



For Sale

597 E SR-89A*
Cottonwood, AZ 86326

±2.11 AC, or ±92,912 sf

APN 406-06-303D
Yavapai County

\$1,000,000
(\$473,835/AC or \$10.88/SF)

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**Property address provided by the City of Cottonwood*



The seller is willing to look at splitting the parcel. Any reasonable request will be considered.

Property Type:
Heavy Commercial

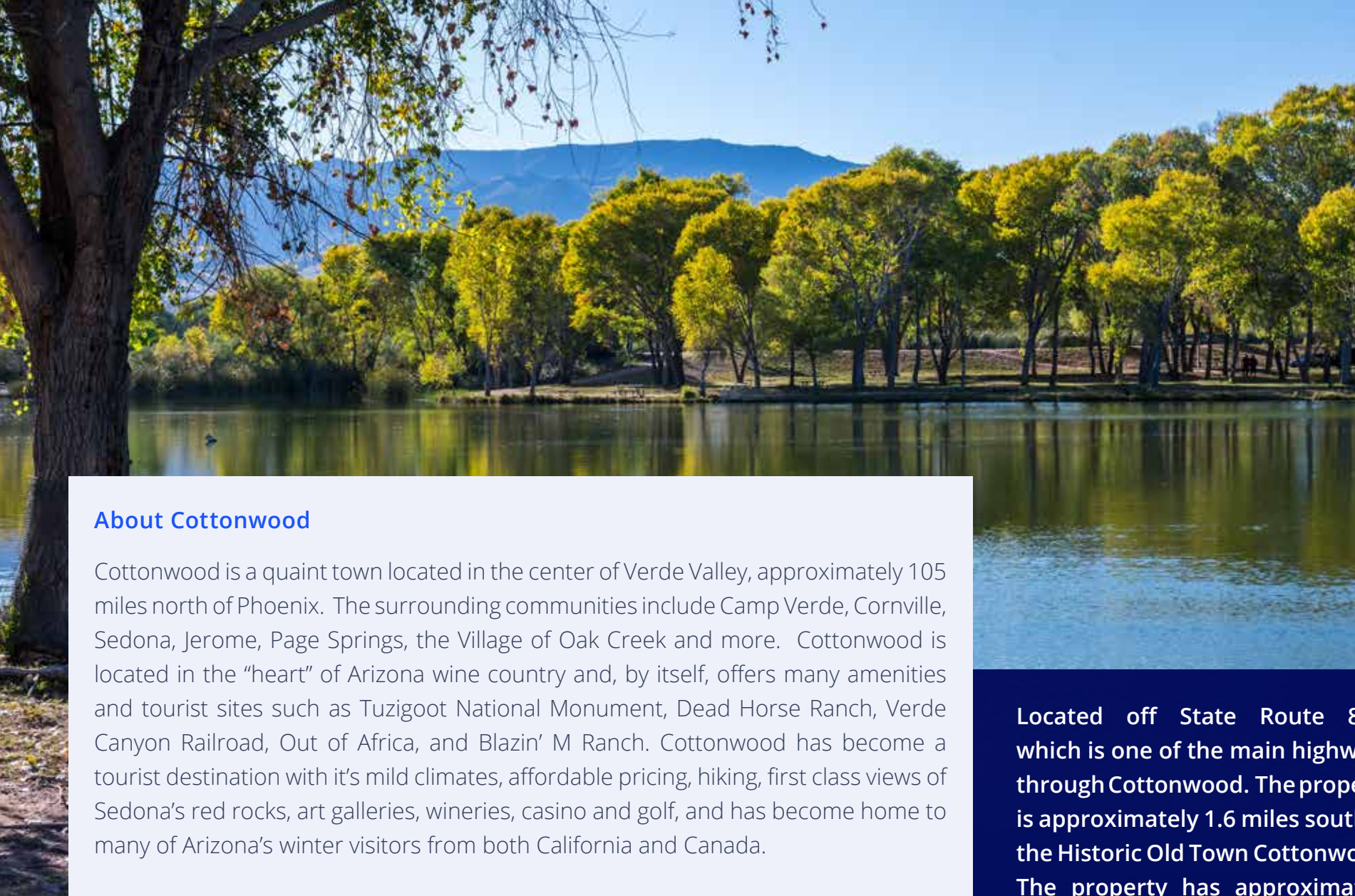
APN:
406-06-303D, Yavapai County

Land Area:
±2.11 AC, or ±91,912 sf

Zoning:
C-2, City of Cottonwood

Permitted Uses:
Retail Sales, Repair Services, Personal Services, Food & Beverage (with drive-thru), Light Manufacturing, Radio and Television Studios, Financial Institutions, Governmental Services, Offices, Medical and Dental, etc. *(reference Section 419 of the Cottonwood, Arizona Zoning Codes)*

The site was originally intended for a fast food, drive-thru restaurant.



About Cottonwood

Cottonwood is a quaint town located in the center of Verde Valley, approximately 105 miles north of Phoenix. The surrounding communities include Camp Verde, Cornville, Sedona, Jerome, Page Springs, the Village of Oak Creek and more. Cottonwood is located in the “heart” of Arizona wine country and, by itself, offers many amenities and tourist sites such as Tuzigoot National Monument, Dead Horse Ranch, Verde Canyon Railroad, Out of Africa, and Blazin’ M Ranch. Cottonwood has become a tourist destination with it’s mild climates, affordable pricing, hiking, first class views of Sedona’s red rocks, art galleries, wineries, casino and golf, and has become home to many of Arizona’s winter visitors from both California and Canada.

The Verde Valley is a destination for both young and old with activities based around all ages. The city is home to numerous health and wellness centers, spas, and retreats that include a variety of holistic therapies that include body, mind and spirit wellness.

Located off State Route 89A, which is one of the main highways through Cottonwood. The property is approximately 1.6 miles south of the Historic Old Town Cottonwood. The property has approximately 200’ frontage on State Route 89A (Main Street) and is located to the west of Foothills Bank.

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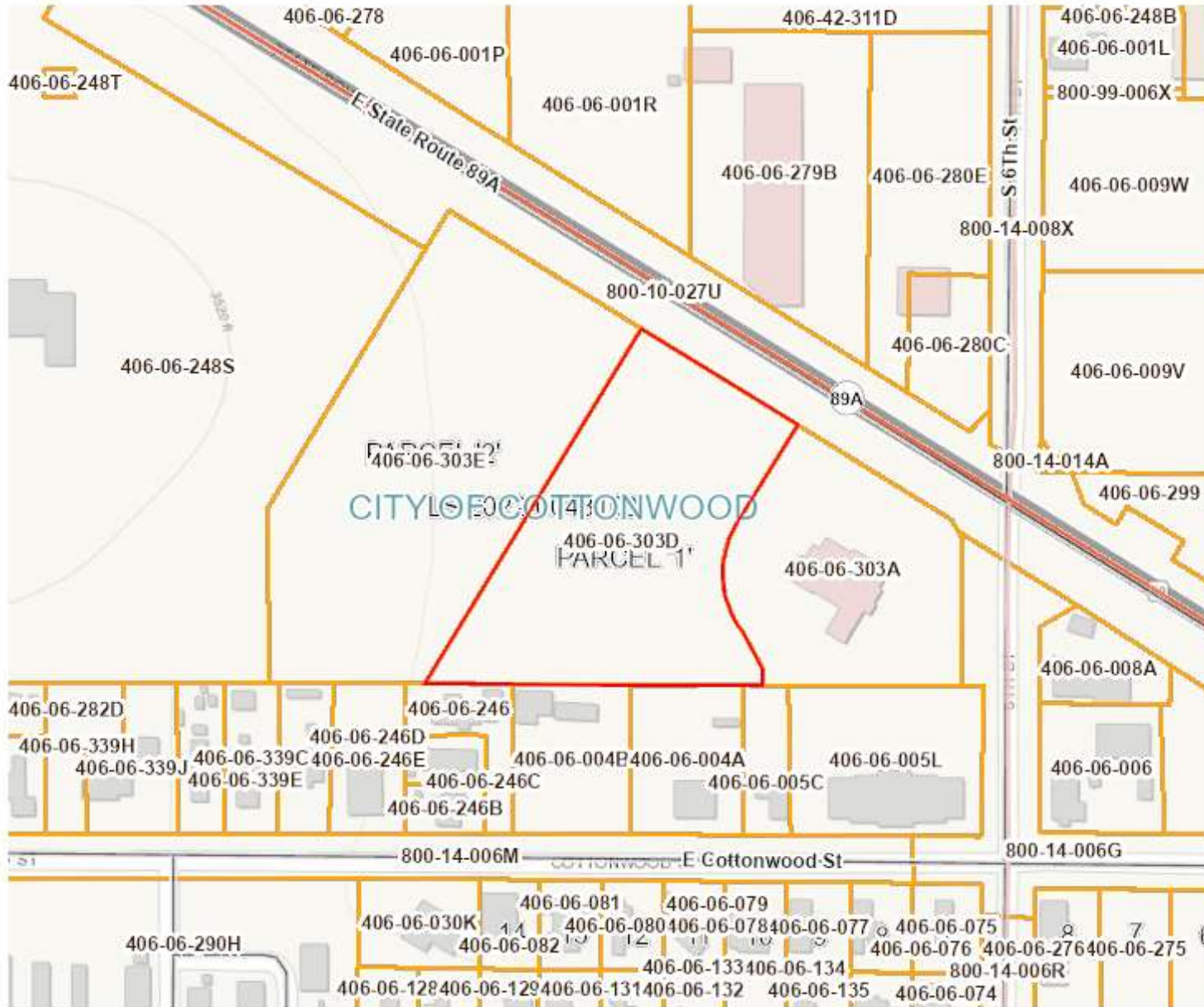
Proposed Site Plan for Drive-Thru Fast Food Restaurant

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Parcel Map

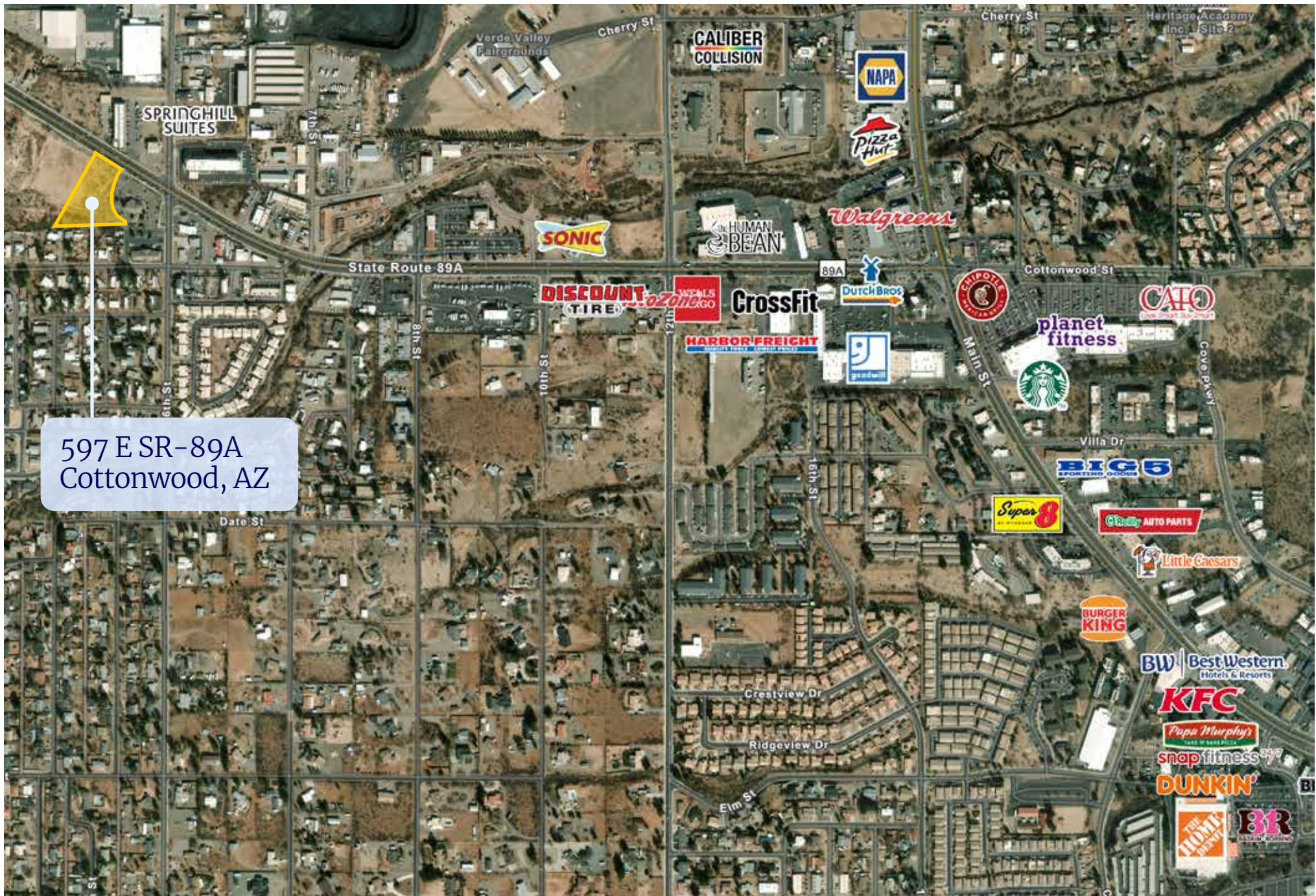


- ### Legend
- City Boundaries
 - Cottonwood
 - Peoria
 - Prescott
 - Sedona
 - Camp Verde
 - Chino Valley
 - Clarkdale
 - Dewey-Humboldt
 - Jerome
 - Prescott Valley
 - Wickenburg
 - County Boundary
 - Counties
 - Parcels
 - Major Roads
 - Interstate
 - State Highways
 - Major Roads
 - Road Centerlines



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on: 9.22.2023



597 E SR-89A
Cottonwood, AZ

SPRINGHILL SUITES

Verde Valley Fairgrounds

CALIBER COLLISION



Walgreens

State Route 89A



Crossfit



planet fitness



HARBOR FREIGHT



Main St

Gove Pkwy

597 E SR-89A
Cottonwood, AZ

Date St

Villa Dr



BW Best Western
Hotels & Resorts



snap fitness



Crestview Dr

Ridgeview Dr

Elm St

Cherry St

Heritage Academy Inc. Site 2

Van St

6th St

8th St

10th St

12th St

14th St

5th St

Area Demographics

	1 mi radius	2 mi radius	3 mi radius
Population Overview			
2025 Total Population	7,923	17,600	23,917
2025 Daytime Population	6,265	9,813	10,941
2030 Projected Population	8,508	18,728	25,192
2025-2030 Annual Population Change	1.43%	1.25%	1.04%
Education Attainment			
2025 Population Age 25+	5,735	13,272	18,416
2025 No High School Diploma	307	562	730
2025 High School Graduate	1,349	3,105	4,233
2025 Bachelor's Degree	1,049	2,415	3,215
Household Overview			
2025 Total Households	3,535	7,807	10,743
2030 Projected Households	3,865	8,419	11,451
2025-2030 Annual Household Change	1.80%	1.52%	1.28%
Income Trend			
2025 Median Household Income	\$51,585	\$58,073	\$57,077
2030 Median Household Income	\$58,611	\$66,432	\$65,814
Home Value			
2025 Median Home Value	\$366,534	\$402,010	\$408,701
2025 Average Home Value	\$472,698	\$484,197	\$486,332

Traffic Counts 23,643 vehicles per day (2022)

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