

Interstate 17 & SR 260 4.55 Acres  
Camp Verde, Arizona



*Offered for sale exclusively by:*

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&  
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*Updated April 2014*

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**Location**

The property consists of 3 separate tracts at the intersection of Interstate 17 and SR 260 with direct access from Wilshire Drive in the Town of Camp Verde, Arizona. This is the most strategic location for commercial development in north central Arizona on the I-17 corridor between Phoenix and Flagstaff. The intersection is 90 miles north of Phoenix, 50 miles south of Flagstaff, 50 miles west of Payson, 40 miles east of Prescott, 15-20 miles southeast of Cottonwood/Clarkdale/Jerome and 25 miles south of Sedona. Please see the map for individual parcel location.

**Description**

Tract #2: Located ½ of a mile north and west of the intersection of I-17 & SR 260 on the east side of SR 260. Tract 2 has about 475' frontage on SR 260, tract 2 also has frontage and access from Dreamcatcher Drive on the east side. Tract 2 is zoned by the Town of Camp Verde C3, a commercial and minor industrial district in the Town of Camp Verde. The dimensions of tract 2 are fairly triangular measuring about 475' north to south by 130' at the south end east to west. According to FEMA FIRM Map #04025C Panel #2185F with an effective date of 6/6/01, tract 2 does not have any flood hazards. Tract 2 borders SR 260 to the west, Dreamcatcher Drive to the east and other vacant land to the south. Tract 2 consists of Assessor Parcel Number 403-21-015H.

Tract #3: Located ½ of a mile north and west of the intersection of I-17 & SR 260 on the east side of SR 260. Tract 3 has about 250' frontage on SR 260, tract 2 also has frontage and access from Dreamcatcher Drive on the east side. Tract 2 is zoned by the Town of Camp Verde C3, a commercial and minor industrial district in the Town of Camp Verde. The dimensions of tract 3 are fairly rectangular measuring about 250' north to south by 70' at the north end east to west. According to FEMA FIRM Map #04025C Panel #2185F with an effective date of 6/6/01, tract 3 does not have any flood hazards. Tract 3 borders SR 260 to the west, Dreamcatcher Drive to the east, Wilshire Blvd to the south, and other vacant land to the north. Tract 3 consists of Assessor Parcel Number 403-21-015J.

Tract #4: Located at the hard corner of the southbound I-17 off ramp and SR 260, tract 4 has 750' frontage on SR 260 and 875' frontage on Dreamcatcher Dr. Tract 4 is zoned by the Town of Camp Verde C3, a commercial and minor industrial district in the Town of Camp Verde. The dimensions of tract 4 are fairly rectangular measuring about 750' north to south by 125'-150' east to west. According to FEMA FIRM Map #04025C Panel #2185F with an effective date of 6/6/01, tract 4 does not have any flood hazards. Tract 4 borders SR 260 to the west, Dreamcatcher Drive to the east and ADOT right of way land to the north and south. Tract 4 consists of Assessor Parcel Number 403-22-019B.

**Acreage**

Tract 2:	1.04 Acres
Tract 3:	0.42 Acres
<u>Tract 4:</u>	<u>2.99 Acres</u>
TOTAL	4.55 Acres

*The above acreage is gross and is based from the Assessor Tax Roll acreage.*

**Utilities**

Tracts 2, 3 and 4 have Town of Camp Verde municipal water, APS electricity, Qwest telephone and Unisource natural gas available to the tracts. Tract 4 currently has sewer line access.

**2013 Taxes & Assessments**

Tract 2:	403-21-015H	\$1,118.94
Tract 3:	403-21-015J	\$180.84
<u>Tract 4:</u>	<u>403-22-019B</u>	<u>\$7,876.58</u>
TOTAL		\$9,176.36

Of the total 2013 tax bill, \$7,536.14 is attributable to property taxes while \$1,640.22 is attributable to the sewer assessment, which was in the sixth year of the 20 year assessment in 2013.

**Traffic Counts**

Per the Arizona Department of Transportation, the Average Annual Daily Traffic (AADT) counts were obtained for the most recent year of 2010 for the following four areas which are in the immediate neighborhood of the tracts.

	<u>2010</u>
SR 260 from Cherry Rd to I-17 (exit 287):	14,000
SR 260 from I-17 (exit 287) to Finnie Flat Rd:	11,000
I-17 from General Crook Trail to SR 260 Exit 287:	20,500
I-17 SR 260 Exit 287 to Middle Verde Exit 289:	26,000

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**Population**

	<u>2000 Census</u>	<u>2010 Census</u>	<u>% Change</u>	<u>7/1/11</u>	<u>7/1/12</u>	<u>% Change</u>
Camp Verde	9,451	10,873	15.0%	10,849	10,883	0.3%
Cottonwood	9,179	11,265	22.7%	11,237	11,224	-0.1%
Clarkdale	3,422	4,097	19.7%	4,084	4,072	-0.3%
Yavapai County	167,517	211,033	26.0%	211,247	211,583	0.2%
Arizona	5,130,632	6,392,017	24.6%	6,438,178	6,498,569	0.9%

The estimated population of the Verde Valley in 2010 is 77,000, of which a large percentage of the population is in unincorporated areas of Yavapai County.

**Comments**

These 3 parcels must be sold together. The property is priced to sell, you will not find any other parcels in such a location to a highly traveled interstate interchange.

**Price**

\$68,250 cash, or \$15,000/acre.

**Contact**

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*As of April 2014!*

Photographs



View of Tracts 2 & 3.



View of Tract 4 from I-17 & 260, paved Dreamcatcher Dr on right as eastern boundary.

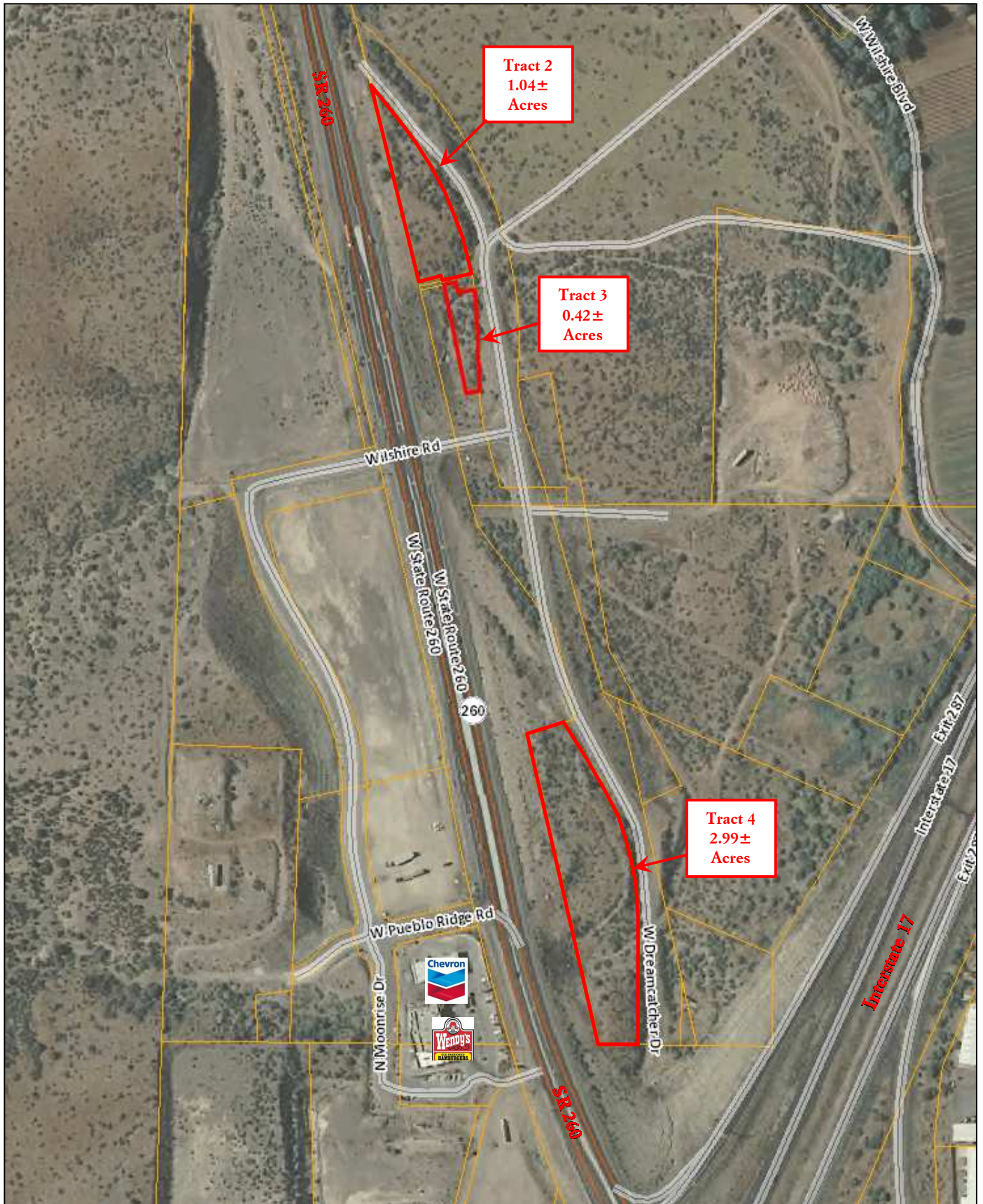
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Location Map



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Aerial Map



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