



BETTER HOMES AND GARDENS REAL ESTATE  
**BLOOMTREE REALTY**

6212 E State Route 69  
Prescott Valley, AZ 86314



 **BHGRE**  

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**COMMERCIAL**<sup>®</sup>

*Presented By:*

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6212 E State Route 69  
Prescott Valley, AZ 86314

## Property Description

Level and ready to build - vacant lot on the west end of Prescott Valley. This lot is one of the few remaining vacant lots along Hwy 69. Located on the frontage road with excellent visibility from Highway 69. Parcel has all utilities to the property line including water and sewer and is located in the Town of Prescott Valley with C1 Zoning - light commercial. Lot is approx. 60' x 120' at priced at \$11.79 per sq. ft. Drive by and take a look!

## Zoning

C1—See Town of Prescott Valley's website [www.pvaz.net](http://www.pvaz.net) for zoning regulations.

C1 (Commercial; Neighborhood Sales and Services) District is to provide for convenience shopping in a residential neighborhood, to preserve and protect neighborhood commercial areas, located in close proximity to residential areas, and to provide for retail and service establishments which supply commodities or perform services to meet the daily needs of the neighborhood.



# Property Overview

## PRICE

\$84,900.00

## LOCATION

6212 E State Route 69  
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## SITE

The lot is located on the North side of State Route 69 in Prescott Valley, just east of Prescott East Highway.

## LAND AREA

Sale includes parcel # 103-07-201 at 0.16 acres or 6,969.60 sq. ft.

## 2020 Taxes

Taxes from 2020 were \$854.00.

## TRAFFIC COUNT

Approximate traffic count is around 40,000 cars per day.

## POPULATION COUNT

In 2018, the Prescott Valley population was 45,751 and the Prescott population was 43,314.

## PARCEL MAP





**BIG 5**  
SPORTING GOODS

**CIRCLE K**

**Franklin Phonetic**  
Primary School

**ICHOR AIRSOFT LLC**

**Guido's PIZZA**

**The Honeyman**  
NATURAL FOODS

ARIZONA  
**69**

