

7.36 ACRES VACANT LAND

HIGHWAY FRONTAGE - N STATE ROUTE 89, PAULDEN, ARIZONA 86334



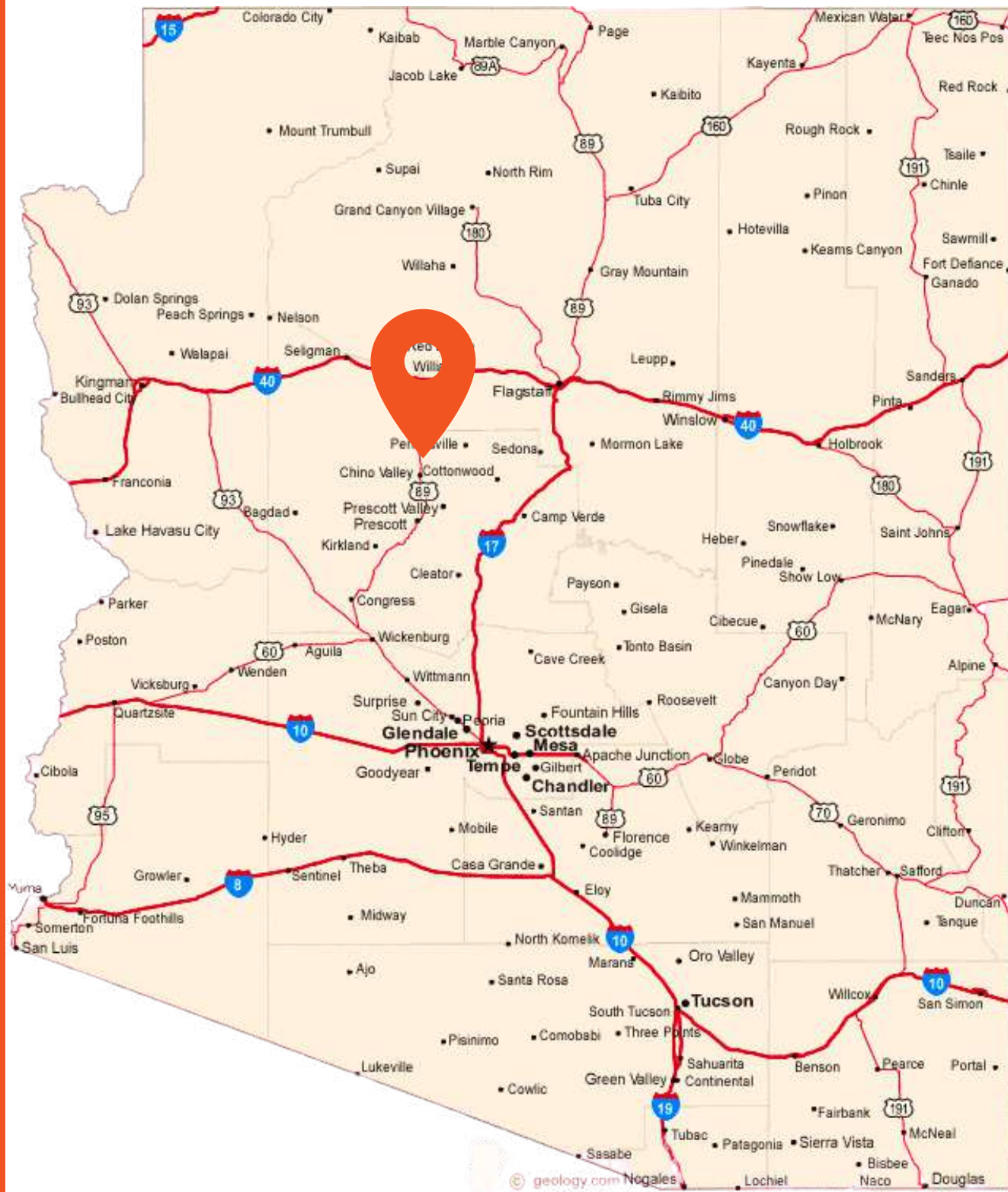
PRESCOTT COMMERCIAL
REAL ESTATE



\$ 8.00 PER SF

N STATE ROUTE 89, PAULDEN, ARIZONA, 86334

TABLE OF CONTENTS



03 Property Overview

04 Property Features

05 Property Breakdown

06 Gallery

07 Contact Information

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Property Overview

With a terrific location on State Route 89 in Paulden, Arizona, this 7.46 acre between two parcels is prime for future development. The land is begging to be developed as food service, a convenience store, gas station, or any other service to travelers on the busy state route. Both parcels are zoned, RCU - 2A which stands for Residential Single Family. Across the intersection is a thriving convenience store that has been in business for decades this makes it even desirable as a potential location for a service shop to capitalize on the frequency of travelers passing. ADOT average annual daily traffic count for 2022 was 11,516 and predicts average traffic counts over 18,000 VPD by 2040, this location projects to become a welcome oasis for travelers heading in either direction.



Property Features

7.46 Acres

324,957 Square Feet



Zoned

RCU - 2A



Great Access

of SR - 89

Old Highway 89



Utilities Available

Electric, Natural Gas,
Water, and Sewer



High Traffic

Area



Yavapai County

Parcel

306-40-052K

306-40-052G





Property Breakdown

1 306-40-052K
2.93 ACRES
127,630 SQUARE FEET

2 306-40-052G
4.53 ACRES
230,868 SQUARE FEET

3 AVERAGE DAILY TRAFFIC REPORT
11,516 (ADOPS, 2022)

PROJECTED TRAFFIC REPORT
18,000 BY 2040





GALLERY



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