

BUILD-TO-RENT DEVELOPMENT OPPORTUNITY

718 N. MAIN STREET, COTTONWOOD, ARIZONA



CONTACT FOR MORE INFORMATION

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EXECUTIVE SUMMARY

This shovel ready build-to-rent development opportunity includes an approved plan for 48 one-story rental units. The duplex units offer both one and two bedrooms. Building permits have been issued, however due to the length of time since approval, the approvals and permits are set to expire in July, 2026.

The property is ideally located within walking distance of the shops and dining in historic Old Town Cottonwood, as well as the Verde River and Riverfront Park, Cottonwood's largest park featuring a softball complex, playground, disc golf course, dog park, skate park, and an inline hockey rink. Dead Horse Ranch State Park is just over a mile to the north while Sedona, world-renowned for its spectacular red rock buttes, exquisite dining, spas and art galleries, is a short 20-minute drive.



LOCATION

718 N. Main Street, Cottonwood, Arizona



SIZE

±9.169 Acres



PRICE

\$2,900,000



PARCELS

406-42-014



ZONING

CR (Commercial-Residential)



TAXES

\$877 (2025)



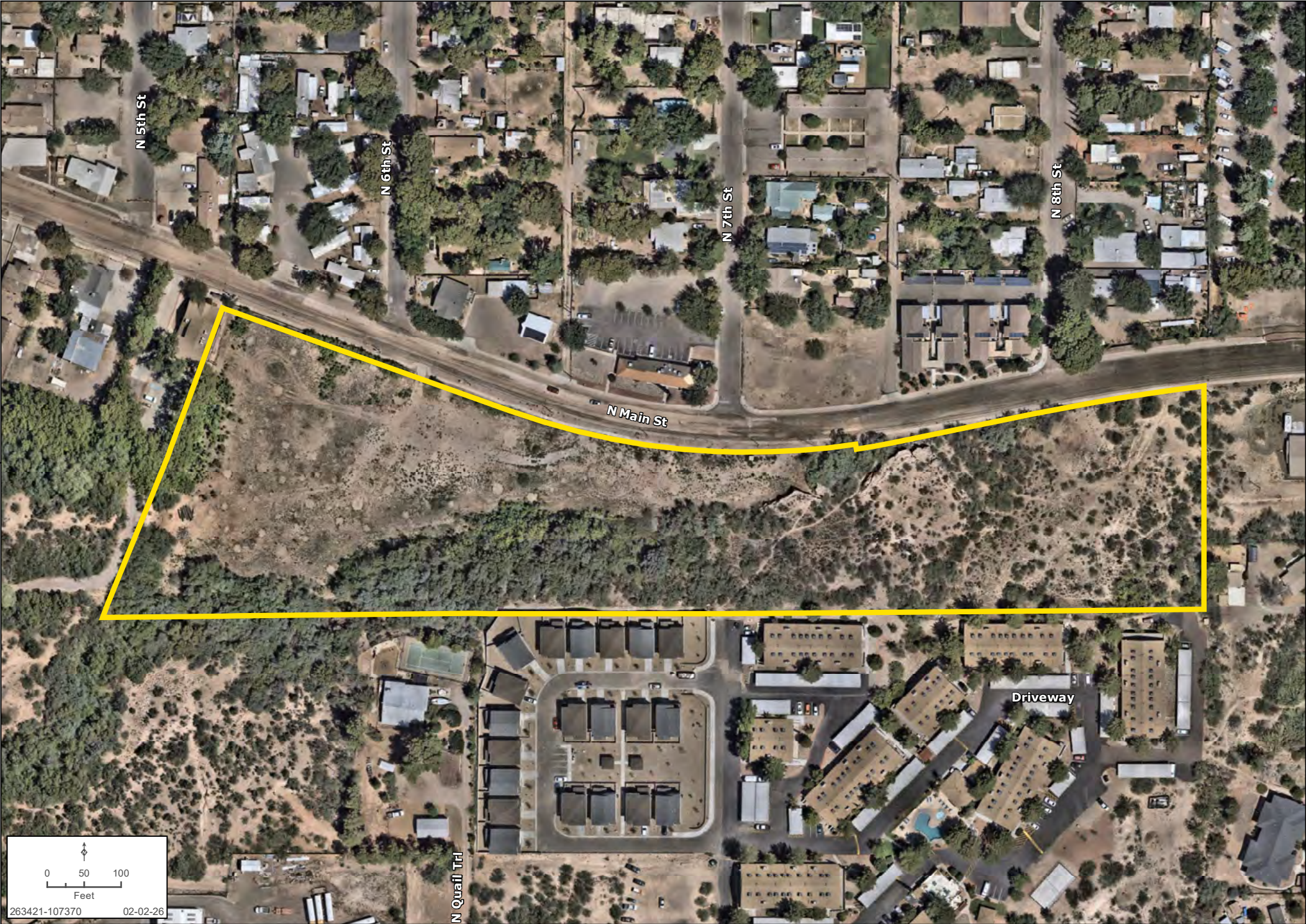
UTILITIES

Electric: Arizona Public Service
Water: City of Cottonwood
Sewer: City of Cottonwood
Natural Gas: Unisource Energy Service
Cable/Internet/Fiber Optic: Sparklight
Telephone: CenturyLink

(Location and ability to connect to utilities will need to be determined)

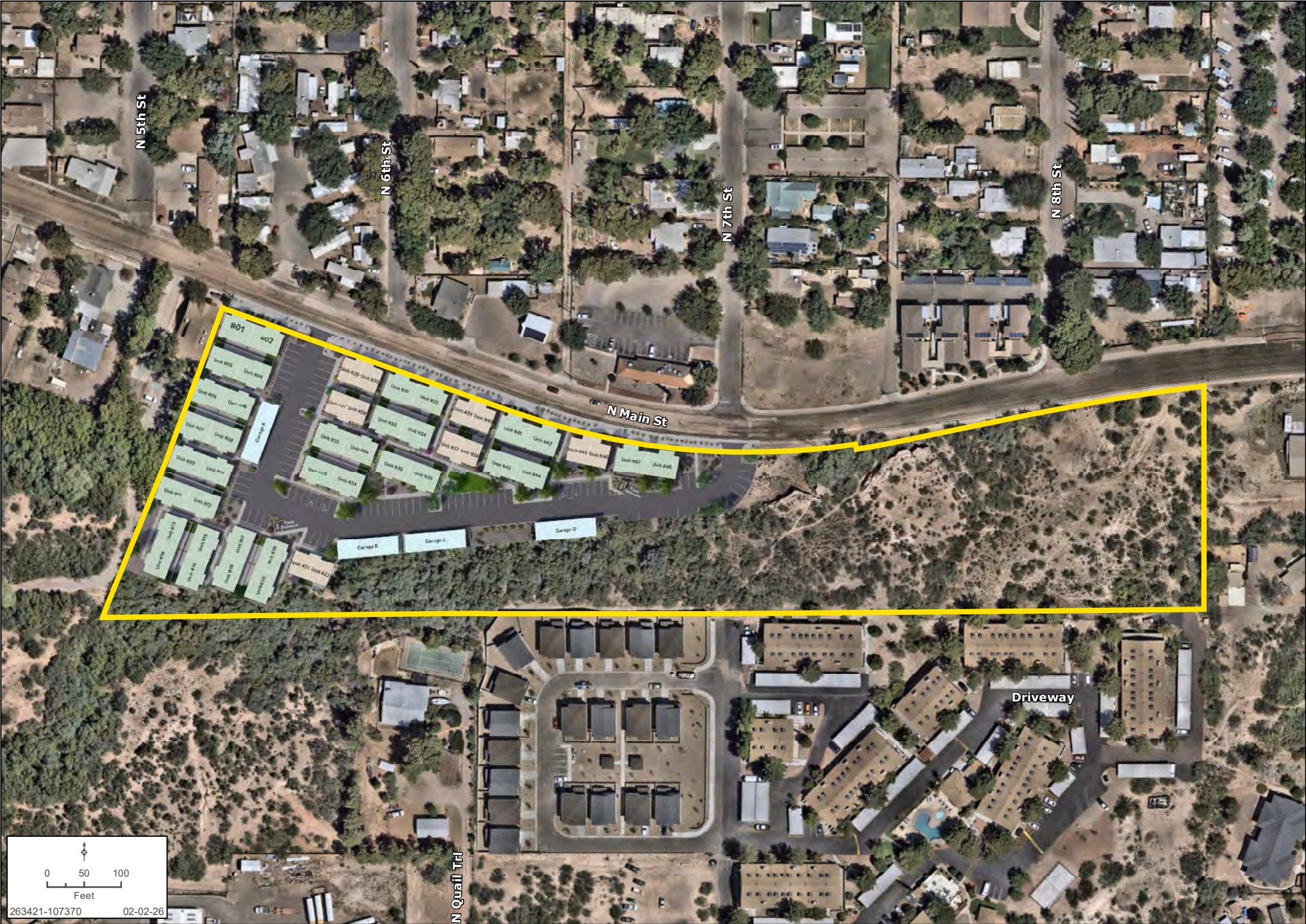
DETAIL | BUILD-TO-RENT DEVELOPMENT OPPORTUNITY, COTTONWOOD, AZ

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SITE PLAN | BUILD-TO-RENT DEVELOPMENT OPPORTUNITY, COTTONWOOD, AZ

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REGIONAL | BUILD-TO-RENT DEVELOPMENT OPPORTUNITY, COTTONWOOD, AZ

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RETAIL & ATTRACTIONS | BUILD-TO-RENT DEVELOPMENT OPPORTUNITY, COTTONWOOD, AZ

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