

Executive Summary

Prescott Valley-Eastridge Development

Narrative: The total project is comprised of two buildings of 18,620 square feet each located within Eastridge Development, Phase II. The north building has over 265 feet of Highway 69 Frontage, The parcel consists of 2.6 acre and is zoned C2 Pad. The parcel can be split at close of escrow. Adjacent acreage is available for additional parking or future development

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 projects and being surrounded by new commercial developments.

Please call listing office for more information.

Addresses: 8594 E. Eastridge Drive (North Building) APN # 103-05-931F
Prescott Valley, AZ 86314
18,602 square feet in Gray Shell condition 1.3 Acres \$1,300,000.00
Price per square foot: +/- \$69.88

8582 E. Eastridge Drive (South Building) APN # 103-05-931
Prescott Valley, AZ 86314
18,602 square feet in Gray Shell condition 1.3 Acres \$1,200,000.00
Price per square foot: +/- \$64.50

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