

Executive Summary

Prescott Valley-Eastridge Development

Narrative: There are currently three parcels available in the Eastridge Development, Phase II from the original developer. The properties are zoned C2 PAD or C3 PAD. The three parcels total 13.09 and may be purchased in bulk or separately as detailed below.

The Subject property is located in the community of Prescott Valley. Prescott Valley is tied to the City of Prescott geographically, economically, and socially and has historically been considered an extension of Prescott. However, the community has become increasingly independent and is one of the fastest growing areas of the state. Prescott Valley is poised to become a major Arizona city in the near future. The opportunity lies in developing mixed use office, medical and retail project and being surrounded by new commercial developments.

All utilities are to the property. Buyer to assume Town of Prescott Valley Assessments of approximately .80/square foot at close of escrow.

Please call listing office for more information.

Addresses: 2757 N. Truwood Drive APN #103-05-009Y
Zoning: C3 PAD
Lot E2 344,746 +/- SF or +/- 7.91 Acres \$999,900.00
Price per acre: \$278,128.00 Price per square foot: \$2.90

8453 E. Eastridge Drive APN # 103-05-009J
Zoning: C2 PAD
Lot G +/-92,025 SF or +/- 2.11 Acres \$ 250,000.00
Price per acre: \$251,137.00 Price per square foot: \$2.71

8391 E. Eastridge Drive APN # 103-05-009K
Zoning: C2 PAD
Lot H +/- 133,566 SF or +/- 3.07 Acres \$ 299,000.00
Price per acre: 546,872.00 Price per square foot: \$2.23

Property:	Commercial Land Bulk Sale		13.09 Acres
	Square Feet		570,200
	Total Gross Acres	±	13.09 Acres
Price:		\$	1,400,000.00
Per Square Foot			2.45
Per Acre		\$	106,951.87
Terms			Cash, CNV

ELIO S. KHALIFE
FIRST AMERICAN INVESTMENT, LLC
3200 Lakeside Village Drive, Suite 201
Prescott, AZ. 86301
Phone (928) 541-1557
Fax: (928) 541-1561

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