



**1960 MERRYLAND
Road 233
Forest Lakes, AZ 85931**

\$285,000



John Nelson
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Remarks

This attractive, level 1-acre corner lot is near one of the main entrances to the Forest Lakes subdivision. The zoning is CG10000, so this location is ideal for a commercial enterprise. However, the property is adjacent to properties with residential zoning and a buyer could consider seeking a zoning change for residential or multifamily uses. The trees have been thinned in accordance with Firewise standards, resulting in a beautifully wooded property that is ready for new construction. Seller is also offering the adjacent lot at 1019 Merzville Road, and buyers should consider purchasing both lots together. Forest Lakes is a premier residential/vacation community in the cool, tall pines at 7500 feet and only 2 hours from the valley.

Details

Listing ID: 6918339
Status: Active
Current Price: \$285,000
Apx Total Acres: 1.01
Apx Lot Size Range: 135' x 330'
For Sale or Lease?: Sale
Land Features: Corner Lot
Existing Land Use: Other (See Rmks)
Zoned Presently: Commercial
Potential Use: Single Family • Multi-Family
• Commercial • Office • Retail •
Hotel/Motel • Recreational • See
Remarks
Existing Structures: None

Tax & Fees

Legal Description (Abbrev): LOT 233
FOREST LAKES ESTATES 4
Assessor Number: 403-46-037
Taxes: 1109
Tax Year: 2024
Tax Municipality: Coconino - COUNTY
Legal Info: Township: 11N • Range: 14E •
Section: 13 • Lot Number: 233
Distance to Cable: Call Listing Office
Distance to Phone: Under 350 Feet
Distance to Water: Under 350 Feet
Distance to Electric: Under 350 Feet
Distance to Gas: None
Distance to Sewer: None

Location

County Code: Coconino
City/Town Code: Forest Lakes
Geo Lat: 34.331737
Geo Lon: -110.793643
Subdivision: FOREST LAKES ESTATES 4
Cross Street: Hwy 260 and Merzville Road
Directions: Turn north on Merzville from
Highway 260. The property is on the right,
at the southeast corner of Merzville and
Merryland.



**1019 MERZVILLE
Road 234
Forest Lakes, AZ 85931**

\$285,000



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Remarks

This attractive, level 1-acre corner lot is near one of the main entrances to the Forest Lakes subdivision. . Zoning is CG10000, making this an ideal property for a commercial enterprise adjacent to Highway 260. Alternatively, a buyer may seek a zoning change for residential or multifamily uses. The trees have been thinned in accordance with Firewise standards, resulting in a beautifully wooded property that is ready for new construction. Seller is also offering the adjacent lot at 1960 Merryland Road, and buyers should consider purchasing both lots together. Forest Lakes is a premier residential/vacation community in the cool, tall pines at 7500 feet and only 2 hours from the valley.

Details

Listing ID: 6918350
Status: Active
Current Price: \$285,000
Apx Total Acres: 1.02
Apx Lot Size Range: 155' x 285'
For Sale or Lease?: Sale
Land Features: Corner Lot
Existing Land Use: Other (See Rmks)
Zoned Presently: Commercial
Potential Use: Single Family • Multi-Family
• Commercial • Office • Retail •
Hotel/Motel • Recreational • See
Remarks
Existing Structures: None

Tax & Fees

Legal Description (Abbrev): LOT 234&1&
FOREST LAKES ESTATES 4
Assessor Number: 403-46-038-A
Taxes: 1271
Tax Year: 2024
Tax Municipality: Coconino - COUNTY
Legal Info: Township: 11N • Range: 14E •
Section: 24 • Lot Number: 234
Distance to Cable: Call Listing Office
Distance to Phone: Under 350 Feet
Distance to Water: Under 350 Feet
Distance to Electric: Under 350 Feet
Distance to Gas: None
Distance to Sewer: None

Location

County Code: Coconino
City/Town Code: Forest Lakes
Geo Lat: 34.33144
Geo Lon: -110.793356
Subdivision: FOREST LAKES ESTATES 4
Cross Street: Hwy 260 and Merzville Road
Directions: Turn north on Merzville from
Highway 260. The property is on the
immediate right.