

PRESCOTT VALLEY LAND FOR SALE

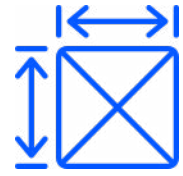
SEC Navajo Dr & Eastridge Dr, Prescott Valley, AZ 86314



±2.8 AC FOR SALE

Disclaimer: Conceptual Site Plan*

LOCATION & LAND USE



PARCEL SIZE
±2.8 AC



USE
Residential & Services



PRICE
Contact Broker

LOCATION

This property, located south of the SR-69 and Navajo Drive intersection, presents an incredible opportunity for an Owner/User or Investor to create a neighborhood commercial/residential project aligned with Prescott Valley's vision for growth and diverse housing options. The property is situated within the General Plan Growth Tier 1, which prioritizes development in areas with existing infrastructure and proximity to commercial hubs.



HIGHLIGHTS

- 2.8 Acres
- Zoning allows for wide array of uses
- Central location within Prescott Valley
- Direct access off Navajo Drive
- Adjacent to planned BTR community with 154 approved units

DEVELOPMENT PROCESS

DEVELOPMENT PLAN

This is a unique opportunity to acquire approved and entitled land in one of Arizona's strong growth markets. As part of the development process, the extension of Navajo Drive will be required, running through the property to the southern property line. This improvement splits the original 19.8-acre parcel into two sections: 15.275 acres on the west (multifamily) and 2.8 acres (available for sale) on the east. Utilities are designed with confirmed capacity for uses allowable within the RS-PAD zoning.

*The Buyer or Developer will be required to submit and gain approval of a Final Development Plan prior to submitting construction drawings and obtaining permits for construction.



ZONING & RESTRICTIONS

ZONING

RS-PAD, Yavapai County

*Zoning: The permitted and prohibited uses within this PAD shall be based off Article 13-11: RS (Residential and Services) of the Town Code. Water rights are to be retained by the buyer/developer through the Town or private water credits.

[Click Icon for Link to Zoning Code](#)

USE RESTRICTION LEGEND

- P: Permitted
- A: Permitted as Accessory use
- C: Allowed upon conditional use permit
- #: Specifies additional requirements, further defined within Town of Prescott Valley zoning code

USE RESTRICTIONS

Accessory Buildings, Structures, and Uses	A
Boarding house	C
Charitable organization	C
Clinic	C
Community building	P
Factory-built dwelling	P
Fraternity	C
Golf course	C
Home occupation	P2
Hospital	C
Library	P
Manufactured home	C3
Manufactured home park	C
Model homes	P4
Multi-family dwelling	P
Nursery school	C
Nursing home	C
Parking space	A
Personal services	C
Professional office	C
School	P
Solar	A
Single family dwelling	P
Site-built dwelling	P
Temporary housing	P5

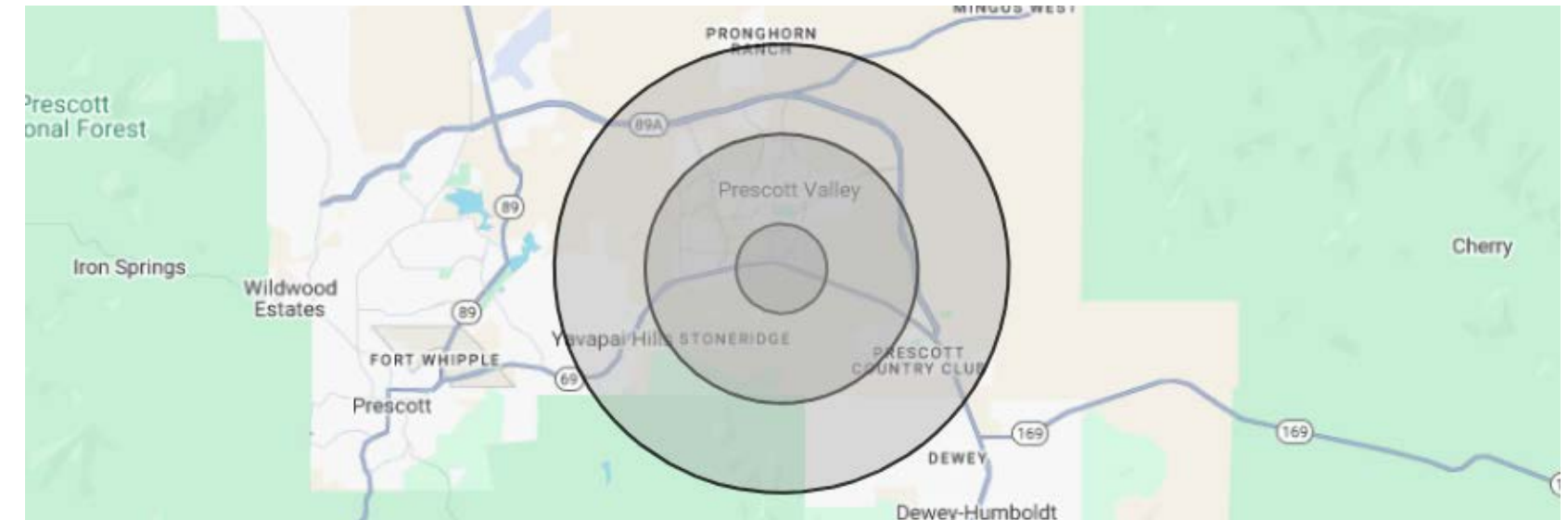
AERIAL MAP



REGIONAL MAP



DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	5,711	39,267	62,814
Current Year	5,189	35,675	56,753
2020 Population	5,138	35,280	54,254
Growth Current Year - 2029	2.0%	2.0%	2.1%
Growth 2020 - Current Year	0.2%	0.3%	1.2%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	2,503	16,002	26,718
Current Year	2,263	14,470	24,022
2020 Population	2,245	14,310	22,927
Growth Current Year - 2029	2.1%	2.1%	2.2%
Growth 2020-Current Year	0.7%	0.7%	1.3%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$53,775	\$74,924	\$77,545
Median Household Income	\$46,037	\$58,972	\$61,347

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PRESCOTT VALLEY COMMERCIAL LAND

SEC Navajo Dr & Eastridge Dr, Prescott Valley, AZ 86314

CONTACT BROKER FOR MORE INFORMATION



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