

HEAVY ZONED COMMERCIAL LAND FOR SALE

10249 E VALLEY RD,
PRESCOTT VALLEY, AZ
86314

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HEAVY ZONED COMMERCIAL LAND FOR SALE | \$750,000

PROPERTY SUMMARY



PROPERTY DESCRIPTION

An opportunity to acquire 4.29± acres of vacant, industrially zoned land in Prescott Valley, Arizona. This parcel carries an IG, Industrial General, zoning designation, one of the most permissive classifications available, purpose-built to accommodate manufacturing, wholesale distribution, and heavy commercial development. The IG zone is specifically established to provide suitable locations for high-impact industrial and commercial uses that operate in full compliance with all applicable federal, state, and local regulations. Permitted uses within this designation span a broad spectrum of industrial activity, making this an exceptionally flexible site for owner-users, developers, and investors alike. Strategically positioned in one of Arizona's fastest-growing communities, this parcel presents a compelling development opportunity in a market experiencing strong industrial demand.



OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	4.29 Acres

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	20,826	35,643	58,956
Total Population	49,819	82,910	132,004
Average HH Income	\$82,508	\$89,410	\$91,855

AERIAL OVERVIEW



ADDITIONAL PHOTOS

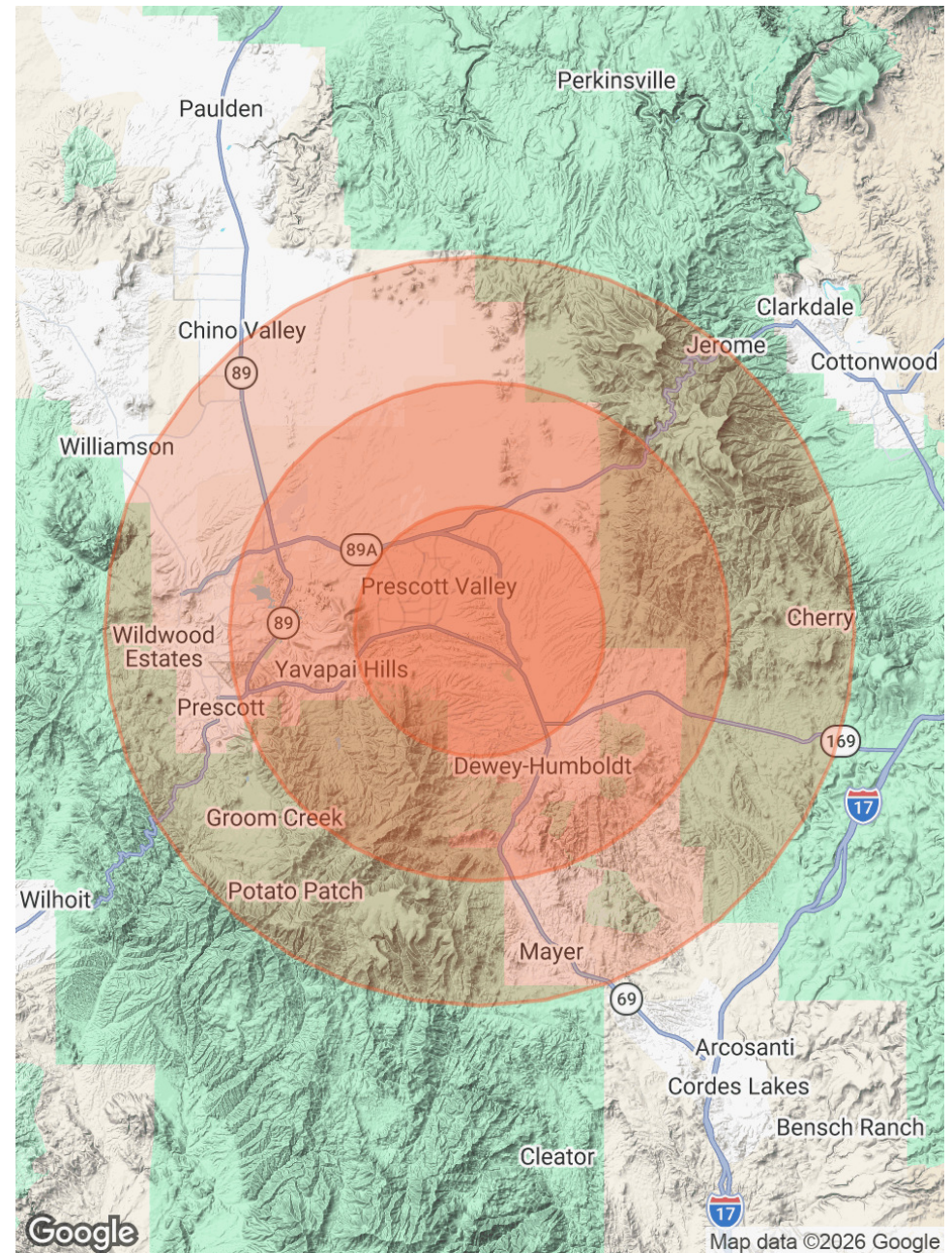


DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	49,819	82,910	132,004
Average Age	46.6	49.5	51.2
Average Age (Male)	45.3	48.5	49.9
Average Age (Female)	48.5	51.1	53.0

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	20,826	35,643	58,956
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$82,508	\$89,410	\$91,855
Average House Value	\$360,665	\$432,904	\$451,347

2023 American Community Survey (ACS)





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