

Executive Summary

Prescott – 3301 Willow Creek Road

Narrative: The subject property is located in Prescott on Willow Creek Road. The total parcel is 6.72 acres and will be sold all or in part. If subject property is sold in part, IT will be divided into two parcels at time of escrow as detailed below. The property is zoned as BR (Business Regional).

The front parcel is approximately 2 acres with 250 feet of frontage on Willow Creek Road at the location of a proposed traffic signal and Honda Dealership. The back parcel is approximately 4.72 acres.

The opportunity lies on the edge of a developed area near both commercial and retail businesses. Please call listing office for more information.

Address: 3301 Willow Creek Road
Prescott, Arizona 86301

Parcel: 106-08-209B

Property:	Front Parcel – 2 Acres	\$1,100,000.00
	Price per acre: \$550,000	
	Price per square foot: \$12.62	
	Back Parcel – 4.72 Acres	\$1,400,000.00
	Price per acre: \$296,610.16	
	Price per square foot: \$6.80	

Total Price:	Both Parcels – 6.72 Acres	\$ 2,500,000.00
	Price per acre: \$372,023.80	
	Price per square foot: \$8.54	

Terms **Cash, CNV**

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