



FOR SALE

LAND +/- 27.5 AC

CAMP VERDE, ARIZONA
OFFERED @ \$6,995,000 / \$5.84 PSF

PRIME LOCATION @ I-17 & 260
COMMERCIAL AND/OR RESIDENTIAL
LEVEL LOT W/1,200' OF FRONTAGE



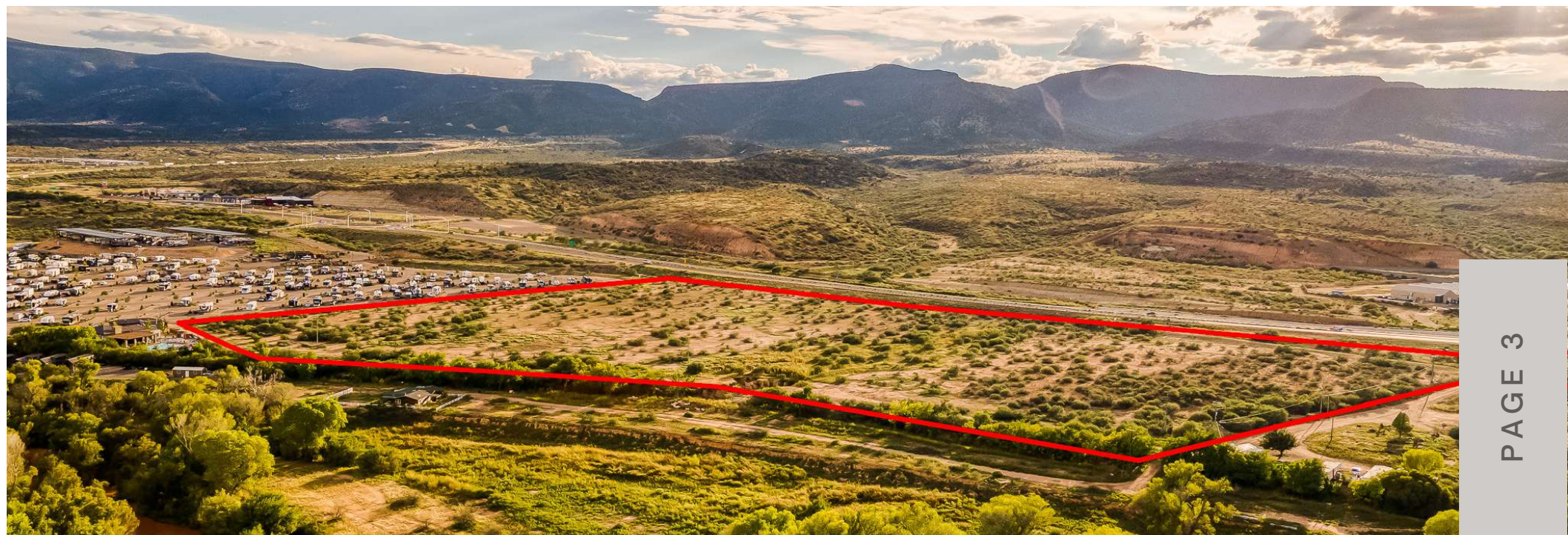
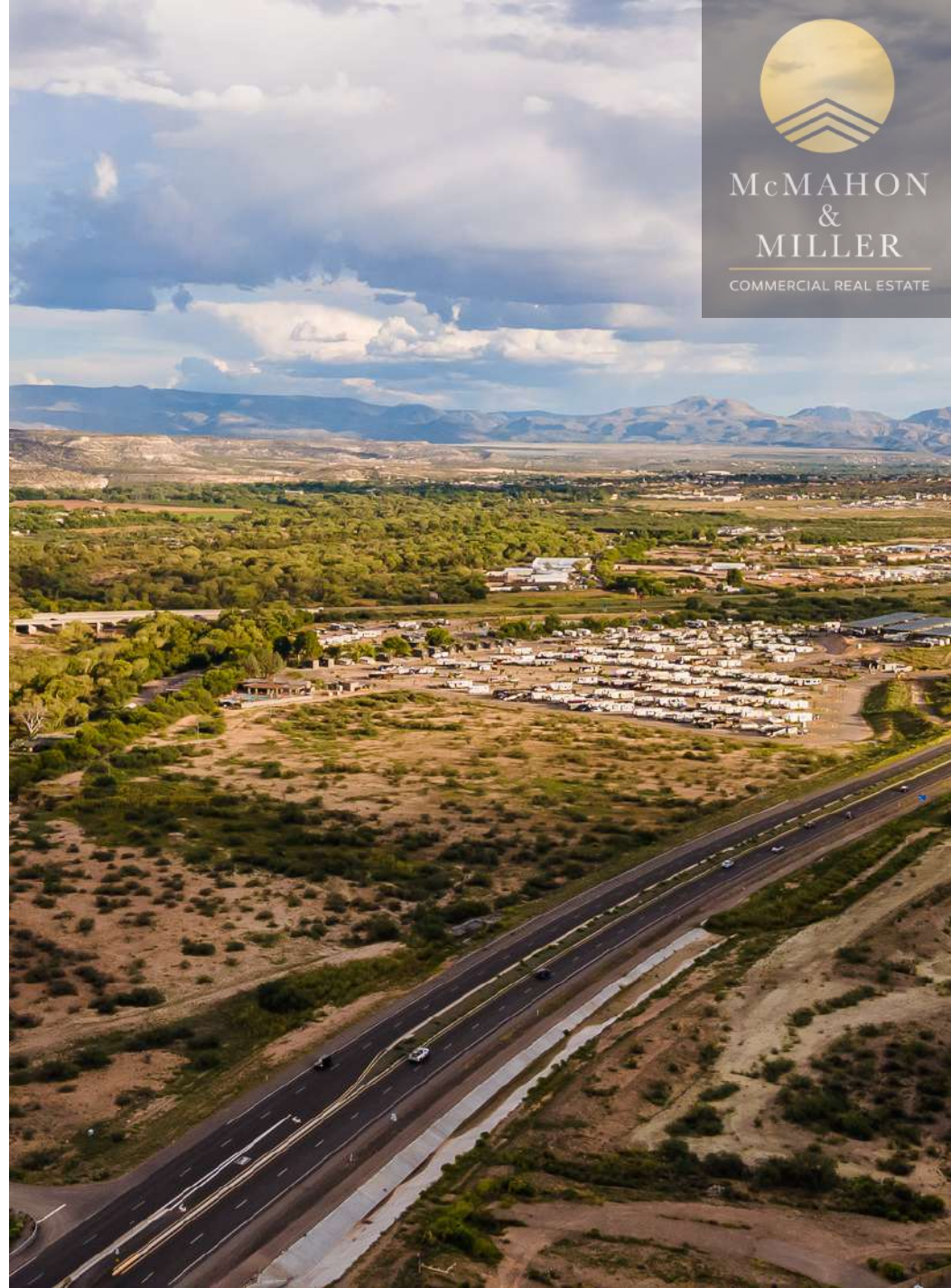
LISTING BROKER:
JACK MCMAHON
(928) 224-2709
JACK@MMPROPSAZ.COM

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Aerial Photos

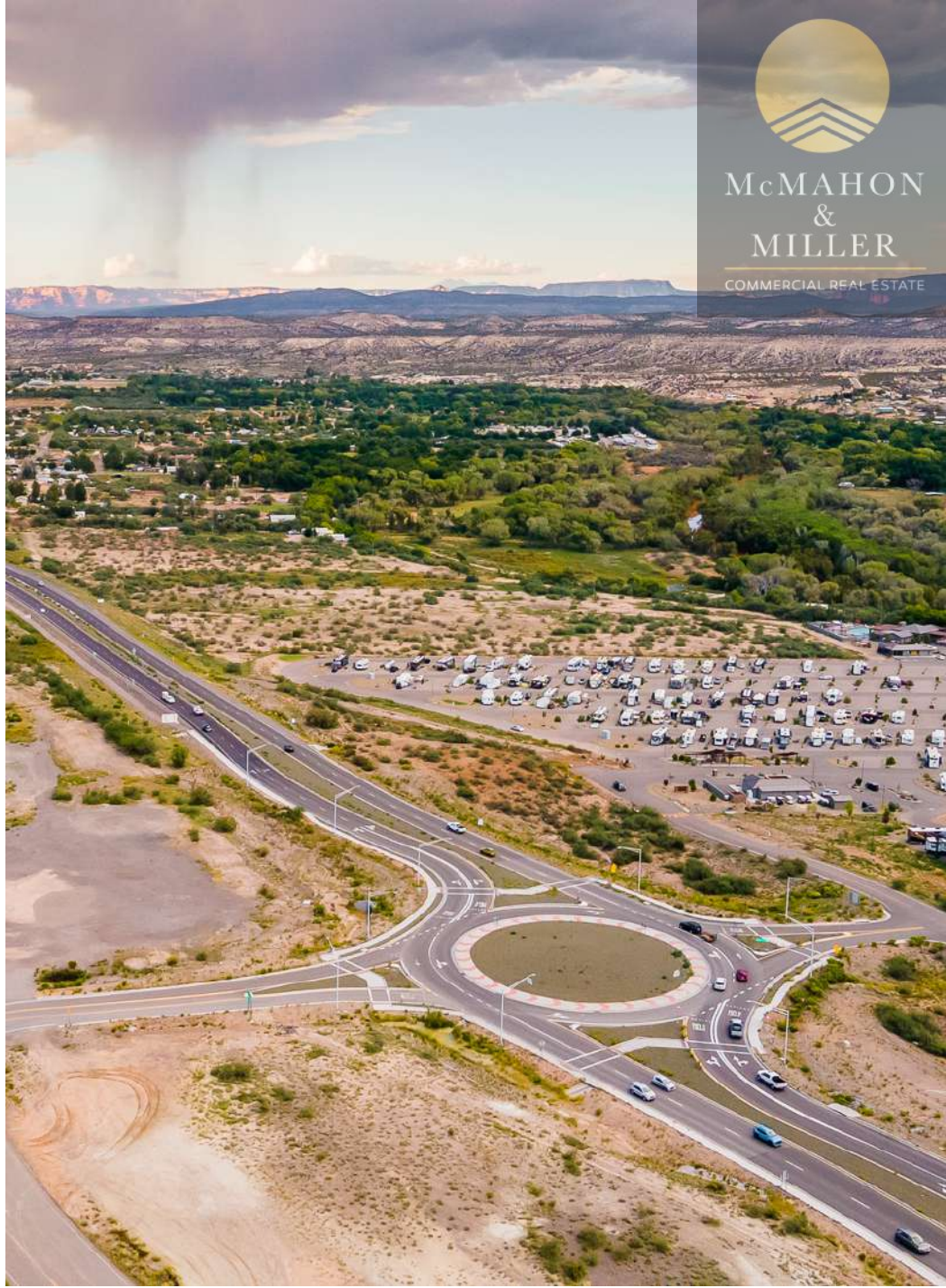




"With direct I-17 freeway access, no Town property or food sales tax, and no impact fees, Camp Verde is business friendly and eager to assist you with your needs. Having recently updated the Planning and Zoning Ordinance, many cumbersome or confusing processes have changed. We are a welcoming and responsive community; we are here to help and serve our businesses"


- Town of Camp Verde

Aerial Photos






ARIZONA



POPULATED PLACES

- 1,000,000 and over ● Phoenix
- 100,000 – 499,999 ● Tempe
- 25,000 – 99,999 ● Flagstaff
- 24,999 and less ● Winslow
- State capital ★ Phoenix
- Urban areas 

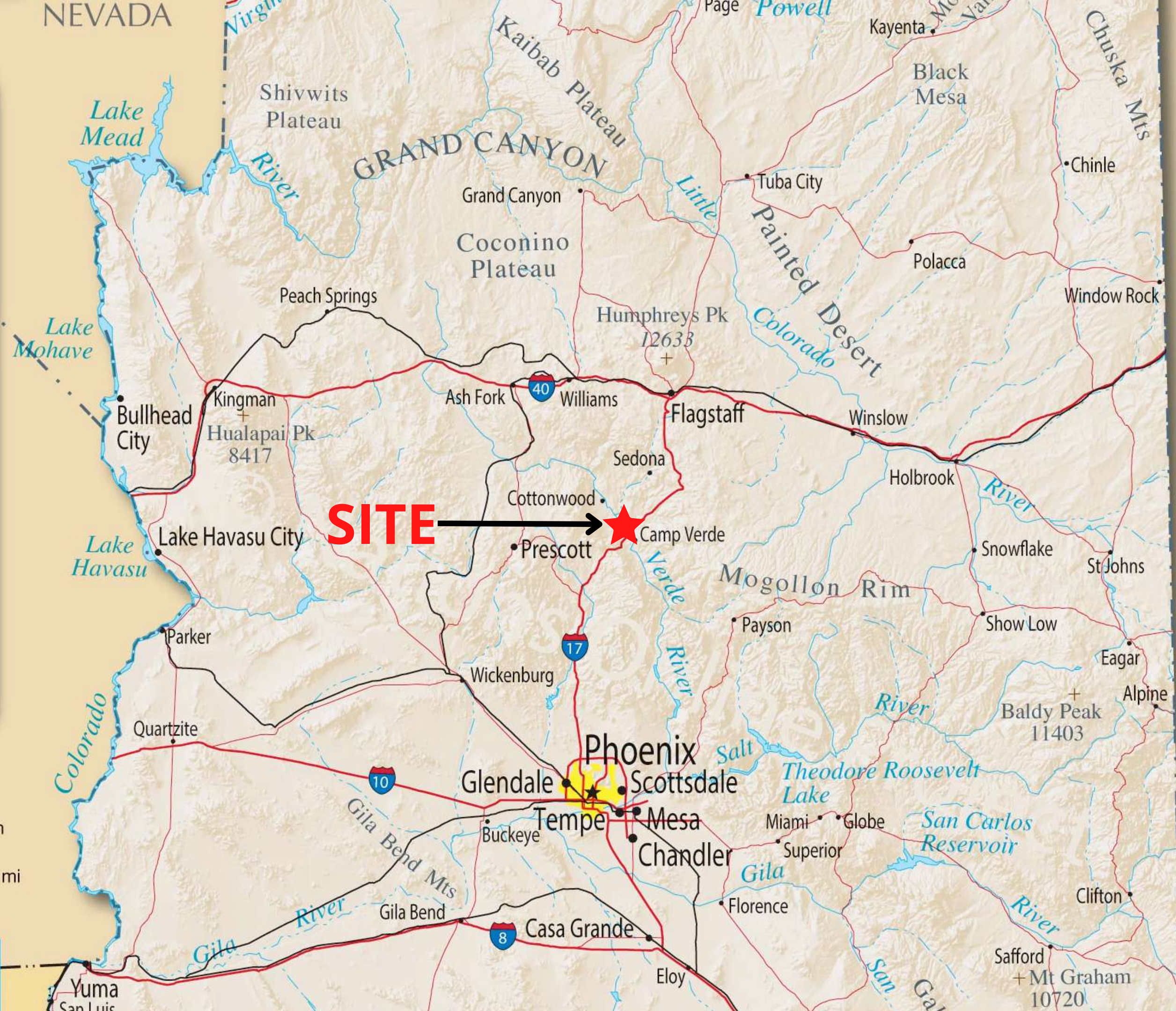
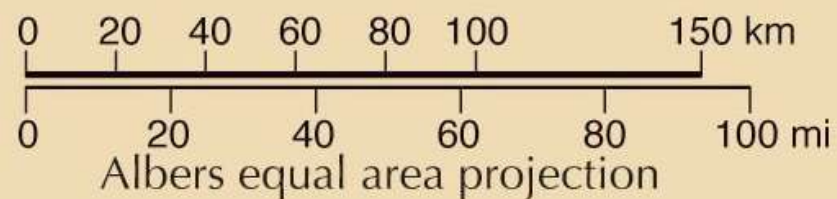
TRANSPORTATION

- Interstate; limited access highway 
- Other principal highway 
- Railroad 

PHYSICAL FEATURES

- Streams: perennial; intermittent 
- Lakes 
- Highest elevation in state (feet) +12633
- Other elevations (feet) +9453
- The lowest elevation in Arizona is 70 feet above sea level (Colorado River).

CALIFORNIA



NEW MEXICO



Camp Verde, AZ

[Google Maps Link](#)





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COMMERCIAL REAL ESTATE

Investment Highlights.

M&M COMMERCIAL - OFFERING MEMORANDUM



PRICE

\$6,995,000
\$254 K PER AC
\$5.84 PER SF
SEE PAGE 9



SIZE

+/- 27.5 AC
+/- 1,197,900 SF
+/- 1,200 FT FRONTAGE
LEVEL LOT



LOCATION

JUST NW OF I-17 & SR 260
INTERCHANGE
LESS THAN 1 HOUR FROM
PHOENIX, FLAGSTAFF, SEDONA,
PRESCOTT, PAYSON ETC.



USES

RV, FUEL STATION,
STORAGE, HOTEL, RETAIL,
RESTAURANT, MULTI OR
SINGLE FAMILY W/ADU,
HEALTHCARE, ASST.
LIVING & MUCH MORE

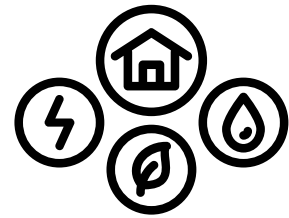


Investment Highlights Continued



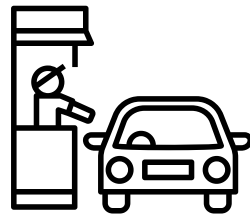
**INGRESS /
EGRESS**

STATE ROUTE 260 &
DICKISON CIRCLE JUST
NORTH OF VERDE
RANCH RV PARK



UTILITIES

ALL UTILITIES LOCATED
AT LOT LINE on SR 260
INCLUDING WATER &
SEWER (VERY RARE)



NEARBY





10+ QSR'S
3 FUEL STATIONS
4 HOTELS
BIG BOX STORES

Investment Details

Location	State Route 260 & Dickison Circle (Exit 287 on I-17) – Camp Verde, AZ APN # 403-21-165 (1 of 123 APN's to help with identification) East side of SR 260, adjacent parcel north of Verde Ranch RV Resort
Google Maps Link	Click HERE
Type/Description	Land – 27.5 ac total Rezone encouraged/supported by Town of Camp Verde to allow for buyer's desired use Frontage in the SR 260 & I-17 corridor
Zoning/Uses	See pages 12 & 13 (rezone anticipated by Town of CV for a multitude of uses)
Ingress/Egress	State Route 260 @ Dickison Circle
Price	\$6,995,000 / \$254,363 Per Acre / \$5.84 Per Square Foot
Traffic Count	16,153 Vehicles Per Day – ADOT 2021
Nearby Businesses	Several Top 50 QSR's, Fuel Stations, and Hotels (significant commercial and residential development underway)
Nearby Roadways	SR 260 (over 1,200 ft. of frontage) / I-17 (< 0.25 mile south)



Sale Comps & Listings

	Subject Property	Listing Comp # 1	Listing Comp # 2	Sale Comp # 1	Sale Comp # 2
Picture					
Address	SR 260 & Dickison Circle (adjacent Verde Ranch RV)	SR 260 & I-17 (adjacent Chevron)	SR 260 & Goswick Way (adjacent Tractor Supply)	APN # 403-22-035G <0.25 mi	311 N Goswick Way <0.25 mi
Size	27.5 ac 1,197,900 sf	11.69 ac 509,216 sf	20 ac 871,200 sf	3.89 ac 169,448 sf	3.77 ac 164,221 sf
List Price / Closed Price	\$6,995,000 (\$5.84 PSF)	\$5,000,000 (\$9.82 PSF)	\$5,967,720 (\$6.85 PSF)	\$821,106 (\$6.25 PSF) COE 3/10/2022	\$821,106 (\$5.00 PSF) COE 6/17/2022



McMAHON
&
MILLER
COMMERCIAL REAL ESTATE

Aerial Photos



Survey



Commercial or PAD rezone anticipated by Town of Camp Verde to allow:

- Self/RV/Boat storage
- Hotel/RV park
- Assisted/senior living
- General retail/big box retail
- Restaurant/F&B
- Single Family w/ADU
- Multifamily
- Build-to-rent

Survey - CV Water

Located on SR 260 along western property line



CURVE TABLE	
C1	D=156.48' (R4) L=190.74 (R4) R=5614.13 (R4)
C2	D=070.254' (R4) L=4.73 (R4) R=5614.13 (R4)

LINE TABLE	
BEARING & LENGTH	
1	S 89°52'54" E 131.53 (R4)&C
2	N 12°22'25" W 39.34 (R4)&C
3	N 12°22'25" W 38.69 (R4)&C
4	N 77°37'36" E 313.00 (M)
5	N 77°37'43" E 313.04 (M)
6	N 77°37'36" E 40.41 (R4)
7	N 77°36'01" E 40.46 (M)
8	N 09°44'24" W 66.22 (R4)
9	S 80°15'49" W 31.08 (R4)
10	N 09°10'41" W 264.75 (R4)
11	S 76°58'43" W 172.36 (R4)
12	S 76°58'31" W 172.39 (M)
13	N 05°22'54" W 211.43 (R4)
14	N 05°21'59" W 211.40 (M)
15	S 77°36'49" W 23.49 (R4)
16	S 77°25'55" W 23.44 (M)
17	N 12°23'09" W 34.86 (R4)
18	N 12°26'22" W 34.88 (M)
19	S 77°36'49" W 44.77 (R4)
20	S 77°36'18" W 44.81 (M)
21	N 12°23'09" W 27.60 (R4)
22	N 12°11'01" W 27.42 (M)
23	S 77°37'36" W 50.00 (R4)
24	S 77°41'31" W 50.07 (M)
25	S 89°48'49" E 183.67 (R4)
26	S 89°48'14" E 142.40 (M)
27	S 75°34'43" W 20.00 (R)
28	N 70°34'43" E 20.00 (R)
29	S 10°08'28" E 105.61
30	S 13°21'30" E 48.21
31	S 75°36'44" W 14.62
32	N 15°03'45" W 5.03
33	S 77°43'00" W 41.29
34	S 77°36'32" W 246.24
35	S 13°33'37" E 65.48
36	N 73°49'09" E 7.39
37	S 12°24'03" E 180.33
38	S 12°11'11" E 141.43
39	S 11°10'04" E 6.10
40	S 79°25'01" W 45.07

- INDICATES QUARTER SECTION LINES
- 12" D.I. PIPE INDUSTRIAL DRIVE TO SOUTH EAST CORNER OF PARCEL 403-22-17A
 - 12" D.I. PIPE IN INDUSTRIAL DRIVE
 - 12" D.I. PIPE I-17 TO S.R. 260
 - INDICATES SECTION QUARTER CORNERS
 - INDICATES RECORD LOCATION, NOTHING SET OR FOUND
 - INDICATES CALCULATED DIMENSION
 - INDICATES 2" BLOW-OFF
 - INDICATES 12" VALVE UNLESS OTHERWISE NOTED
 - INDICATES FIRE HYDRANT
 - INDICATES AIR RELIEF VALVE
 - INDICATES 1" WITH WATER VALVE UNLESS OTHERWISE NOTED

- INDICATES RECORD DIMENSION FOUND ON A.D.O.T. R.O.W. MAP S-328-716 S. ROUTE 260 DATED JANUARY 13, 2004
- INDICATES RECORD DIMENSION FOUND IN BK 3972 PG 620 IN THE RECORDS OF YAVAPAI COUNTY, AZ.
- INDICATES RECORD DIMENSION FOUND IN BK 3662 PG 634 IN THE RECORDS OF YAVAPAI COUNTY, AZ.
- INDICATES RECORD DIMENSION FOUND ON THAT PLAT OF "RIGHT OF WAY PLAN OF THE COTTONWOOD - CAMP VERDE - MOGOLLON RIM HWY - I-17 - CAMP VERDE ECL, 260 YV 218 H3868 OIR, S-328-714", PRELIMINARY PRINT-SUBJECT TO CHANGES.

CERTIFICATION

THIS MAP WAS DRAWN, BASED UPON AS-BUILT MAPS AND OTHER INFORMATION PROVIDED BY CAMP VERDE WATER SYSTEMS. THIS MAP IS PUBLISHED SUBJECT TO ALL CONDITIONS, AND OTHER ITEMS OF PUBLIC RECORD. NO FIELD SURVEY WAS CONDUCTED IN SUPPORT OF THE INFORMATION SHOWN HEREON.

DUGAN L. McDONALD R.L.S.



N.T.S.

Survey - CV Sewer line

Green highlight along eastern property line



Camp Verde Developments



- 1.) 83 acre business park (UNDERWAY) w/RV storage onsite (COMPLETE)
- 2.) La Quinta - 4 story hotel
- 3.) Manufacture - malt & barley producer for brewing industry
- 4.) Tractor Supply Company - (COMPLETE)
- 5.) 330 unit manufactured homesites - Verde Ranch Estates - Under construction
- 6.) 300+ unit multifamily development planned
- 7.) 150 unit multifamily development planned
- 8.) 12 unit single family (COMPLETE)
- 9.) Three separate 10,000+ sf warehouses

Camp Verde Developments



1.) High View - Planned multi-use development that includes residential, commercial and retail.

2.) FrameTec Truss Mfg. - 80K square foot truss and pre-fab wall mfg facility. \$40 million dollar project. Expected to employ 215.

Commercial zoning

F. C1 DISTRICT (Commercial: Neighborhood sales and services)

1. Purpose:

The C1 District is intended to permit limited business uses, as well as residential uses, to provide convenient supporting and service needs for nearby residents. Manufactured, Modular or Site Built. Mobile Homes Prohibited (See Part 3 Section 306.B.1.b.3).

2. Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Automotive service stations.
- d. Baking and confection cooking for on-site sale only.
- e. Bed and Breakfast.
- f. Business offices, banks and similar; including drive-through.
- g. Commercial art galleries.
- h. Community parks, playgrounds or centers.
- i. Custom service and craft shops.
- j. Dwelling unit for one family on any one lot (See F.1).
- k. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- l. Flood control facilities.
- m. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- n. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
- o. Historical Landmarks.
- p. Home occupations (See Section 303).
- q. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- r. Hotels and motels with five or more guest rooms.
- s. Keeping of farm animals, limited (See Section 305).
- t. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- u. Multiple dwelling units.
- v. Nursery schools; day care centers (child or adult).
- w. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- x. Open land carnival and recreation facilities (religious & educational institutions).
- y. Other accessory uses commonly associated with primary permitted use (See Section 301 C).
- z. Personal services.

- aa. Private clubs and lodges operated solely for the benefit of bona fide members.
- bb. Religious institutions (in permanent buildings).
- cc. Restaurants and cafes, including drive-through.
- dd. Retail sales.

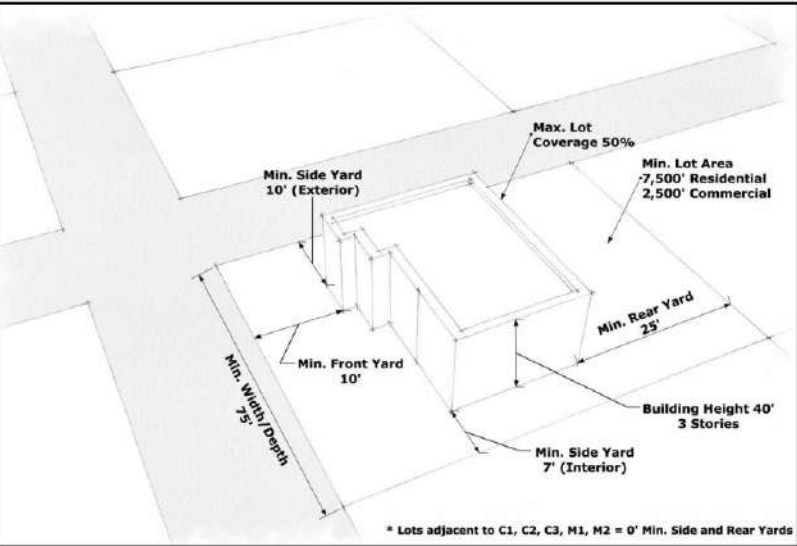
es and Structures Subject to Use Permit

- a. Government facilities and facilities required for the provision of utilities and public services.
- b. Outdoor recreation or assembly facilities.
- c. Veterinary services.
- d. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 306.
 - 1) Notwithstanding the foregoing, in the event a Planned Area Development (PAD) District is established per Section 203, this use may be included in any I Development Plan thereunder and approved without being subject to a Use Permit application and hearing procedures set forth in Section 601.
- e. Transmitter stations and towers for automatic transmitting.
- f. Revival tents and similar temporary operations (See Section 601.D).
- g. Temporary Use Permits, subject to administrative approval (See Section 601.C):
 - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
 - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

Table 2-6: C1 Dimensional Standards

Zoning District	"C1"
Minimum Lot Area (sq.ft.)	7,500' Res., 2,500' Com.
Minimum Width OR Depth (feet)	75'
Maximum Bldg Ht (stories)	3
Maximum Bldg Ht (feet)	40'
Maximum Lot Coverage (%)	50%
Minimum Front Yard (feet)	10'
Minimum Rear Yard (feet)	0' (25' adjacent to residential zone)
Minimum Side Yard Interior (feet)	0' (7' adjacent to residential zone)
Minimum Side Yard Exterior (feet)	10'

Figure 2-6: C1 Dimensional Standards



PAD Zoning

L. PAD (Planned Area Development)

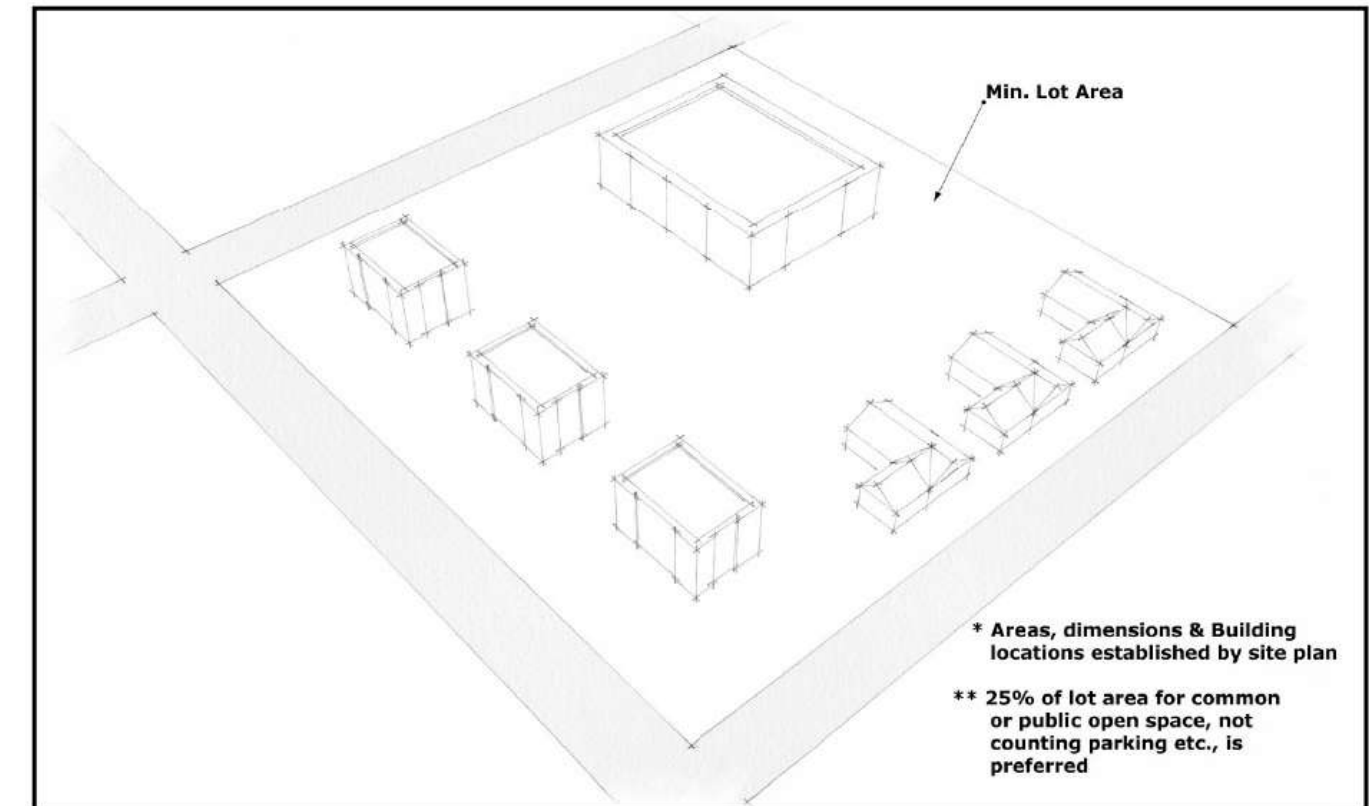
The Planned Area Development designation ensures orderly and thorough planning and review procedures that result in high quality project design and encourages variety in architectural design through techniques including, but not limited to, variations in building style, lot arrangements and site planning.

- 1) Purpose: A parcel of land planned as a unified project rather than as an aggregate of individual lots and may also provide for various types and combinations of land uses (such as single family and or multifamily housing, commercial centers, industrial complexes, and public or common spaces, with increased flexibility in site regulations). The greater flexibility in locating buildings and combining compatible uses make it possible to achieve economies of construction as well as preserving open space.
- 2) Scope: The Planned Area Development regulations that follow shall apply generally to the initiation and regulation of all Planned Area Development Districts. A PAD District may be added to an existing district to meet the intent of this Section or may be processed concurrently with a request to change an underlying zoning district. An approved PAD Development Plan/Site Plan shall be specific to that particular property as approved by Town Council upon recommendation by the Planning and Zoning Commission. A Development Plan/Site Plan must be submitted as per Site Plan requirements, Section 400 D1.
 - a. Where there are conflicts between PAD regulations and the general zoning, subdivision or other regulations, these regulations shall apply in PAD Districts unless the Council shall find, in the particular case, that the provisions herein do not serve the public to a degree at least equivalent to such general zoning, subdivision or other regulations.
 - b. It is intended to permit establishment of new Planned Area Development Districts for specialized purposes where tracts suitable in location, area, and character for the uses and structures proposed are to be planned and developed on a unified basis. Suitability of tracts for the development proposed shall be determined primarily by reference to the General Plan, but due consideration shall be given to existing and prospective character of surrounding development.
 - c. Within PAD Districts, regulations adapted to such unified planning and development are intended to accomplish purposes of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots, and to promote economical and efficient land use, an improved level of amenities, appropriate and harmonious variety, creative design, and a better environment.
 - d. Open Space Dedication: open space shall be included in all developments. A dedication of open space not less than twenty-five percent (25%) of a development project is preferred
- 3) PAD Major Amendments: A request for any major amendment to a PAD including amendments to the Development Phasing Schedule will be deemed major if it involves any of the following and must be approved by the Town Council upon recommendation by the Planning and Zoning Commission:
 - a. An increase in the approved totals of dwelling units or gross leasable area for the PAD District.
 - b. A change in zoning boundaries.
 - c. Any change which could have significant impact on areas adjoining the PAD as determined by the Community Development Director.
- 4) PAD Minor Amendments:
 - a. All request for amendments to a PAD that are not a PAD Major Amendment shall be deemed a PAD Minor Amendment.
 - b. A request for a Minor Amendment to a PAD with an amended site plan may be filed with the Community Development Department if the Community Development Director determines the request is not major, as defined above.
 - c. The request will be routed for comment to any affected Town departments or other agencies for comment.

Table 2-12: PAD Dimensional Standards

Zoning District	"PAD"
Minimum Lot Area (sq.ft.)	Established by Site Plan
Minimum Common/Open Space	25% of Site Area Preferred
Minimum Area/Dwelling (sq.ft.)	Established by Site Plan
Minimum Width OR Depth (feet)	Established by Site Plan
Maximum Bldg Ht (stories)	Established by Site Plan
Maximum Bldg Ht (feet)	Established by Site Plan
Maximum Lot Coverage (%)	Established by Site Plan
Minimum Between Buildings (feet)	Established by Site Plan
Minimum Front Yard (feet)	Established by Site Plan
Minimum Rear Yard (feet)	Established by Site Plan
Minimum Side Yard Interior (feet)	Established by Site Plan
Minimum Side Yard Exterior (feet)	Established by Site Plan

Figure 2-12: .PAD Dimensional Standards



Camp Verde, AZ

Lakes, Trails & Outdoor Recreation

Residents and visitors can enjoy outdoor activities such as horseback riding, four wheeling, Jeep tours, hiking, camping, canoeing, kayaking and fishing.

Local Wineries

The Verde Valley is home to 19 commercial vineyards and 25 tasting rooms, according to the Verde Valley Wine Trail. More than 40 varieties are grown in the region and tasting rooms allow customers to try different types of locally produced wine.

Located less than an hour from Phoenix, Flagstaff, Sedona, Prescott, and Payson, Camp Verde is the valley's oldest frontier settlement. Because of Camp Verde's rich history dating back to the 1860's, in 1970 the area was recognized as a Historic State Park. Today visitors, of all ages and backgrounds can enjoy Camp Verde's amenities, attractions, and its natural beauty that is available all year round.

The Verde Valley trade area is comprised of 5 incorporated communities and 4 unincorporated communities with a total population exceeding 66,000 people

Airports

- Phoenix Sky Harbor (90 miles)
- Flagstaff Pulliam (45 miles)
- Sedona Airport (30 miles)
- Cottonwood Airport (15 miles)
- Rimrock Airport (10 miles)

Verde River

Verde River The Verde River is one of Arizona's only two wild and scenic rivers and is one of the largest perennial streams in Arizona. It's an excellent place to fish, go boating and canoeing.

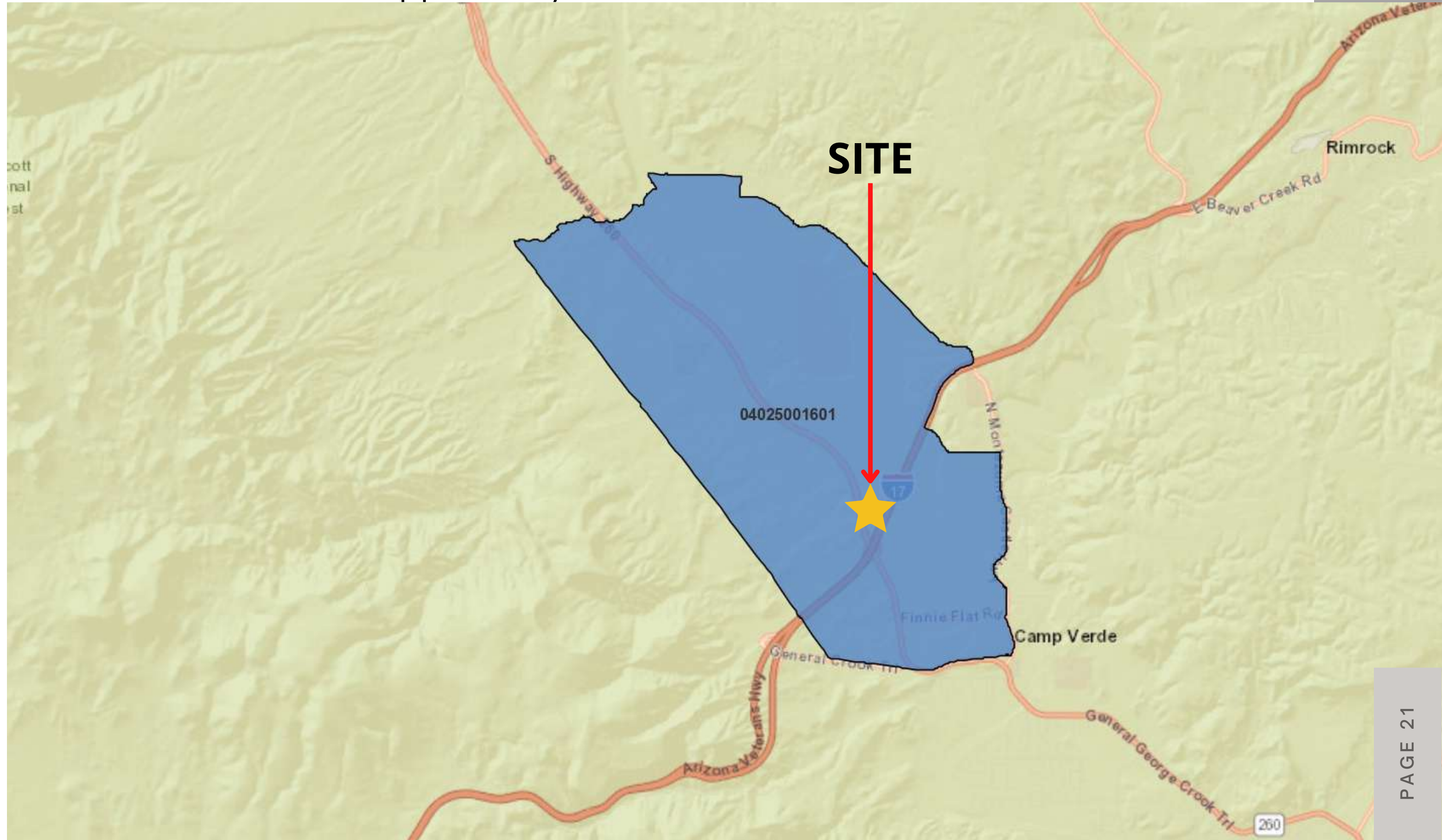
Montezuma Castle

Montezuma Castle is the third National Monument dedicated to preserving Native American culture. The stone, timber and adobe dwelling is one of the best preserved cliff dwellings in the United States. 500,000+ visitors annually.



Opportunity Zone

Census Tract 16.01 is a Low-Income Community Opportunity Zone located in Camp Verde, Arizona. This 20 square mile census tract has a population of approximately 6,600 and is **1 of only 4** Opportunity Zones in Yavapai County. Opportunity Zone Source Click [HERE](#)



Demographics

U.S. Census Bureau

	(1) Camp Verde, AZ	(2) Overall Trade
Population Summary		
2000 Total Population	9,413	57,585
2010 Total Population	10,873	66,735
2019 Total Population	13,290	74,770
2019 Group Quarters	825	1,323
2024 Total Population	14,419	78,584
2019-2024 Annual Rate	1.64%	1.00%
2019 Total Daytime Population	12,785	74,194
Workers	4,676	29,144
Residents	8,109	45,050
Household Summary		
2000 Households	3,582	24,665
2000 Average Household Size	2.52	2.29
2010 Households	4,088	29,303
2010 Average Household Size	2.49	2.24
2019 Households	4,987	32,764
2019 Average Household Size	2.50	2.24
2024 Households	5,436	34,443
2024 Average Household Size	2.50	2.24
2019-2024 Annual Rate	1.74%	1.00%
2010 Families	2,771	17,802
2010 Average Family Size	2.98	2.77
2019 Families	3,334	19,604
2019 Average Family Size	3.00	2.79
2024 Families	3,598	20,375
2023 Average Family Size	3.01	2.81
2019-2024 Annual Rate	1.54%	0.77%
Housing Unit Summary		
2019 Housing Units	5,804	39,173
Owner Occupied Housing Units	66.1%	59.1%
Renter Occupied Housing Units	19.8%	24.6%
Vacant Housing Units	14.1%	16.4%
Median Household Income		
2019	\$41,783	\$50,866
2024	\$49,322	\$56,016
Median Home Value		
2019	\$230,227	\$281,964
2024	\$284,191	\$331,100
Average Income Value		
Average Household Income	\$55,692	\$70,642
Per Capita Income		
2019	\$21,036	\$30,912
2024	\$24,580	\$35,325
Median Age		
2019	45.7	52.3
2019 Population 25+ by Educational Attainment		
Total	9,658	57,472
Less than 9th Grade	4.4%	3.0%
9th - 12th Grade, No Diploma	10.4%	6.5%
High School Graduate	22.9%	21.5%
GED/Alternative Credential	5.1%	4.2%
Some College, No Degree	30.3%	27.7%
Associate Degree	5.9%	9.3%
Bachelor's Degree	14.9%	15.8%
Graduate/Professional Degree	6.0%	11.9%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024



Demographics Cont'd

Median Household Income

\$36K

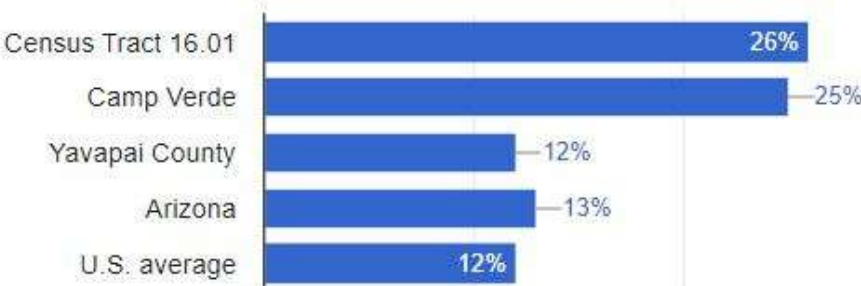
This Opportunity Zone has a **median household income** of approximately **\$36,000**, which is **42% lower** than the median household income for the state of Arizona of **\$62,000**.



Poverty Rate

26%

The percentage of households below the poverty line in this Opportunity Zone is **26%**, which is **13% higher** than the rate for the state of Arizona of **13%**.



Median Age

39

This Opportunity Zone has a **median age** of approximately **39**, which is **3% higher** than the median age for the state of Arizona of **38**.



Median Household Income

\$36K

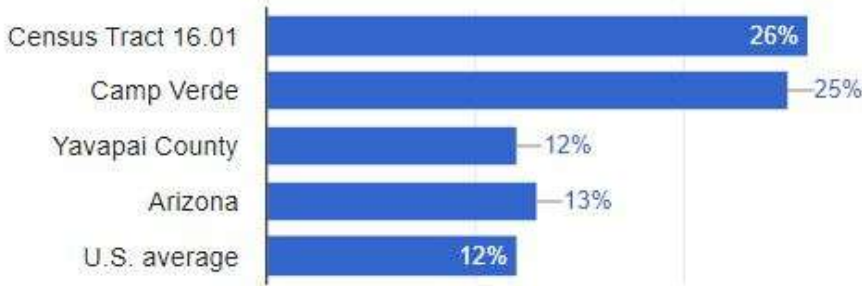
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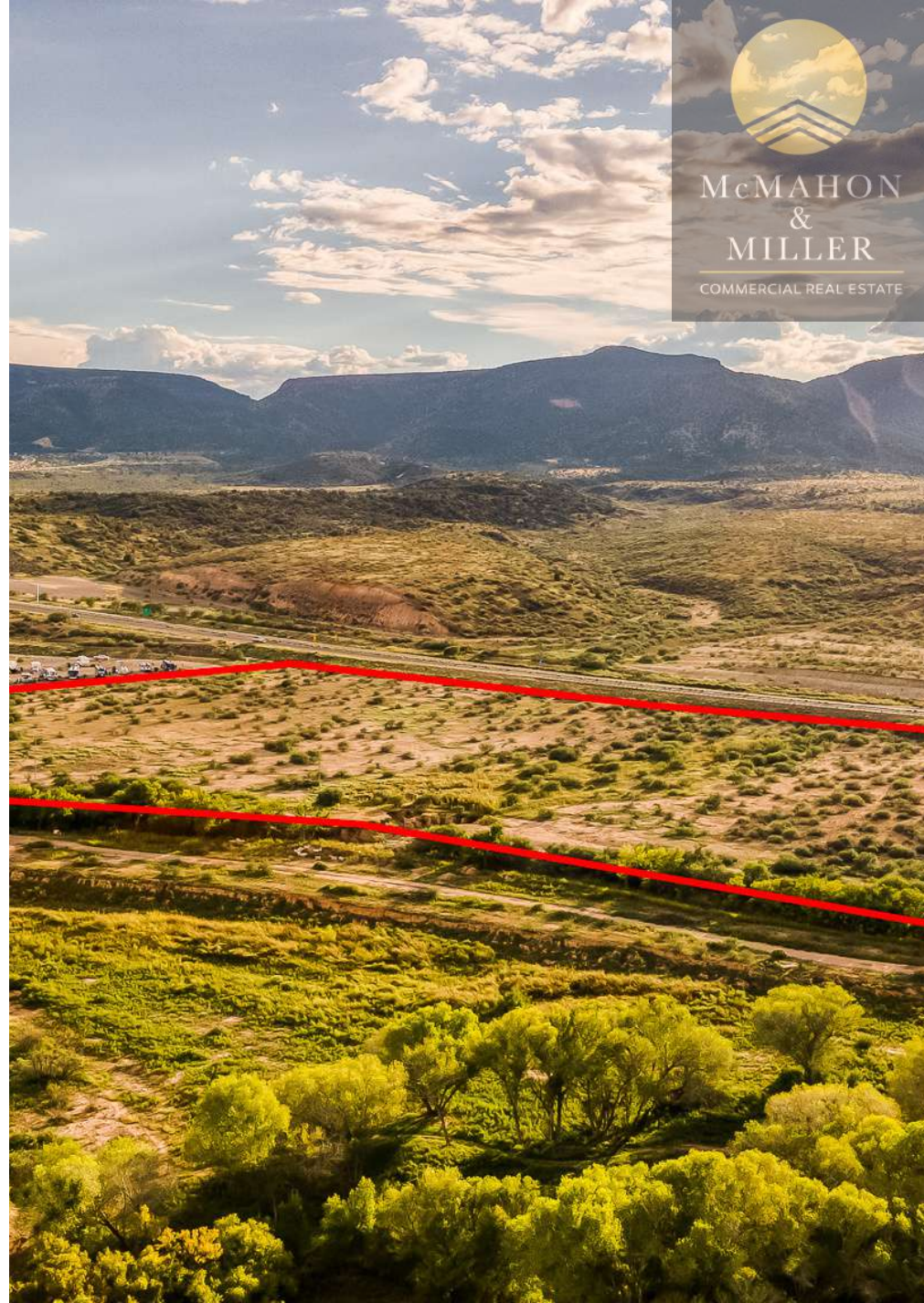
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Aerial Photos



Contact Information

M&M COMMERCIAL – OFFERING MEMORANDUM



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&
MILLER

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