

JFowler
Commercial



Jack Fowler, CCIM

(928) 899-1378

Jack@JFowlercommercial.com

www.JFowlercommercial.com

Four Lots with Hwy 69 Frontage

Prescott Valley AZ



HWY 69 FRONTAGE LOTS

LOT #'s 171, 257, 258 & 259

FLAT EASY BUILD WITH GREAT HIGHWAY FRONTAGE

EASY ACCESS

ZONED C2-3

COULD BE SOLD SEPERATELY, CALL FOR DETAILS



OFFERED AT \$12/sf



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Address: 6600 Hwy 69 & 2721,2641,2761 Meadowlark Dr For more information on zoning go to:
Parcel No.: 103-06-069, 103-06-107, 103-06-108, 103-06-109 www.pvaz.net
Lot No's.: 171, 257, 258 & 259
Zoning: C-2

Lot Size: 2.14 Total Acres (4 lots available)
Location: East End of Prescott Valley, North side Hwy 69
Topography: Flat, easy build
Views: City

Utilities Installed: Electricity
220
Telephone
City Water
City Sewer
Natural Gas

Additional Information: 4 Lots with excellent Highway 69 frontage. Busy highway corridor with heavy traffic. Easy access to and from Highway 69 with all utilities to lot. Flat, easy build. Endless possibilities. Offered at \$12/sqft. With 1 lot at \$5 /sqft. Lots could be sold separately. Call for details.



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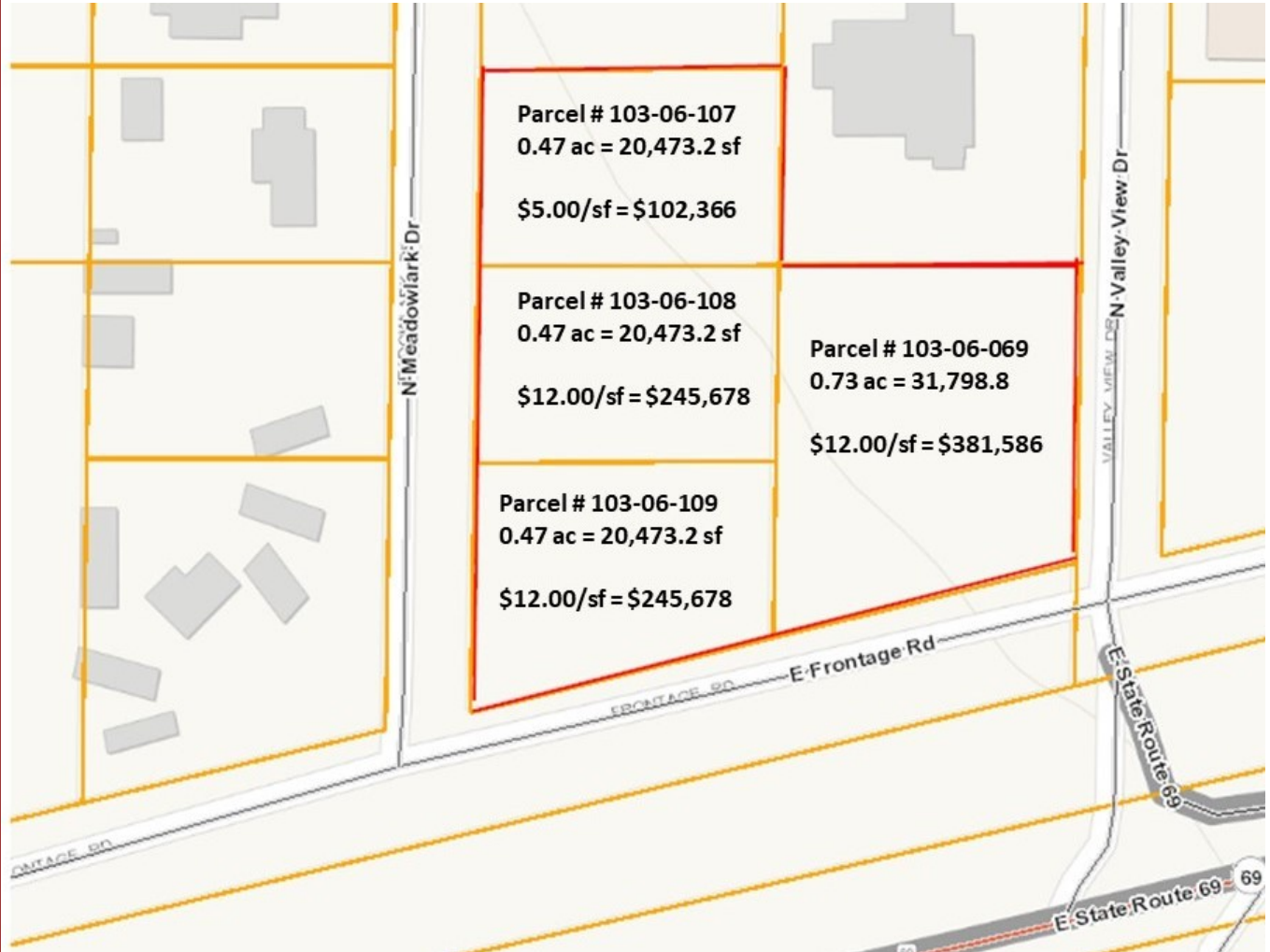
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PARCEL INFORMATION





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PROPERTY LOCATION AND AREA INFORMATION



Prescott Valley is a town with a current population (October 2016) of about 45,500 residents located in Yavapai County, Arizona, United States, and a suburb of Prescott (although Prescott Valley is larger). Prescott Valley was the seventh fastest-growing place among all cities and towns in Arizona between 1990 and 2000.. Prescott Valley (locally, **PV**) is located in central Arizona approximately 85 miles north of Phoenix at 5,100 feet elevation. PV has good access to Arizona State Route 89, SR -89A and SR-69, connecting to Interstates 17 and 40. Air service is available at Ernest A. Love Field, about 8 miles northwest.

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.