



TRI-CITY LAND COMPANY, LLC

FROM THE DESK OF:

Geoff Brisbin
Designated Broker
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Direct: (602) 373-5263
Fax: (602) 325-0240

SOUTHGATE CENTER
27± ACRES
COMMERCIAL LAND WITH APPROVED PLAT
CHINO VALLEY, AZ

LOCATION: Southeast Corner Highway 89, and East Road 1 South,
Chino Valley, AZ

SIZE: Approximately 27± acres

PRICE: \$5.00 PSF OR \$5,880,000

PARCELS: 306-29-086A through 106, Yavapai County

ZONING: CL –Commercial, Town of Chino Valley.

USE: Platted for Shopping Center with big box use, such as Fry's,
Home Depot, Walmart, etc.

WATER: Existing 18" and 8" / 6" water lines provided by City of Prescott
Water and Town of Chino Valley.

SEWER: Existing 8" sewer lines serviced by the Town of Chino Valley

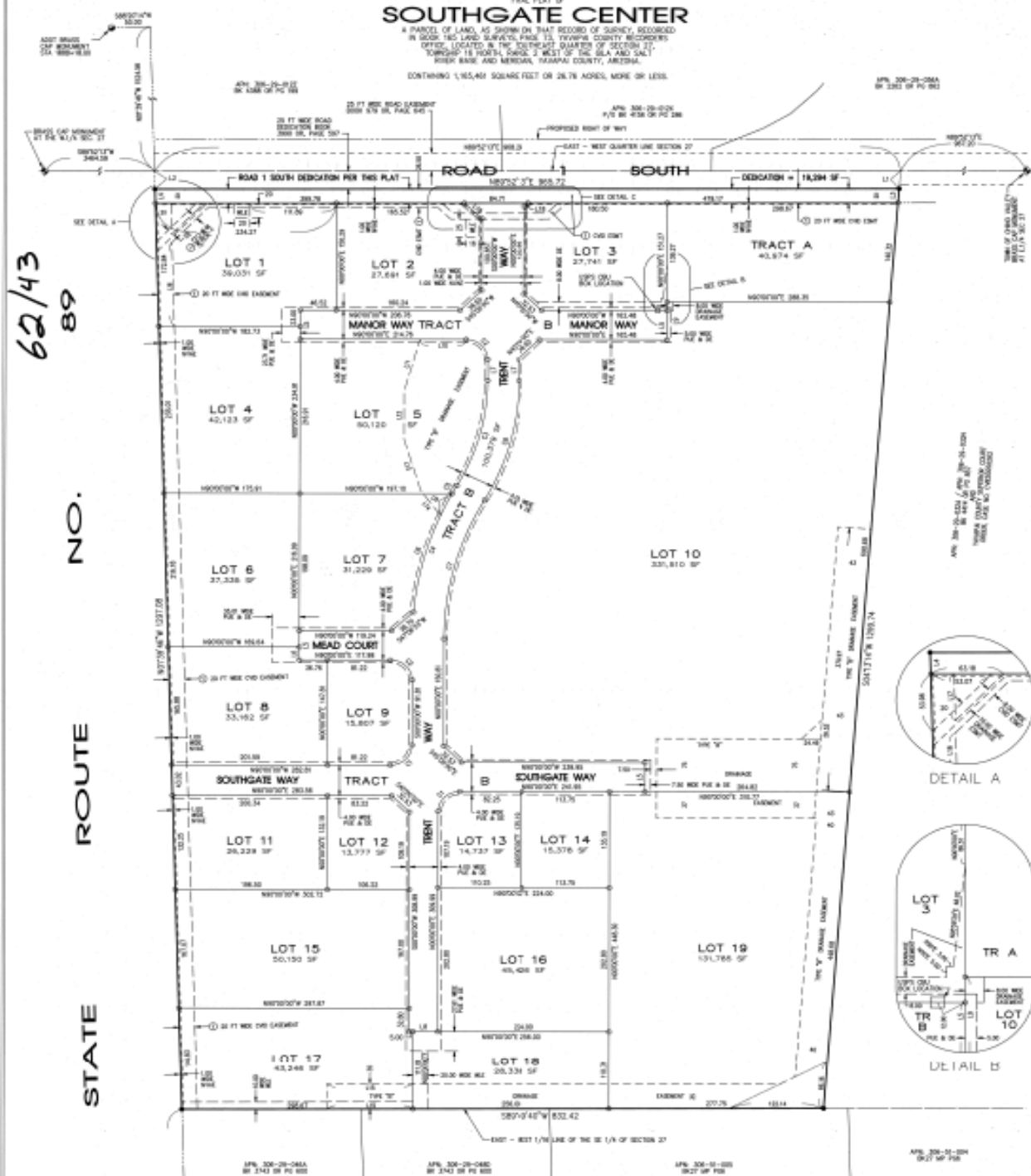
For more information contact:

Geoff Brisbin
Tri-City Land Company, LLC
(602) 373-5263

Chino Valley, AZ 86323 · Land For Sale



A PARCEL OF LAND, AS SHOWN ON THAT RECORD OF SURVEY, RECORDED IN BOOK TWO LAND SURVEYS, PAGE 13, TWINING COUNTY RECORDS OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 2 WEST OF THE 6TH AND 5TH RANGES AND MERIDIAN, TAMPAI COUNTY, ARIZONA, CONTAINING 1,165,401 SQUARE FEET OR 26.78 ACRES, MORE OR LESS.


$$\begin{array}{r} 62/43 \\ 89 \end{array}$$
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POLITE

100
90
80
70
60
50
40
30
20
10
0



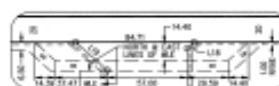
DETAIL A



DETAIL B

LEGEND

- + FOUND: EXISTING - CAPTURED: EXISTING, NEW: PROPOSED
 0 SET CAPPED: EXISTING, NEW: PROPOSED
 FOUND: SECTION OR QUARTER CORNER
 FOUND: NOT RIGHT OF WAY EXISTING
 DE TYPE "A" DRAINAGE EXISTING, UNLESS NOTED OTHERWISE
 NYVE HIGH VELOCULAR ACCESS EXISTING
 PUB PUBLIC UTILITY EXISTING
 WLE WATER LINE EXISTING
 MAPS AND PLATS
 OR OFFICIAL RECORDS
 US LAND SURVEYS
 CIB EXISTING, BK. _____ OR, PG. _____, YGRO



DETAIL C

LINE TABLE		
LINE NO.	LINE TYPE	LINE VALUE
1	001	10.00
2	002	20.00
3	003	30.00
4	004	40.00
5	005	50.00
6	006	60.00
7	007	70.00
8	008	80.00
9	009	90.00
10	010	100.00
11	011	110.00
12	012	120.00
13	013	130.00
14	014	140.00
15	015	150.00
16	016	160.00
17	017	170.00
18	018	180.00
19	019	190.00
20	020	200.00
21	021	210.00
22	022	220.00
23	023	230.00
24	024	240.00
25	025	250.00
26	026	260.00
27	027	270.00
28	028	280.00
29	029	290.00
30	030	300.00
31	031	310.00
32	032	320.00
33	033	330.00
34	034	340.00
35	035	350.00
36	036	360.00
37	037	370.00
38	038	380.00
39	039	390.00
40	040	400.00
41	041	410.00
42	042	420.00
43	043	430.00
44	044	440.00
45	045	450.00
46	046	460.00
47	047	470.00
48	048	480.00
49	049	490.00
50	050	500.00
51	051	510.00
52	052	520.00
53	053	530.00
54	054	540.00
55	055	550.00
56	056	560.00
57	057	570.00
58	058	580.00
59	059	590.00
60	060	600.00
61	061	610.00
62	062	620.00
63	063	630.00
64	064	640.00
65	065	650.00
66	066	660.00
67	067	670.00
68	068	680.00
69	069	690.00
70	070	700.00
71	071	710.00
72	072	720.00
73	073	730.00
74	074	740.00
75	075	750.00
76	076	760.00
77	077	770.00
78	078	780.00
79	079	790.00
80	080	800.00
81	081	810.00
82	082	820.00
83	083	830.00
84	084	840.00
85	085	850.00
86	086	860.00
87	087	870.00
88	088	880.00
89	089	890.00
90	090	900.00
91	091	910.00
92	092	920.00
93	093	930.00
94	094	940.00
95	095	950.00
96	096	960.00
97	097	970.00
98	098	980.00
99	099	990.00
100	100	1000.00

NO.	50000	100000	150000	200000	250000	300000	350000
10	1.00	1.00	1.00	1.00	1.00	1.00	1.00
11	1.01	1.02	1.03	1.04	1.05	1.06	1.07
12	1.02	1.04	1.06	1.08	1.10	1.12	1.14
13	1.03	1.06	1.09	1.12	1.15	1.18	1.21
14	1.04	1.08	1.12	1.16	1.20	1.24	1.28
15	1.05	1.10	1.15	1.20	1.25	1.30	1.35
16	1.06	1.12	1.18	1.24	1.30	1.36	1.42
17	1.07	1.14	1.21	1.28	1.35	1.42	1.49
18	1.08	1.16	1.24	1.32	1.40	1.48	1.56
19	1.09	1.18	1.27	1.36	1.45	1.54	1.63
20	1.10	1.20	1.30	1.40	1.50	1.60	1.70



#4248316
SHEET 2 OF 2 SHEET

Filed and recorded at the
Town of China in
Italy 9, A.D.
1839 of which
 Book 62 of MAPS +
 Page of 2

Records of Newbold County, 1800-1850.

ANR, NACFHAM.TP8.1.01.1

Richard J. Lee

Capacity
20
40
60

LEON ENGINEERING
Civil Services • Inc. 30

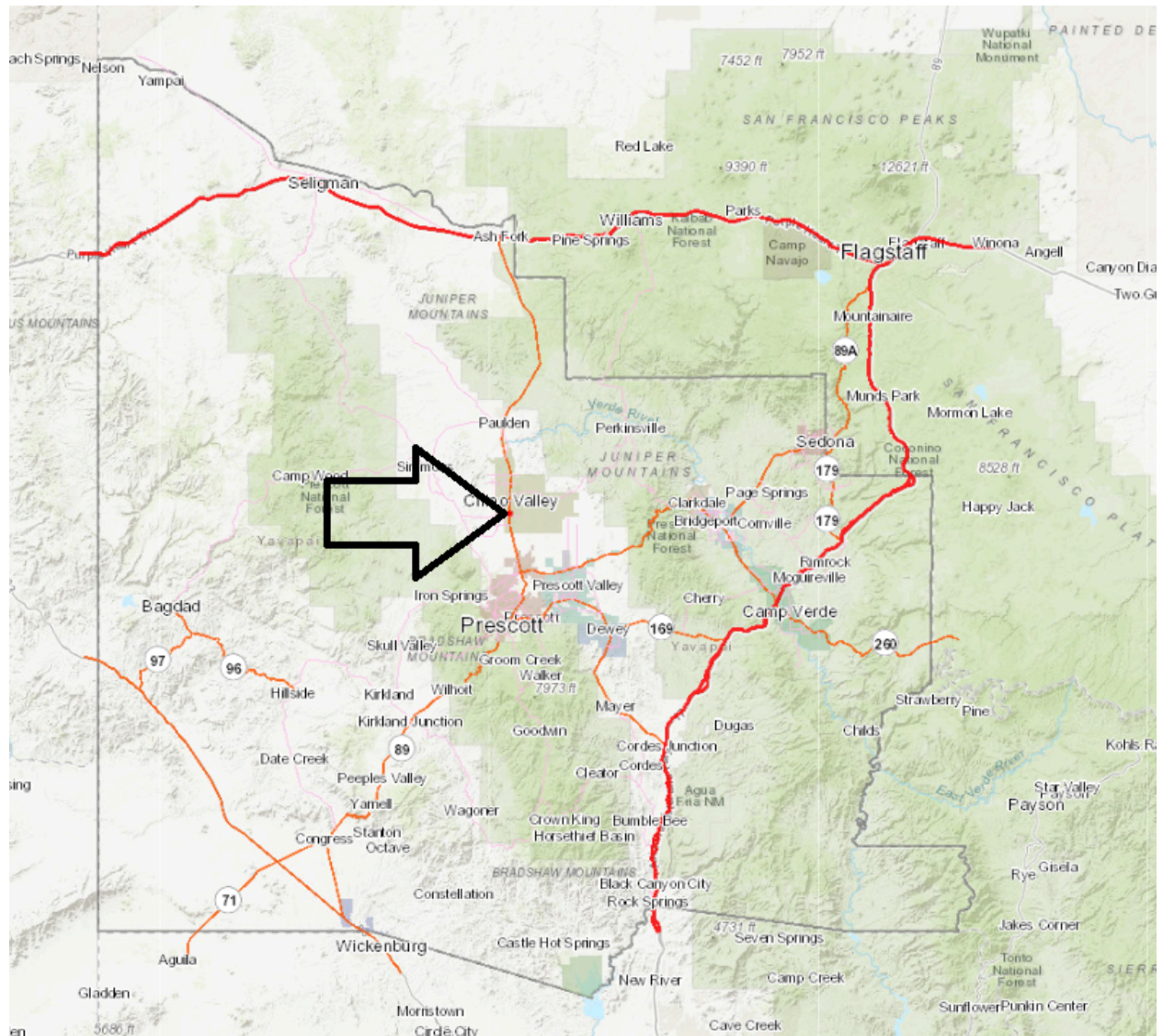
36.2.3. 中国工商银行. 中国

(04280) 3748-3750

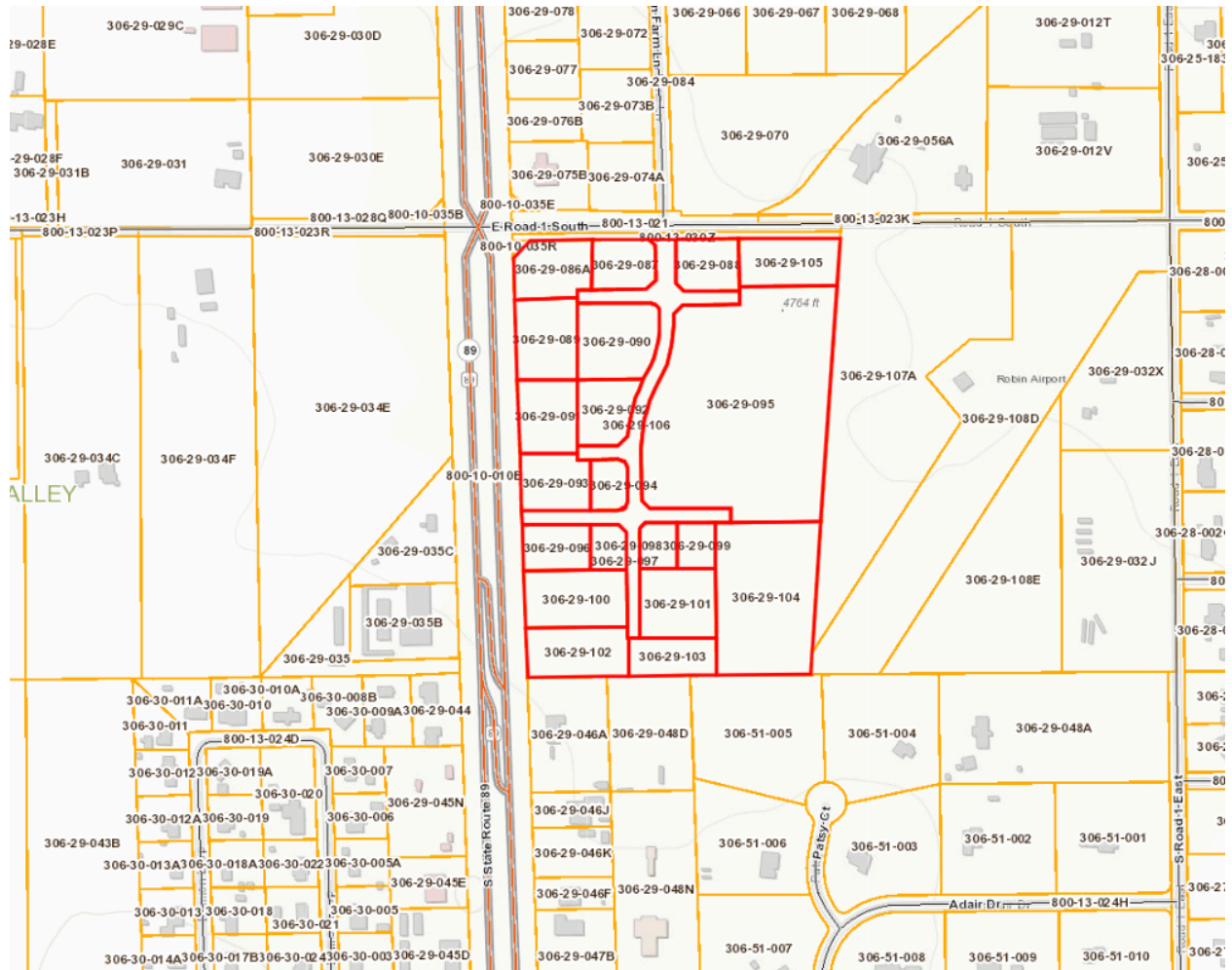
第 1 期	400-01	第 2 期	400-02
第 3 期	400-03	第 4 期	400-04

DOI: 10.1002/for

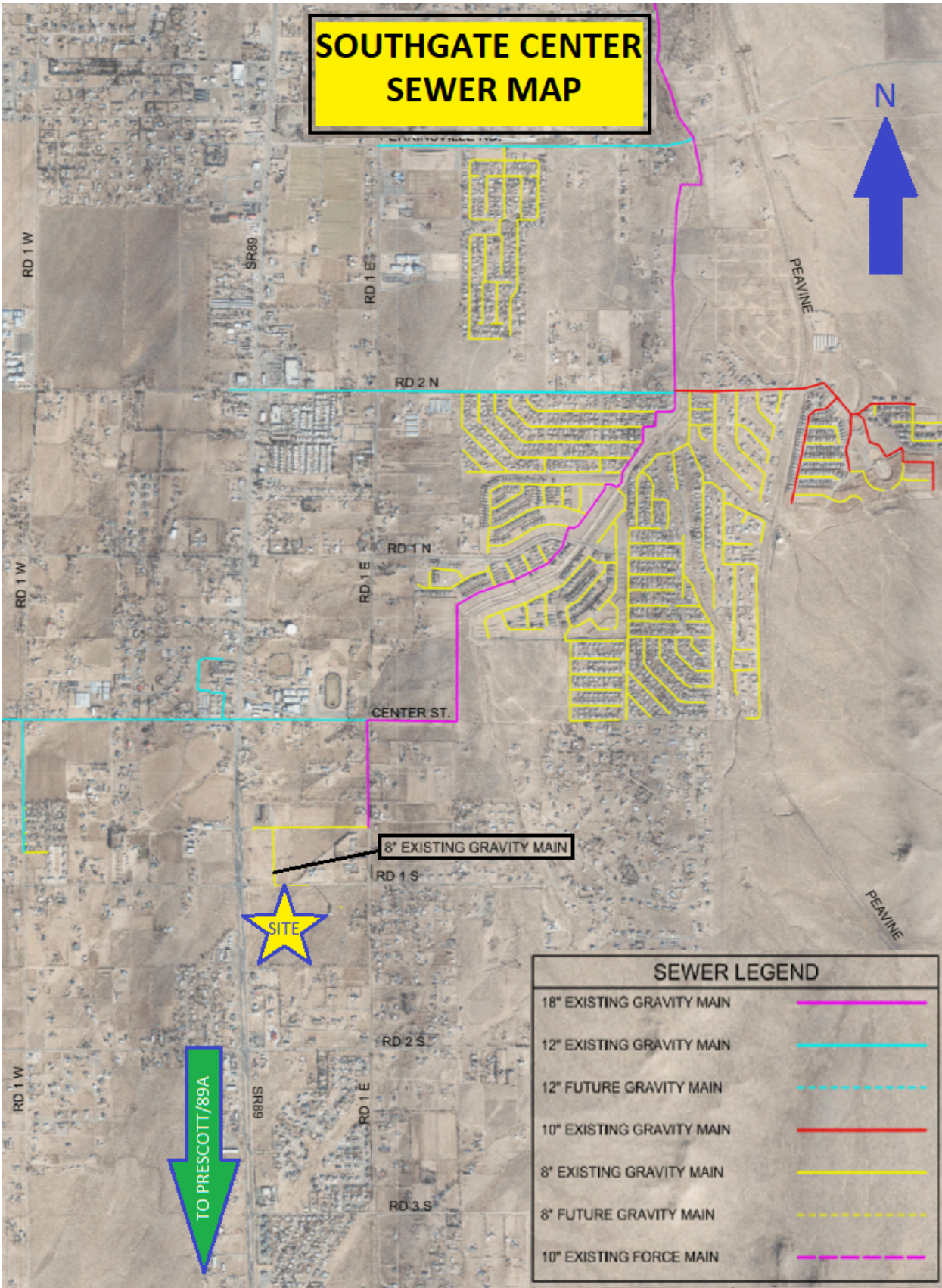
Vicinity Map



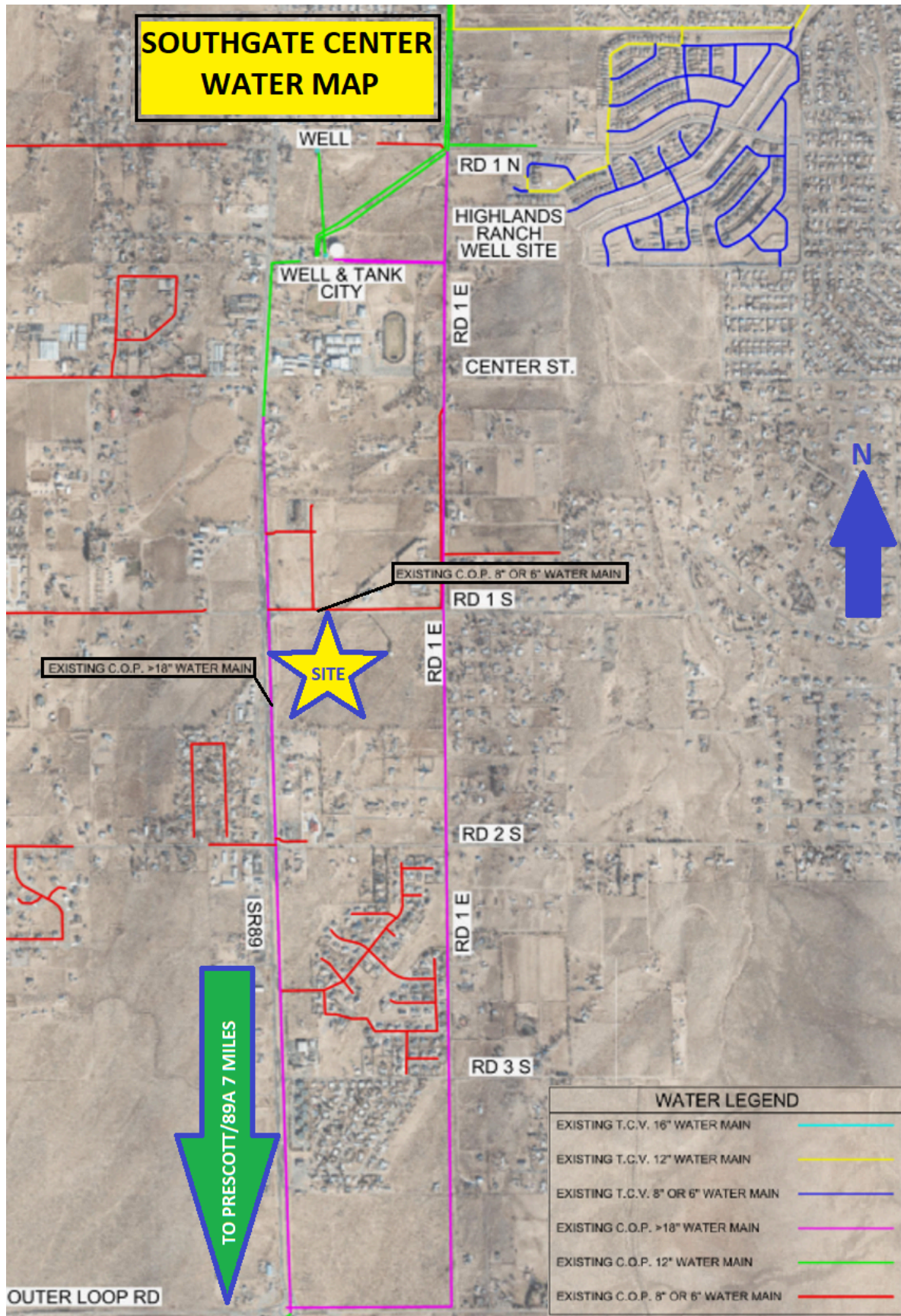
Parcel Map



Sewer Map



Water Map



Map Provided Town of Chino Valley