

## Executive Summary

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### Chino Valley

**Narrative:** The subject property is comprised of seven parcels in Chino Valley, AZ totaling 14.52 acres of land. The parcel has over 975' of Highway 89 Frontage. There is currently a 1952 sq ft residence, a 6000 square foot retail store and a Cavco mobile home located on the property. The parcel is located south of Road 3 South and is zoned CL (Commercial Light) and A/R (Agricultural Residential). It is approximately 14.52 acres and located on the busy Highway 89 commercial corridor. Please call listing office for more information.

**Address:** 1458-1328 South Highway 89  
Chino Valley, AZ 86323

**Parcels:** 306-33-005M, 306-33-005D, 306-33-005N, 306-33-005P, 306-33-005Q,  
306-33-005, 306-33-005L & 306-33-005K

<b>Property:</b>	Commercial Land	14.52 Acres
	Square Feet	632,491
	Lot Dimensions Approximate	975'X 644'
	<b>Total Gross Acres</b>	<b>± 14.52 Acres</b>

<b>Price:</b>	<b>\$ 2,499,700.00</b>
<b>Per Square Foot</b>	<b>\$ 3.95</b>
<b>Per Acre</b>	<b>\$ 172,156.00</b>
<b>Total Price Terms</b>	<b>\$ 2,499,700.00</b>
<b>Terms</b>	Cash, CNV

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# Allmon 14



## Legend

- City Boundaries
- Cottonwood
- Peoria
- Prescott
- Sedona
- Camp Verde
- Chino Valley
- Clarkdale
- Dewey-Humboldt
- Jerome
- Prescott Valley
- Wickenburg
- County Boundary
- Counties
- Parcels
- Road Centerlines
- Major Roads
- Interstate
- State Highways
- Major Roads



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.