



TRI-CITY LAND COMPANY, LLC

FROM THE DESK OF:

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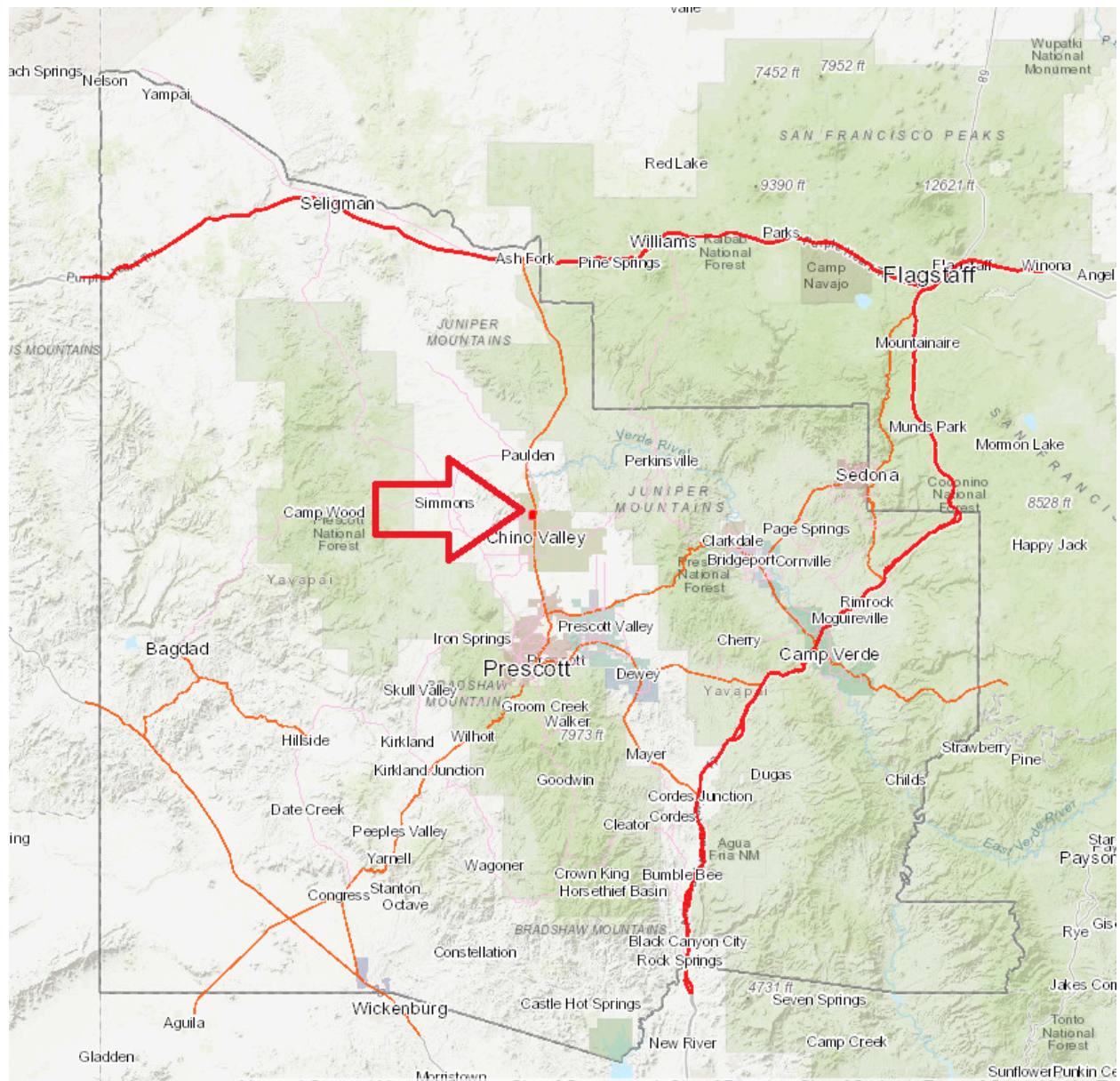
McHENRY RANCH - 140± ACRES
AVAILABLE VACANT LAND
WEST ROAD 4 NORTH AND HIGHWAY 89
CHINO VALLEY, AZ

- LOCATION:** Approximately 900± feet north of West Road 4 North, just west of Highway 89, Chino Valley, AZ
- SIZE:** Approximately 140± acres
- PRICE:** **\$3,990,000** OR \$28,500 per acre, submit offers for terms
- ZONING:** PAD with 87± acres residential (west) and 53± acres commercial (east). 7,000 sf minimum lot size for residential.
- USE:** Proposed uses include RV park, mobile home park, residential subdivision, retirement community, half acre and one acre plus lots. Property is zoned PAD, which allows for flexible uses.
- WATER:** 8" water is provided by Appaloosa Water Company approximately 1,600± feet to the west. 1,346.25 Non-pledged Extinguished water rights credits are included with the sale of the property to secure assured water supply for subdivision development.
- SEWER:** Currently sewer is not available, however, on site sewer treatment package plant is currently designed with neighbor property. Proposed subdivision for 116 lots will utilize septic tank use for residential development.

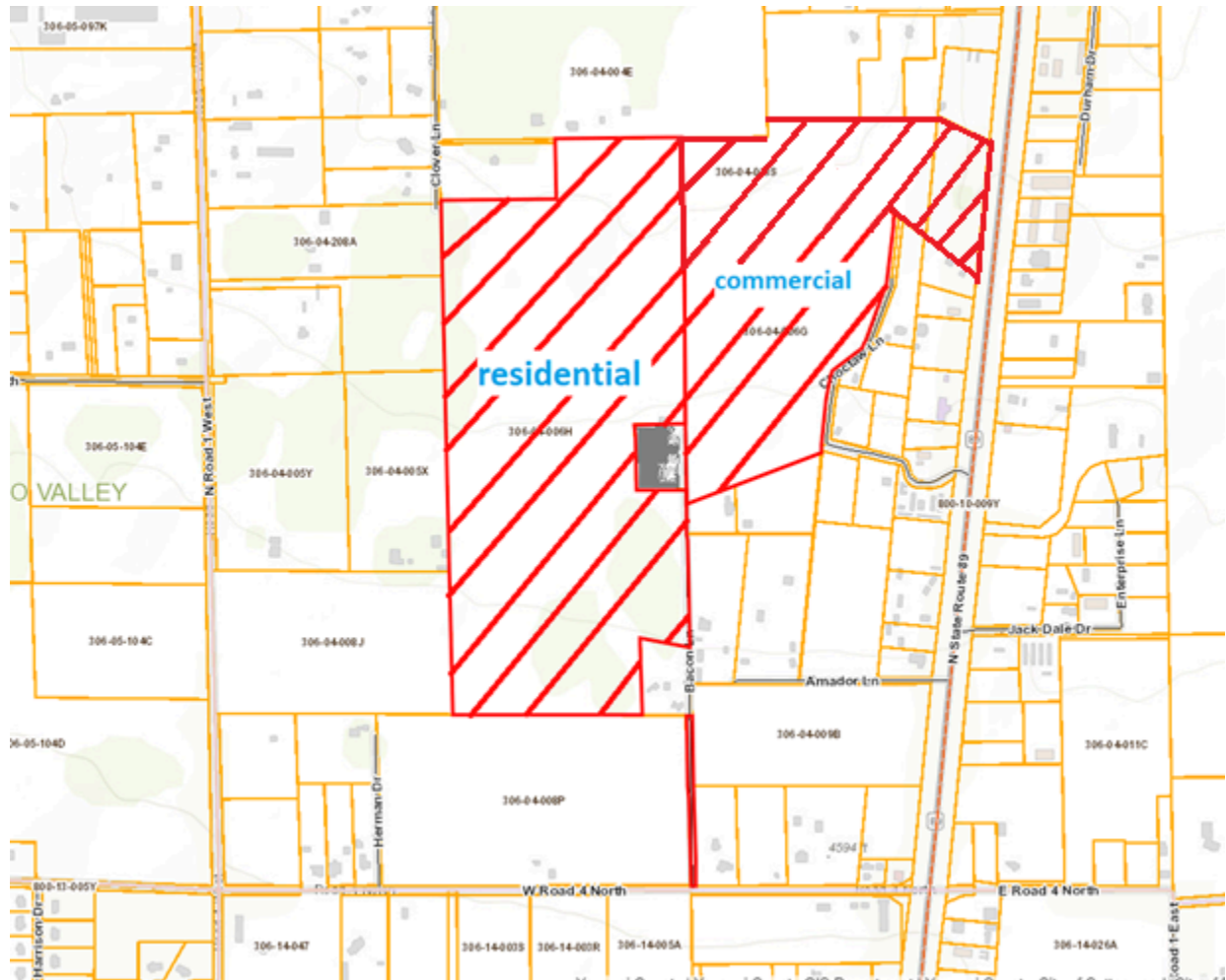
For more information contact:

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

Vicinity Map



Parcel Map



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Looking south towards Prescott



Subject Property and West Meadows Active Adult Community (planned 2019 per Jim Fletcher).

Proposed Site Plan

