

# 80,455 S.F. HARD CORNER COMMERCIAL INFILL OPPORTUNITY



State Highway 89A & Mingus Avenue  
Cottonwood, Arizona

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Andy Groseta HEADQUARTERS WEST, LTD. (928) 634-8110 [www.headquarterswest.com](http://www.headquarterswest.com)

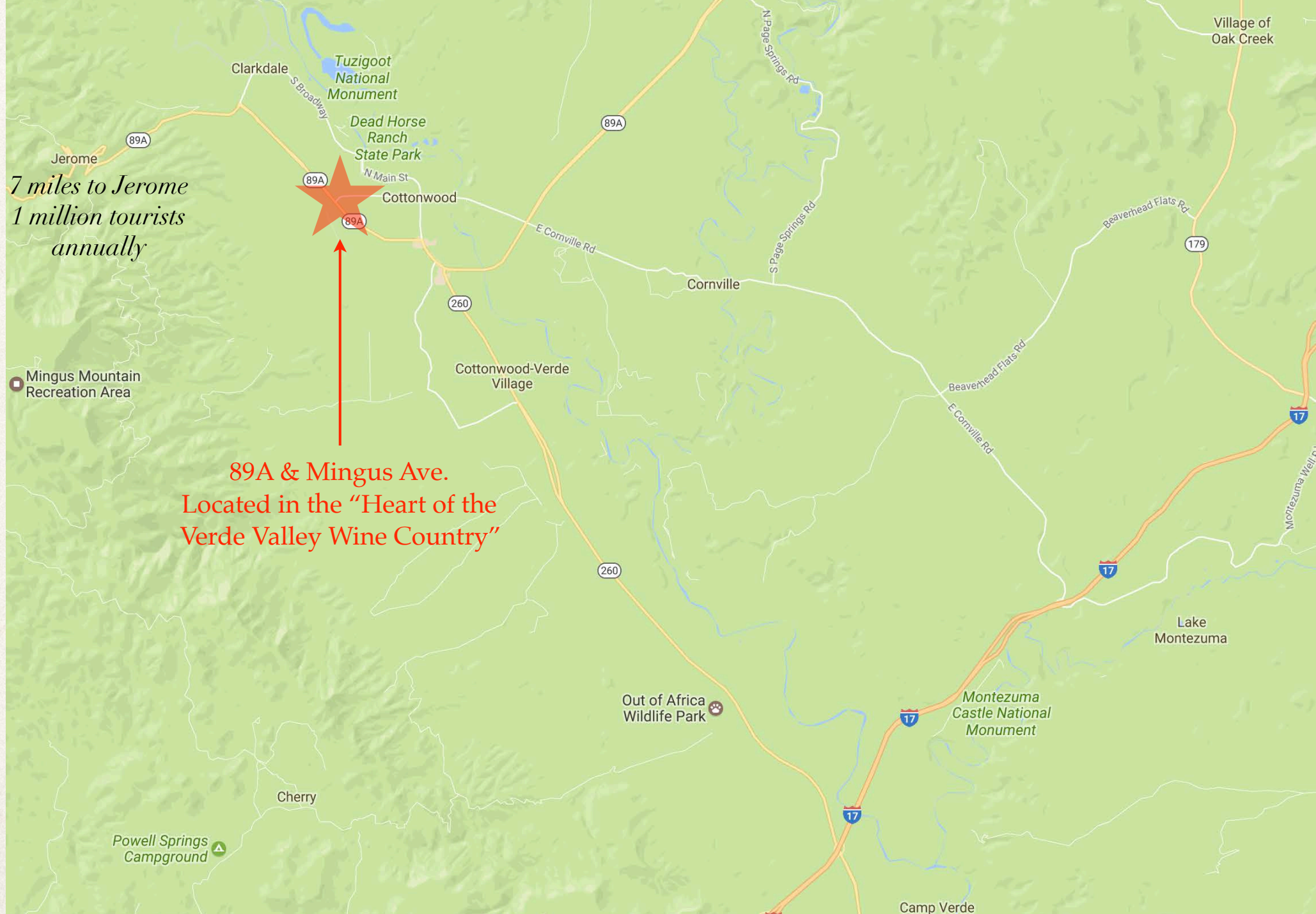
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# 80,455 S.F. HARD CORNER COMMERCIAL INFILL OPPORTUNITY IN THE COMMERCIAL HUB OF THE VERDE VALLEY WITH A 65,000+ POPULATION & 5 MILLION TOURIST VISITORS ANNUALLY



**89A & Mingus Ave.**  
Located in the "Heart of the  
Verde Valley Wine Country"

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# 80,455 s.f. (1.847 acres) 89A & Mingus Ave. Cottonwood, AZ

- ❖ Zoned C-1 light commercial (retail, service business, light manufacturing, office, medical) click [here](#) for the C-1 Zoning Ordinance.
- ❖ All utilities available, water (both potable and reclaimed) and sewer taps installed on property.
- ❖ High visibility at a lighted intersection with 200' frontage on 89A and 500' on Mingus Ave. - two curb cutouts installed.
- ❖ Great commercial infill development opportunity with high local traffic and tourist traffic from Jerome, Sedona and the Grand Canyon.
- ❖ 65,000+ population in Cottonwood's immediate trade area plus 5+ million tourist visitors annually.
- ❖ Price: \$1,000,000 cash



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*Arizona Department of  
Transportation Average  
Annual Daily Traffic Counts*

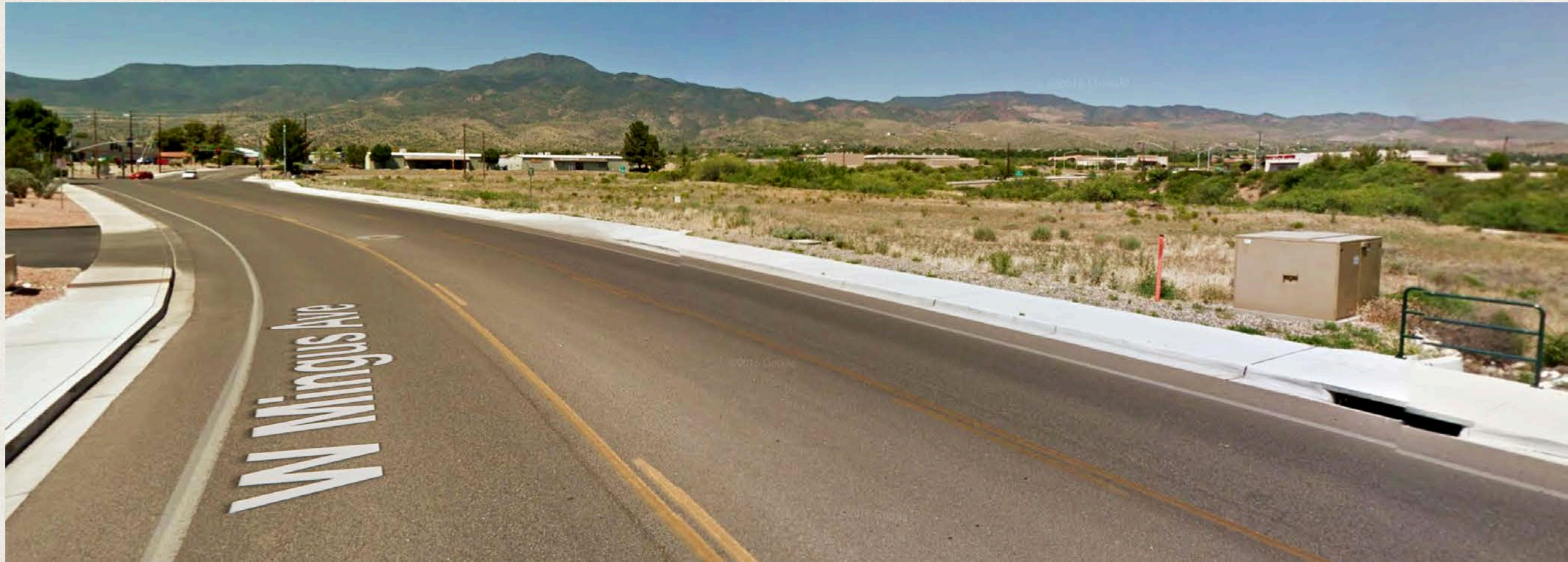
Route	Start	End	2015 Avg. Daily Traffic Counts	2030 Forecast Avg. Daily Traffic Counts
SR 89A	Pine Shadows Blvd	Verde Heights Dr / Black Hills Dr	9,916	15,000
SR 89A	Verde Heights Dr / Black Hills Dr	6th St	12,712	23,000

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The city of Cottonwood is located in Yavapai County, Arizona approximately 103 miles north of Phoenix, 54 miles east of Prescott and 48 miles south of Flagstaff. Cottonwood is in the “Heart of the Verde Valley Wine Country” and is the economic hub of the Verde Valley communities which include Sedona, Clarkdale, Jerome, Camp Verde and many unincorporated communities. Cottonwood and the Verde Valley communities in eastern Yavapai County have experienced substantial population growth over the last 15 years with the current population exceeding 65,000.

The Arizona Department of Transportation currently is widening State Route 260 east of Cottonwood between Thousand Trails Road and Interstate-17. This project is the final step in transforming SR 260 into a continuous four-lane divided highway between the I-17 / SR 260 junction and Cottonwood to improve traffic flow and promote commercial and residential development for the Greater Verde Valley area.

Cottonwood’s largest employer is Verde Valley Medical Center with four locations throughout the Verde Valley. More than 800 professional and support staff are employed at VVMC with nearly 100 physicians representing 25 medical specialities. The Verde Valley campus of Yavapai College in 2013 broke ground on the Southwest Wine Center which is arguably the state’s foremost educational research facility for the burgeoning vineyard and wine industry in Arizona.

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Cottonwood has seen Phoenix and other local developers and investment groups arrive to develop new master planned communities. Brookfield Communities Verde Santa Fe and Del Webb's Cottonwood Ranch are two good examples of large developments that have helped bolster the area's population the last couple decades. Currently there are several residential developments underway within a one mile radius of the property. The Vineyards at Cottonwood is anticipated to start construction in 2017 on a 550 multi and single family development. Mesquite Hills is a 425 single family unit development that is underway. Within a five mile radius of the property are even more developments being planned and under construction such as Mountain Gate in Clarkdale with over 600 multi and single family units and adjoining Verde Santa Fe is the 89A & Vine development with a proposed 2,050 homes.

Population Changes	1990	2000	2010	Total Change
Cottonwood	5,918	9,179	11,197	89%
Verde Village/Bridgeport (unincorporated)	7,223	10,610	13,483	87%
Clarkdale	2,144	3,422	4,110	92%
Jerome	403	329	444	10%
Sedona	5,327	7,229	6,911	30%
Village of Oak Creek	3,024	5,245	6,335	109%
Cornville (unincorporated)	2,420	3,335	3,433	42%
Camp Verde	6,243	9,451	10,873	74%
Lake Montezuma	1,841	3,344	4,775	159%
Cherry (unincorporated)	14	60	75	436%
Rural Unincorporated Yavapai	2,059	2,738	1,828	-11%
<b>Total Population Eastern Yavapai County</b>	<b>36,616</b>	<b>55,543</b>	<b>64,321</b>	<b>76%</b>
Yavapai County (includes Prescott area)	107,714	167,574	211,033	96%

Verde Valley Cities, Towns, Unincorporated Areas, Native American Tribes	Population 2014	Median Household Income	Average Household Income	Educational Attainment % of Pop. with a bachelors or higher
Camp Verde	11,205	\$41,651	\$57,623	10.9%
Clarkdale	4,190	\$48,883	\$63,427	13.5%
<b>Cottonwood</b>	<b>11,542</b>	<b>\$41,057</b>	<b>\$52,758</b>	<b>11.7%</b>
Jerome	461	\$35,600	\$56,242	18.9%
Sedona	10,382	\$56,579	\$116,224	39.3%
Bridgeport	NA			
Cornville	3,407	\$48,939	\$61,635	24.2%
Lake Montezuma	4,813	\$49,850	\$57,268	15.1%
Verde Villages	11,907	\$49,981	\$63,635	13.6%
Village of Oak Creek	6,337	\$66,922	\$106,767	43.3%

Cottonwood's Historic Old Town is a vibrant thriving corridor just 1/2 mile northeast of the property. Old Town is known for its Main Street with over 60 businesses that attract visitors and support locals. Events throughout the year are held in Old Town such as the Thunder Valley Rally, art walk, chocolate and wine tasting events. Old Town has transformed into a culinary hot spot and it's a destination for wine lovers.



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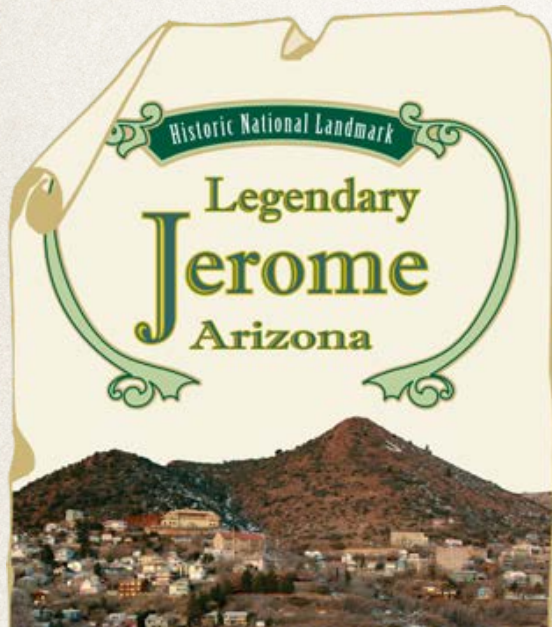
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Cottonwood has experienced and will continue to see strong population growth. This population growth will continue to spur demand for commercial uses. The Verde Valley communities are closely tied together with Cottonwood being at the center and economic hub. The chart at right shows Cottonwood's job count and wage correlation.

While Old Town itself is becoming a tourist destination, the Verde Valley is home to two of the top three tourist destinations in Arizona in Jerome and Sedona. Highway 89A ties these two communities together which many tourists from the Phoenix Metro area can make quick day or weekend trips.

Jerome is a once thriving 19th-century mining town which has transformed into a haven of artist studios, restaurants, shops, eclectic inns and B&Bs. The mile-high mountainside art town now has over 1 million people visit each year.

Industry	2014 Jobs	2015 Jobs	Change in Jobs (2014-2015)	% Change	2014 Earnings Per Worker
Accommodation and Food Services	3,381	3,448	67	2%	\$21,384
Retail Trade	3,258	3,318	61	2%	\$29,264
Health Care and Social Assistance	2,354	2,427	73	3%	\$46,450
Construction	1,354	1,239	-116	-9%	\$34,503
Other Services (except Public Administration)	1,352	1,370	17	1%	\$21,370
Manufacturing	969	1,000	32	3%	\$53,767
Administrative and Support and Waste Management and Remediation Services	857	834	-23	-3%	\$28,418
Professional, Scientific, and Technical Services	810	819	9	1%	\$38,231
Educational Services	565	576	11	2%	\$32,215
Transportation and Warehousing	557	565	8	1%	\$45,681
Real Estate and Rental and Leasing	529	514	-15	-3%	\$31,941
Arts, Entertainment, and Recreation	406	412	6	2%	\$18,436
Finance and Insurance	363	360	-3	-1%	\$51,840
Wholesale Trade	297	297	1	0%	\$48,774
Information	232	236	4	2%	\$41,419
Crop and Animal Production	156	160	4	3%	\$29,142
Utilities	57	52	-5	-9%	\$49,804
Unclassified Industry	44	35	-9	-21%	\$34,534



Sedona is one of Arizona's premier tourism, recreation, resort, retirement and art centers and is the second most visited site in Arizona after the Grand Canyon. Located at the mouth of scenic Oak Creek Canyon in the legendary Red Rock Country, Sedona annually attracts around 4 million tourists from around the world.



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