



TRI-CITY LAND COMPANY, LLC

FROM THE DESK OF:

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COYOTE CREEK
326± PRE-PLAT RESIDENTIAL LOTS
PRESCOTT VALLEY, AZ

LOCATION: Approximately 2 miles east of Hwy. 87 and Robert Road intersection, Town of Prescott Valley, AZ.

SIZE: Approximately 118± acres.

PRICE: **\$5,950,000 or \$18,252 per pre-platted lot**

PARCELS: 401-01-113M, Yavapai County

ZONING: Residential, PAD, Town of Prescott Valley

USE: Residential Subdivision

WATER: Water Agreement in place with municipal provider, Town of Prescott Valley. Buyer to pay for standard water hookup fees with building permit. Subdivision has 100 Year Assured Water Supply, once plat records. Engineer's water report available.

SEWER: Existing gravity flow sewer line located on the west side of subject property. Engineer's sewer report available.

DUE DILIGENCE: Pre-engineering, Title Report, Preliminary Plat

For more information contact:

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PHASE 1 LOT DATA
11 ~ 47' x 110' (5,170 sq ft) 16 ~ 58' x 120' (6,960 sq ft) 20 ~ 75' x 125' (9,375 sq ft) 18 ~ 200' x 200' (1 - acre min)
65 PHASE 1 LOTS
PHASE 2 LOT DATA
116 ~ 47' x 110' (5,170 sq ft) 15 ~ 58' x 120' (6,960 sq ft)
131 PHASE 2 LOTS
PHASE 3 LOT DATA
43 ~ 58' x 120' (6,960 sq ft)
43 PHASE 3 LOTS
PHASE 4 LOT DATA
23 ~ 58' x 120' (6,960 sq ft) 16 ~ 75' x 125' (9,375 sq ft)
39 PHASE 4 LOTS
PHASE 5 LOT DATA
48 ~ 75' x 125' (9,375 sq ft)
48 PHASE 5 LOTS
326 TOTAL PHASE 1 - 5 LOTS