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JACK FOWLER

Associate Broker

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**802 Road 4 North
Chino Valley, AZ 86323**



ZONED CH

MLS# 1041650

Flat, easy build

Well located

0.98 Acre

Zoned heavy commercial



OFFERED AT \$139,000



Address: 802 E Rd 4 North
Parcel No.: 306-04-010V
Zoning: CH

For more information on zoning go to:
<http://www.chinoaz.net/454/Zoning>

Lot Size: 42,689 sf

Acres: 0.98

Topography: Flat, easy build

Views: City, Mountains

Utilities Available: Electricity
220
Telephone
Cable
3 phase

Fencing: Chain Link, barbwire

Additional Information: Flat, well located, zoned heavy commercial

PROPERTY LOCATION AND AREA INFORMATION



Incorporated in 1970, Chino Valley received its name in 1854 from U.S. Army Cavalry Lt. Amiel W. Whipple. He was traveling through the area and took note of the plentiful gama grass growing in the region. The Mexican word for this grass was “chino”—thus the community’s name. From January – May of 1864, the site of the first Territorial Capital of Arizona was established at Del Rio Springs in Chino Valley. Later that year, the Territorial Capital was moved to Prescott.

It was a 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. Afterward, from the 1920s to the late 1940s, most of the families of Chino Valley took up farming and ranching. In the 1950s and 1960s, dairy farming became a large source of revenue.

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.