



Jack Fowler, CCIM

(928) 899-1378

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www.JFowlercommercial.com

**35.55 Acres off Highway 89
Paulden, AZ**



ZONED RCU2-A

MLS# 1016915

GREAT OPPORTUNITY!!

Hwy 89 frontage and borders railroad.

Excellent development opportunity.



OFFERED AT \$426,600



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PROPERTY SPEC'S

Address: 000 N Hwy 89
Parcel No.: 306-42-002B
Zoning: RCU-2A

For more information on zoning go to:

<http://www.chinoaz.net/454/Zoning>

Lot Size: 35.55 Acres
Topography: Hilltop, gentle slope, views

Views: Boulders; Bradshaw Mountain;
Granite Mountain; Mountains;
Panoramic; SF Peaks; Valley

Road Access: Paved, State maintained

Utilities Available: Electricity
3 phase
Telephone

Fencing: None

Additional Information: **GREAT OPPORTUNITY!!**
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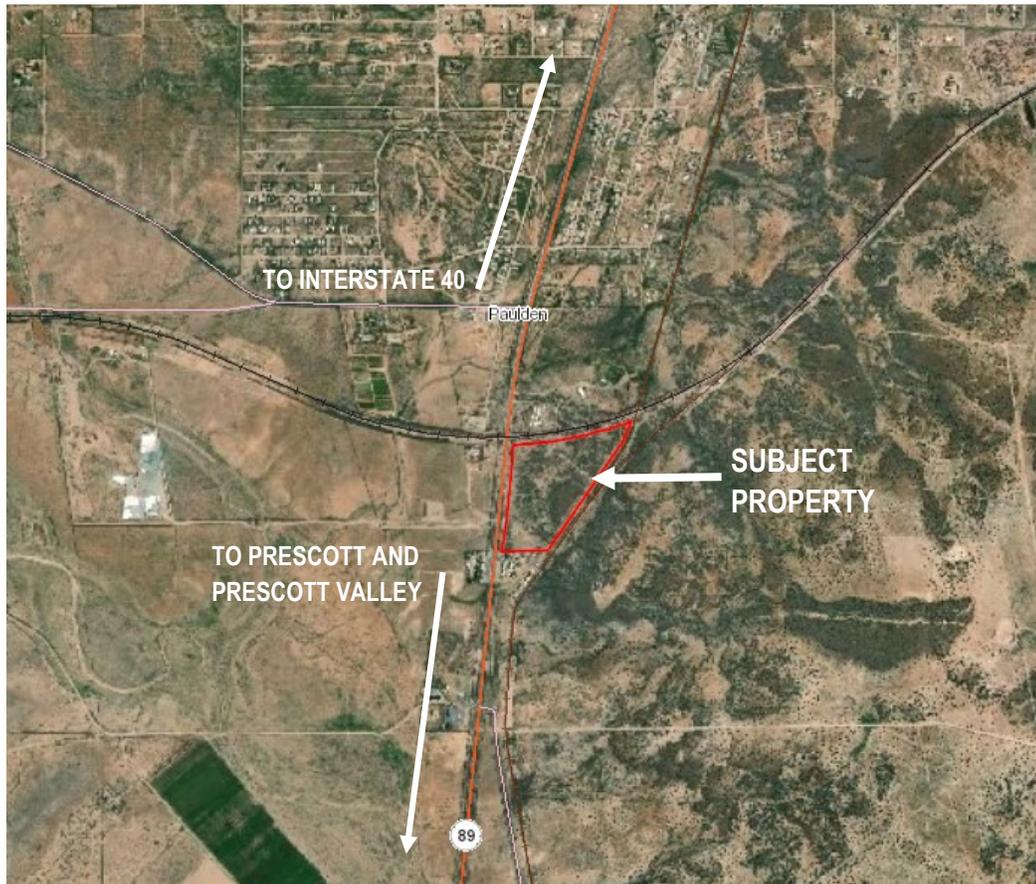
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LOCATION AND AREA INFORMATION



Paulden, AZ is located approximately 9 miles north of Chino Valley, AZ.

It was the railroad that brought much activity to Chino Valley. Jerome Junction was established in 1895, becoming a major center of goings-on from 1900 until 1925, when it was moved farther north.

Chino Valley and Paulden have experienced much growth since their beginnings. Affordable housing, large plots of land and significant availability of services continue to draw residents and businesses to the area.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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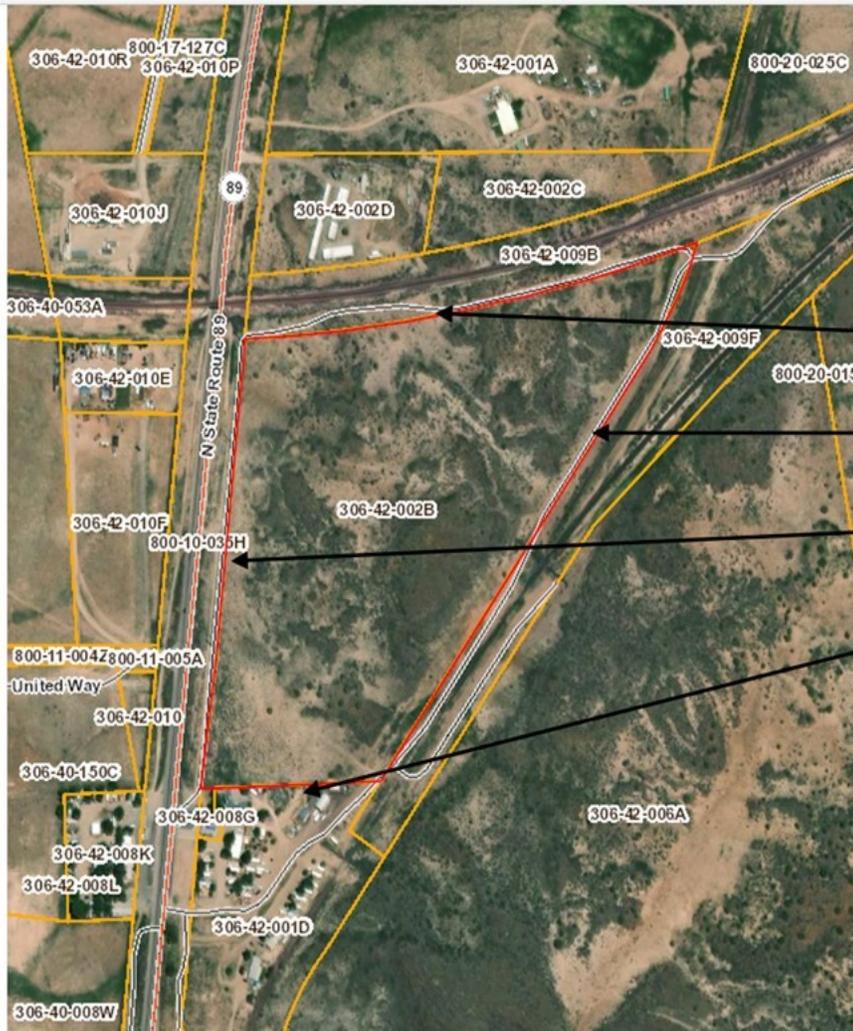
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PROPERTY DIMENSIONS



Subject property = 35.5 acres

1572'

2030'

1232'

672'