



TRI-CITY LAND COMPANY, LLC

FROM THE DESK OF:

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MIXED USE SITE CHINO VALLEY, AZ

LOCATION: NEC Highway 89 and Road 4 South, Chino Valley, AZ.

SIZE: Approximately 11.47± acres West. 11.5± acres East

PRICE: **\$1,425,000 WEST PARCEL**
\$650,000 EAST PARCEL
Submit offers for consideration.

PARCELS: 306-33-173V, Yavapai County.

ZONING: CL, Light Commercial, Town of Chino Valley.

USE: Commercial, retail, multifamily, storage, office.

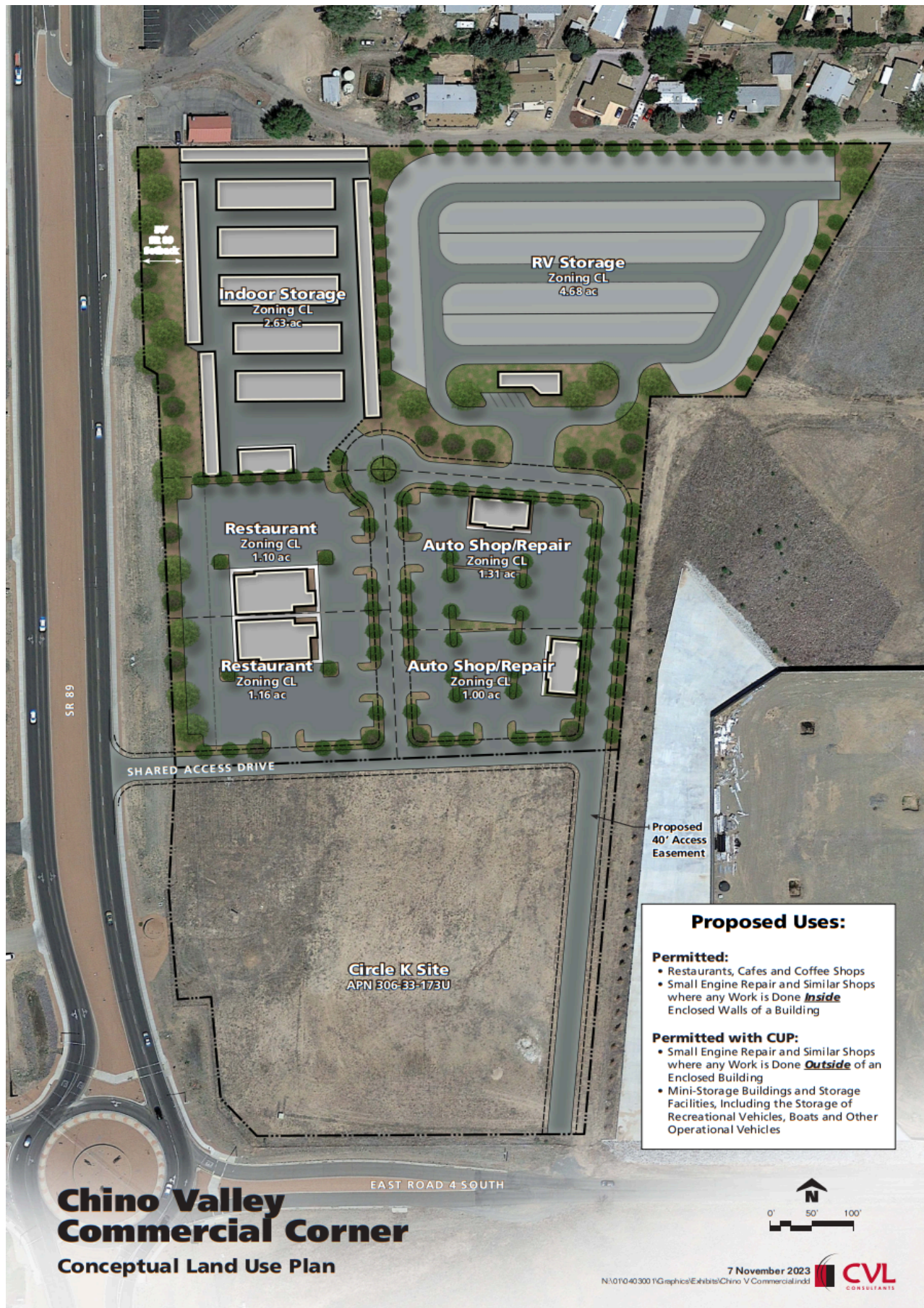
WATER: Town of Chino Valley and City of Prescott water available per municipal agreements. Circle K to stub out water to north 11 acres.

SEWER: Sewer is located on the north boundary in Picacho Road.

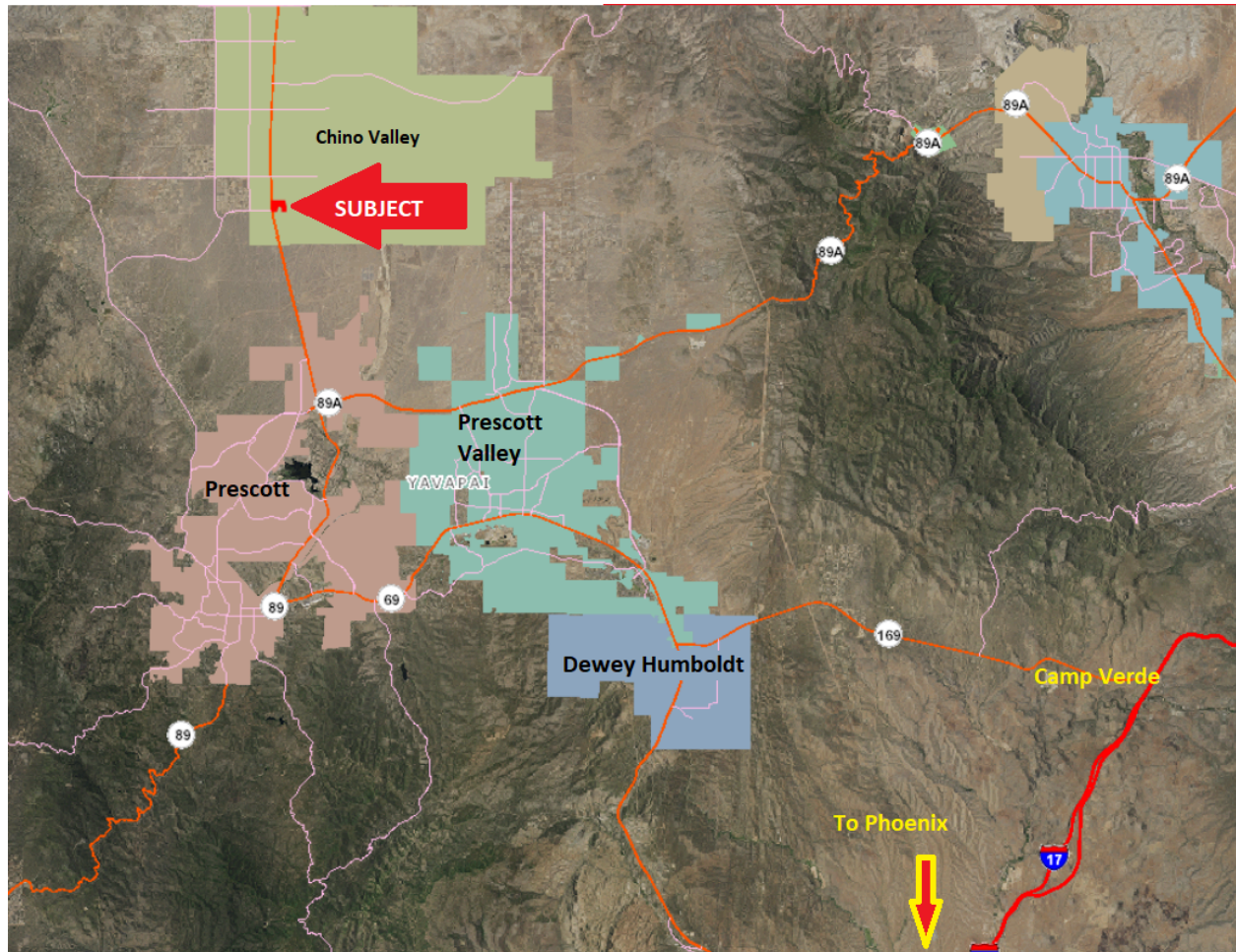
NOTE: Circle K closed on approximately 5.36 acres February 7, 2023. Price was \$1,297,598 or \$5.56/SF. Planned store opening 2025 per planning consultant. Shared access on Highway 89. Easement on the east side of Circle K for access to north 11 acres.

For more information contact:

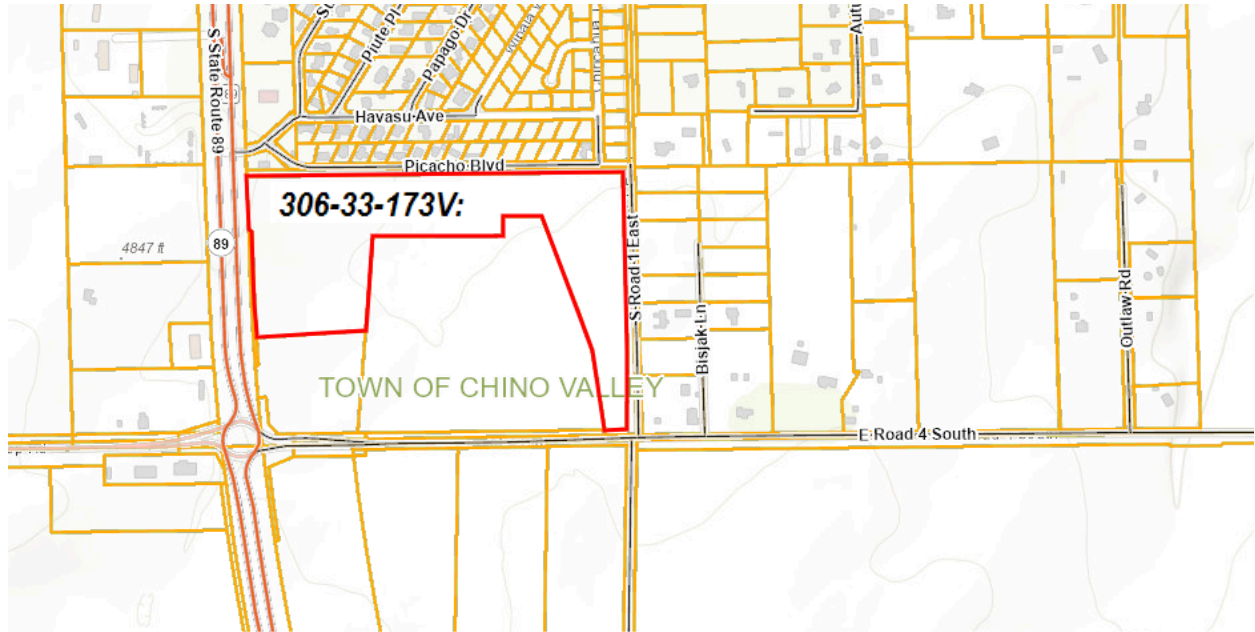
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VICINITY MAP



PARCEL MAP



PROPOSED SPLIT

