

JFowler
Commercial



Jack Fowler, CCIM

(928) 899-1378

Jack@JFowlercommercial.com

www.JFowlercommercial.com

**8801 E. Florentine
Prescott Valley, AZ**



Zoned C2-3

MLS# 1006692

Perfect for development. Paved, lighted, water meter in place, vacant. Fenced, corner lot. Lot # 3994. Both lots for sale, can be sold together for a price of \$129,900 or separately.

Seller motivated!



OFFERED AT \$64,950



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Address: 8801 E. Florentine
Parcel No.: 103-31-026
Lot No.: 3994
C2--3

For more information on zoning go to:

[http://www.pvaz.net/DocumentCenter/
View/375/Chapter-13---Zoning-PDF?bidId=](http://www.pvaz.net/DocumentCenter/View/375/Chapter-13---Zoning-PDF?bidId=)

Building Size: N/A

Lot Size: 10,018.8 sq.ft

Acres: 0.23

Topography: Level- easy build

Utilities Installed: Electricity
City Water-water meter in place

Utilities Available: 3 phase
City Sewer
City Water
Telephone
Cable
Natural Gas

Fencing: Yes **Type:** Perimeter- Chain Link

Additional Information: Perfect for development. Paved, lighted, water meter in place, vacant. Fenced, corner lot. Both lots for sale. Can be sold together for a combined price of \$129,900. (\$6.434sf) , or separately. SELLER MOTIVATED!



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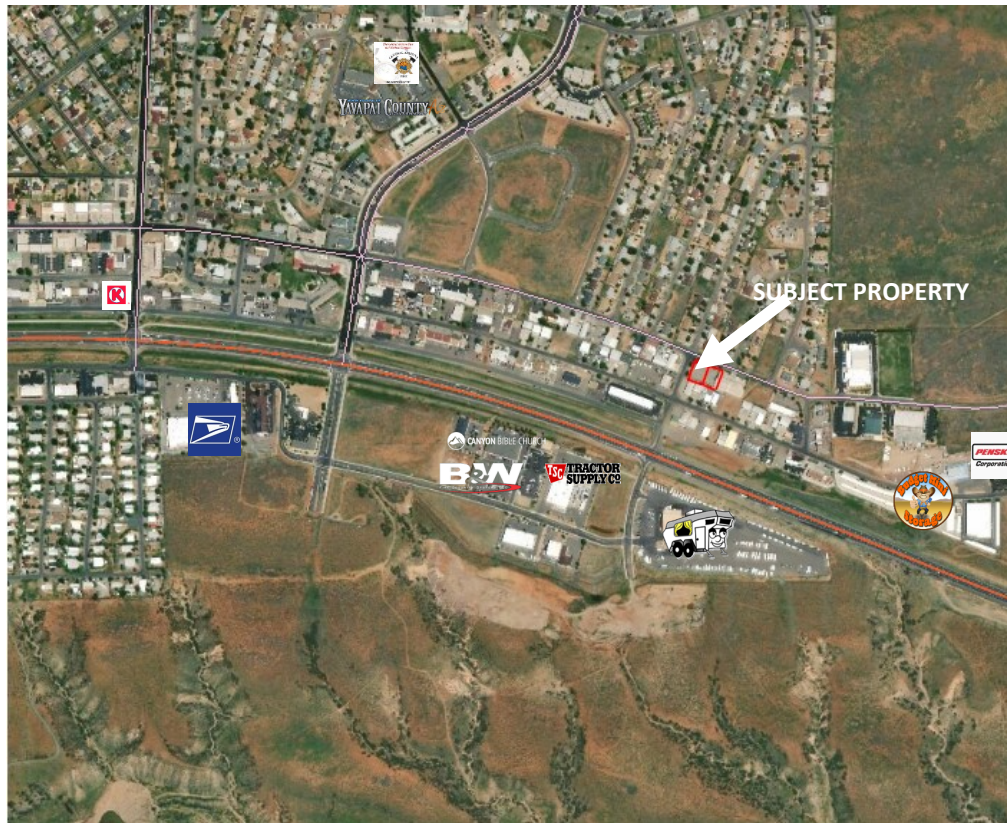
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Location and Area Information



Prescott Valley is a town with a current population of about 45,500 residents. It is located in Yavapai County, Arizona, United States, about 8 miles east of Prescott, which it has surpassed in growth. Prescott Valley was the seventh fastest-growing place among all cities and towns in Arizona between 1990 and 2000. It would be difficult to find a more dynamic community in north-central Arizona than Prescott Valley. Just under 45 years old, Prescott Valley's population has realized a 93% increase since the 2000 Census. The quad-city region, comprised of Prescott Valley, Prescott, Chino Valley, and Dewey-Humboldt, is home to approximately 135,00 residents and a workforce of approximately 62,000 people.

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.