

WHISPERING ROCK

3825 WILLOW CREEK
ROAD, PRESCOTT, AZ 86301

Offered Exclusively By

MATTHEW FISH
480.309.1089
matt@arizonacre.com

DONALD TEEL
928.777.8100
donald@arizonacre.com

ARIZONA COMMERCIAL REAL ESTATE



OFFERING MEMORANDUM

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PROPERTY INFORMATION

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PROPERTY SUMMARY



WATCH VIDEO

PROPERTY DESCRIPTION

Now on the market after foreclosure, Prescott Whispering Rock subdivision is a fully entitled commercial subdivision made up of a total of 9 separate parcels, ranging in size from 2 acres to more than 20 acres. Parcel numbers are: 106-02-396B, 106-02-396C, 106-02-396D, 106-02-403, 106-02-402, 106-02-399C, 106-02-400, 106-02-401, and 106-02-398. Please call the listing agent for more details. Two of the parcels #4 and #6 have structures that will require repair/replacement. Please read the CCR's in documents.

Use and architectural review and approval are required for all buyers who intend to build any new structures. Call the Listing Agent with your questions. City of Prescott approvals will be required for all construction. Download all documents. The owner is a lender and will NOT submit a Seller Property Disclosure Statement for this property.

A Survey, engineering drawings, and a Phase 1 environmental are available.

OFFERING SUMMARY

Listing Price:	\$21,551,000
Total Acreage:	±50.22 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	755	7,754	18,349
Total Population	2,567	16,843	39,987
Average HH Income	\$93,658	\$104,436	\$99,215

PROPERTY DETAILS & HIGHLIGHTS

Building Name	Prescott Whispering Rock
Property Type	Land
Property Subtype	Retail-Pad
APN	Multiple
Lot Size	30.22 Acres

This is a large-scale Planned Area Development opportunity with dynamic zoning known as Business General PAD (BG-PAD). The project has full entitlements in place with the City of Prescott, Arizona.

The framework includes a commercial association to manage and ensure the adopted standards are maintained in this unique setting. Suitable applications include resort lodging and conference centers, educational facilities, grocery stores, dining establishments, manufacturing facilities, medical facilities, offices, multi-family housing, and assisted living, among others.

Call for the Development Agreement & CC&Rs.

CONTACT US FOR DISCUSSION

MATTHEW FISH

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matt@arizonacre.com

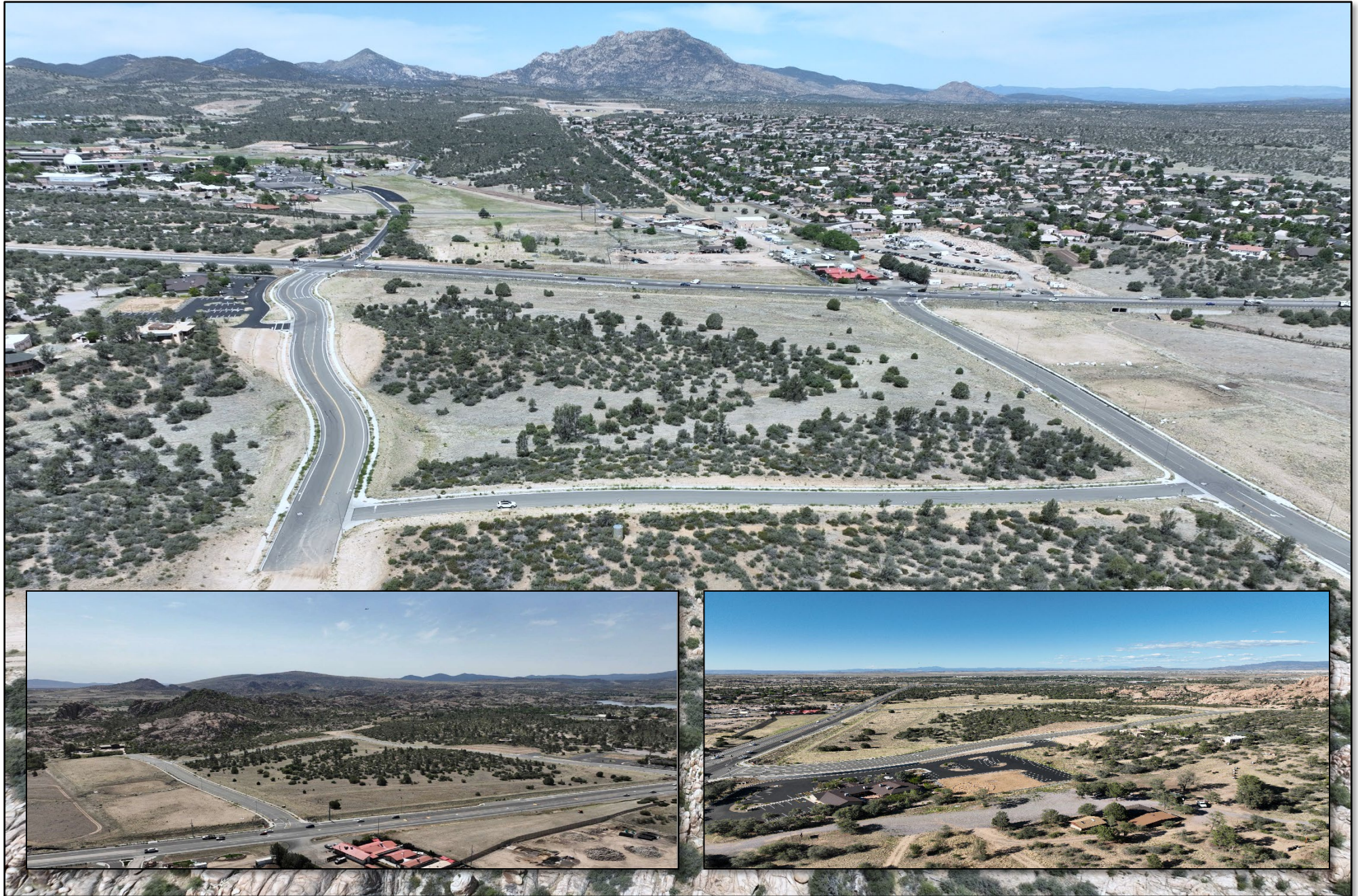
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- ♦ Zoned BG PAD by the City of Prescott, AZ
- ♦ High-visibility location
- ♦ Ideal for retail development
- ♦ Strong investment potential
- ♦ Prime commercial real estate
- ♦ Ample space for development
- ♦ Strategic Prescott location
- ♦ Proximity to major roadways
- ♦ Opportunity for lucrative returns

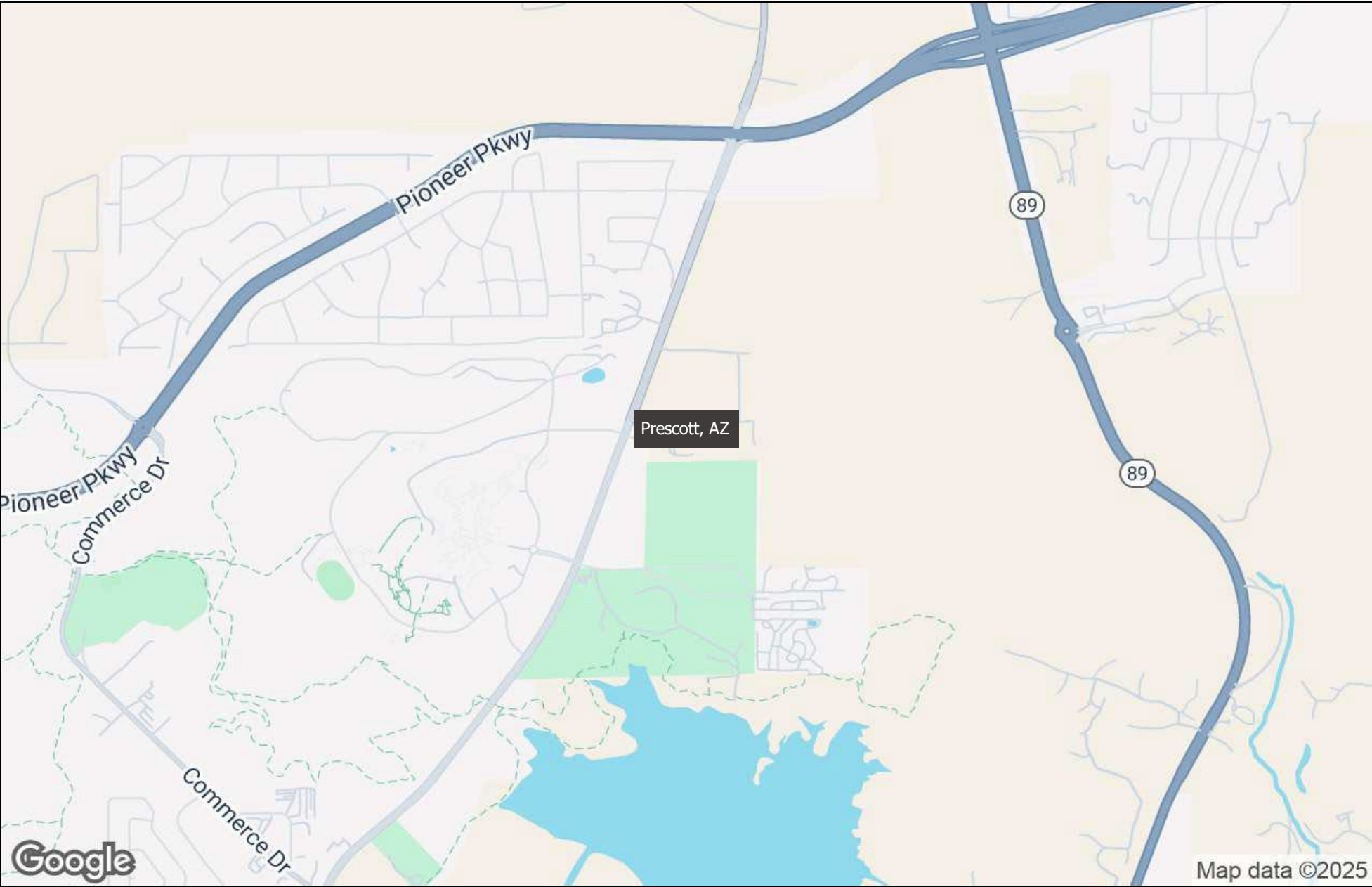


LOCATION INFORMATION

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DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

POPULATION	1MILE	3 MILES	5 MILES
Total Population	2,567	16,843	39,987
Average Age	45	54	54
Average Age (Male)	42	52	52
Average Age (Female)	50	56	55

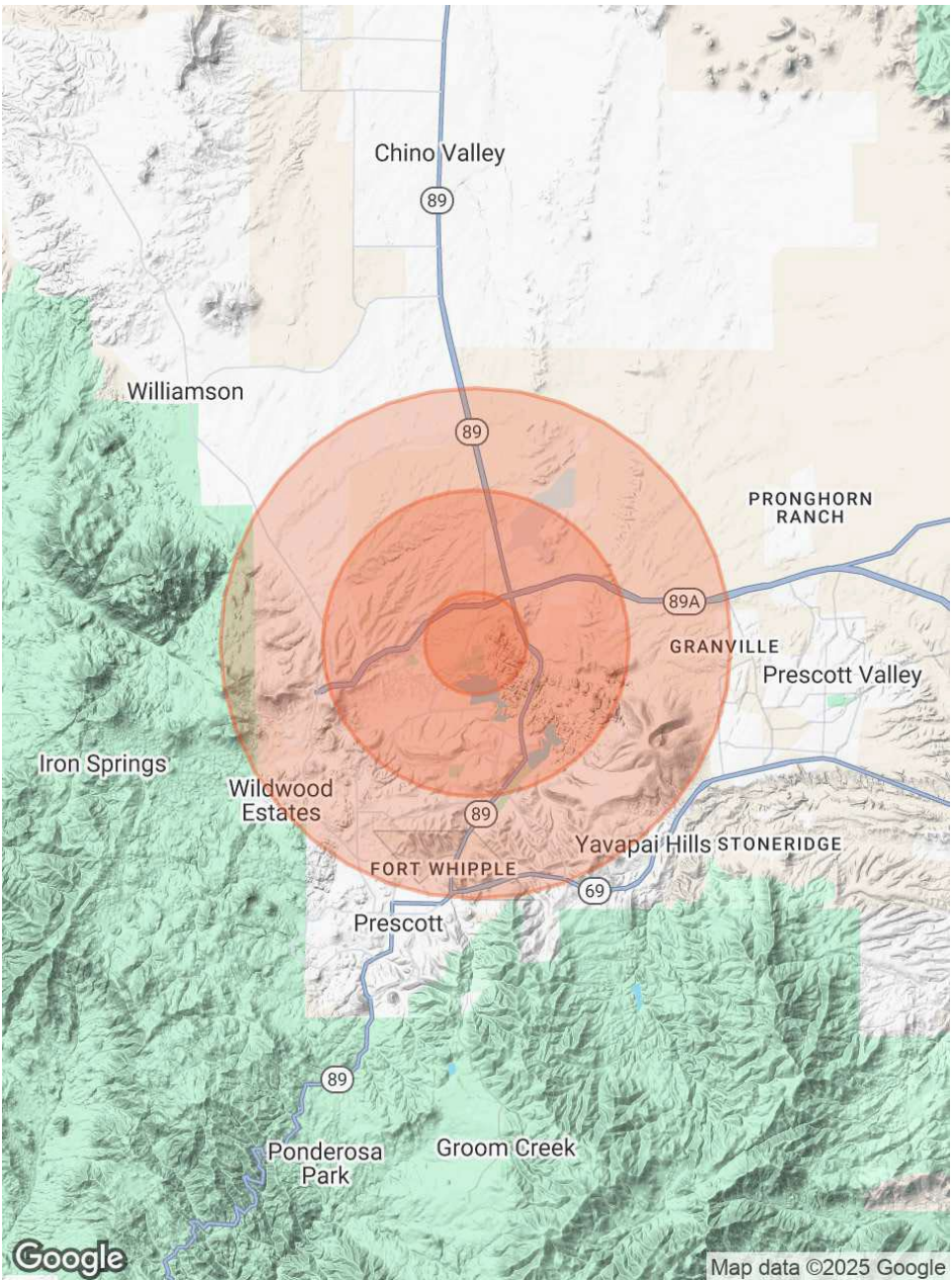
HOUSEHOLDS & INCOME	1MILE	3 MILES	5 MILES
Total Households	755	7,754	18,349
# of Persons per HH	3.4	2.2	2.2
Average HH Income	\$93,658	\$104,436	\$99,215
Average House Value	\$608,264	\$604,404	\$558,977

Demographics data derived from [AlphaMap](#)

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ADVISOR BIOS

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CONTACT OUR TEAM



MATTHEW FISH

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