILES
Total Households	2,367	19,610	84,175
Total Population	5,358	45,059	187,497
Average HH Income	\$64,092	\$79,112	\$89,681

AERIAL OVERVIEW

HIGH-VISIBILITY LOCATION
EXCEPTIONAL FRONTAGE & ACCESS



27 MILES
TO PRESCOTT



73 MILES
TO PHOENIX



16,735 VPD
(ADOT TRAFFIC COUNT)



SUBJECT PROPERTY

±33,976 SF
(±0.78 ACRES)

ADDITIONAL PHOTOS

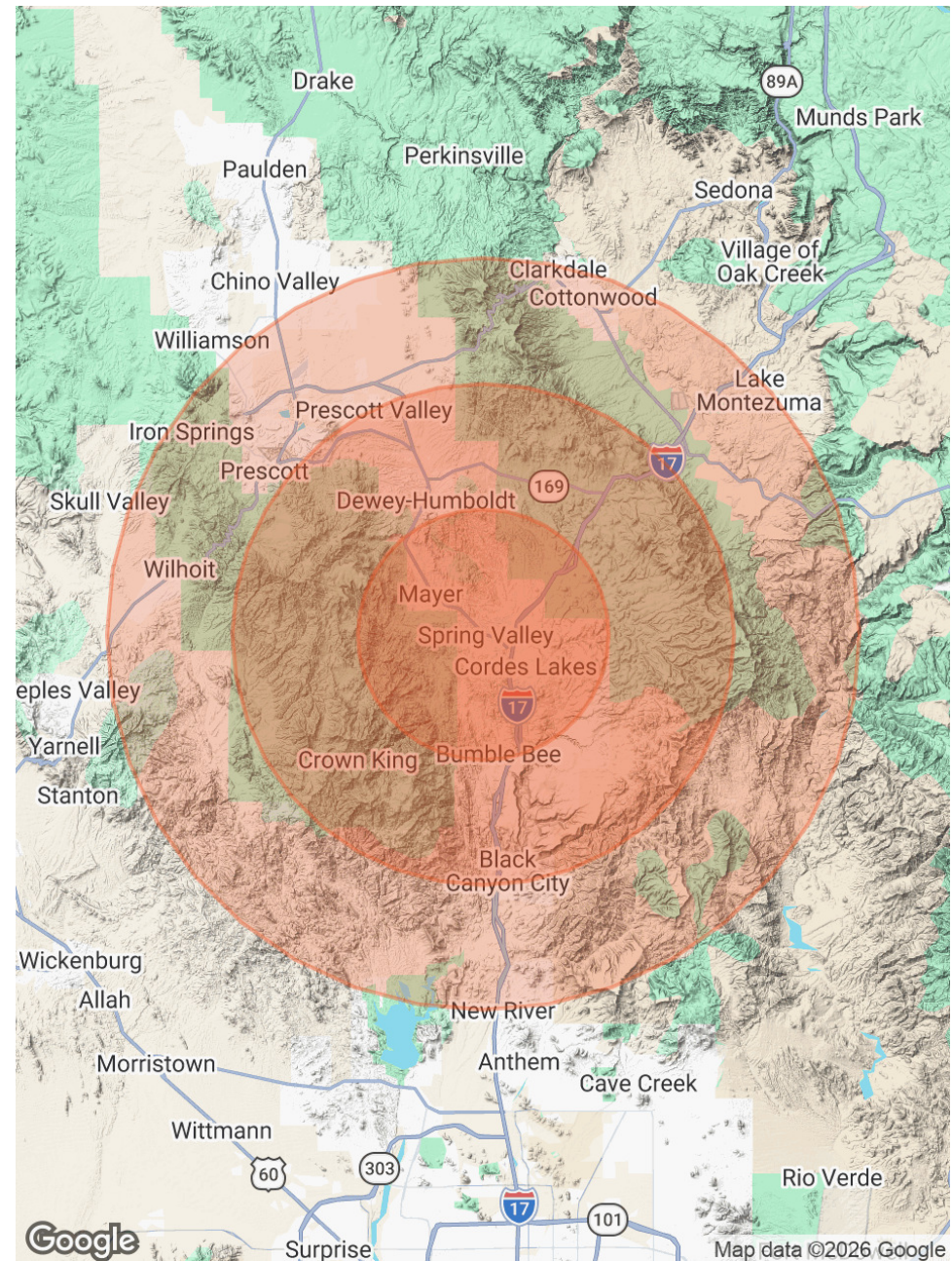


DEMOGRAPHICS MAP & REPORT

POPULATION	10 MILES	20 MILES	30 MILES
Total Population	5,358	45,059	187,497
Average Age	54.1	49.9	51.7
Average Age (Male)	57.4	49.0	49.8
Average Age (Female)	49.6	50.8	53.4

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	2,367	19,610	84,175
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$64,092	\$79,112	\$89,681
Average House Value	\$181,253	\$343,440	\$446,021

2023 American Community Survey (ACS)



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