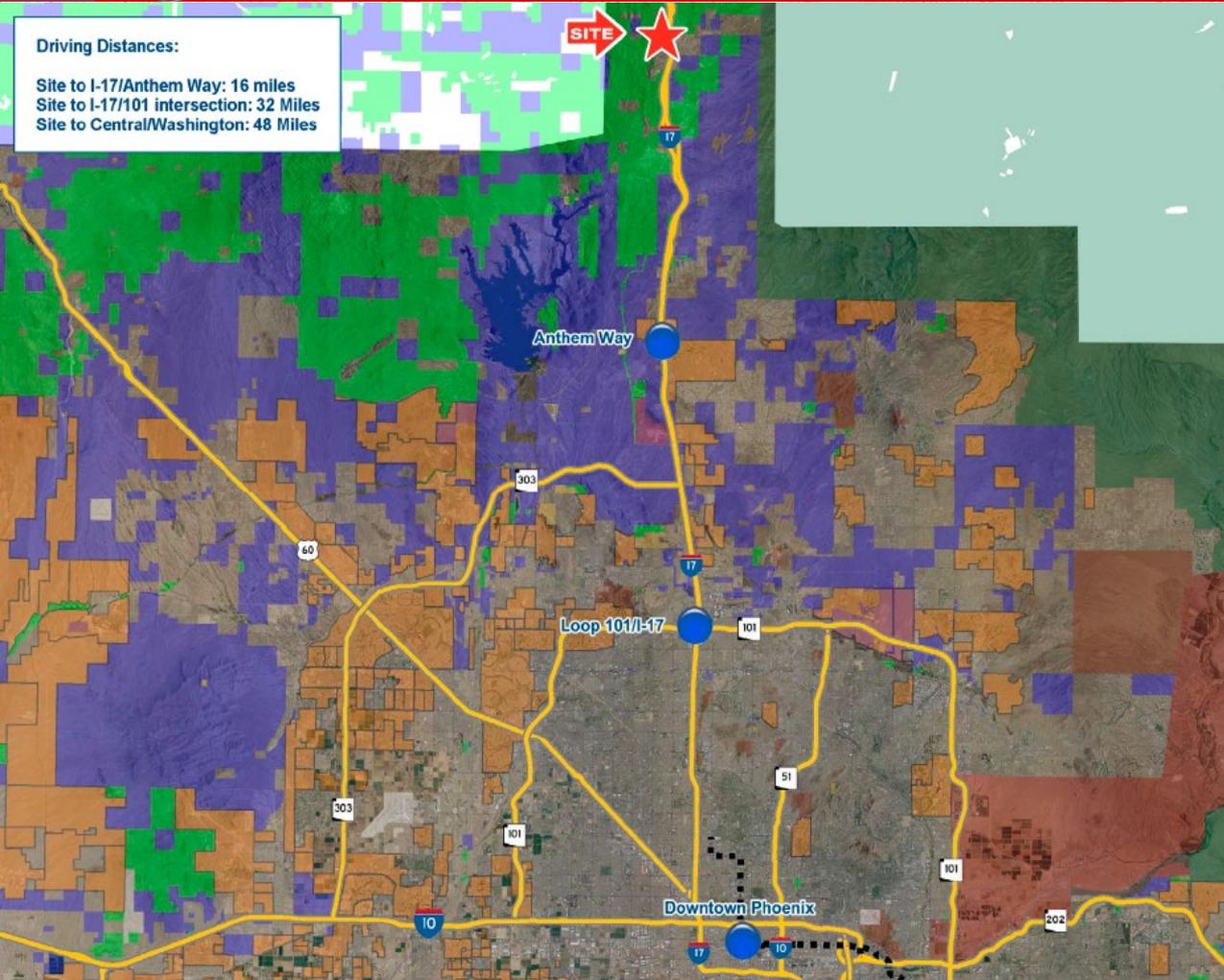


Driving Distances:

Site to I-17/Anthem Way: 16 miles
Site to I-17/101 intersection: 32 Miles
Site to Central/Washington: 48 Miles



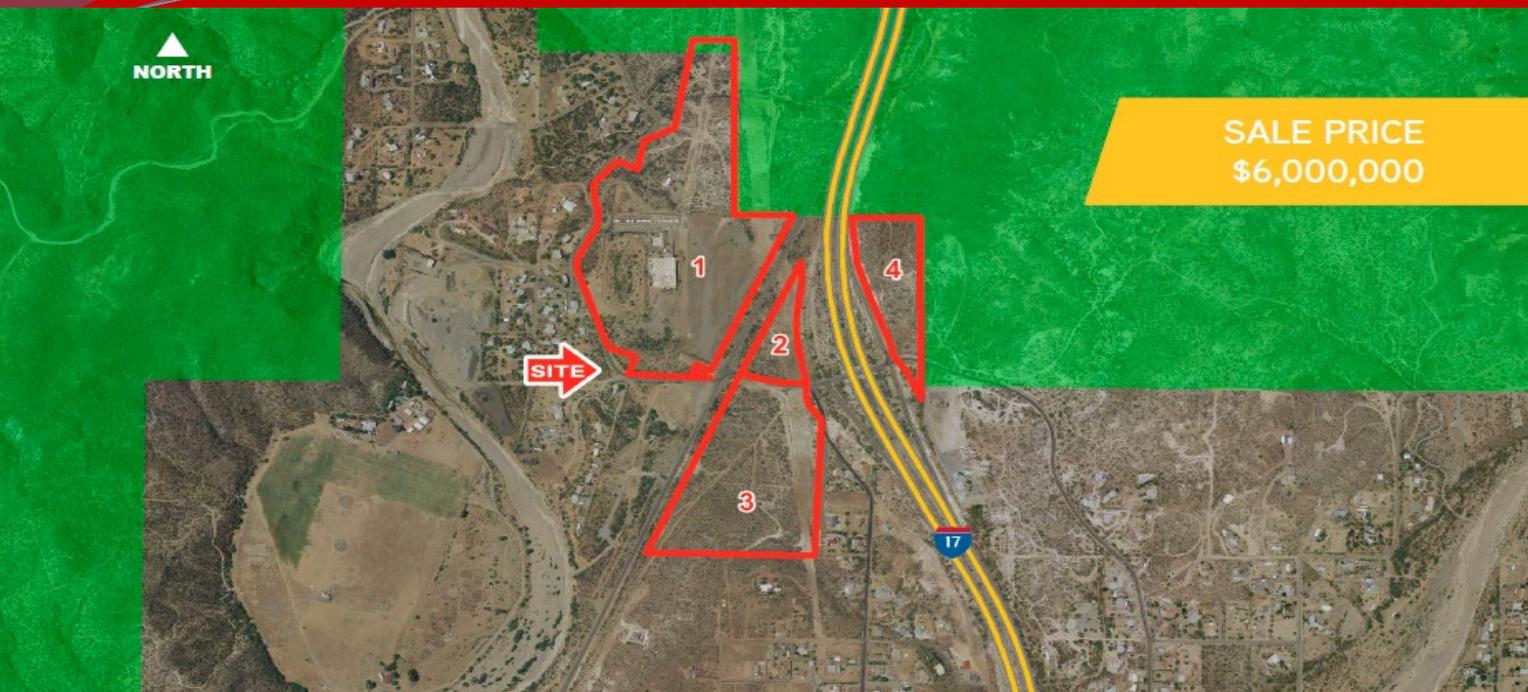
- **Location:** I-17 & Coldwater Canyon Rd, Black Canyon City, AZ
- **Size:** 88.56 Acres
- **Zoning:** C2-1, R2-4, R1L-70
- **Price:** \$6,000,000
- **Comments:**
 - ✓ Property has excellent visibility and access due to its frontage on Interstate 17.
 - ✓ Great opportunity to own fee simple land in an area where such ownership is scarce, as much of the surrounding land is controlled by the Bureau of Land Management, the state of Arizona and US Forest Service.
 - ✓ Property has a total of 10 well sites with an estimated total capacity of 148 gallons per minute.

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CHAZ SMITH
Direct: 602-989-0166
csmith@insightland.com



Features

- > Size: 88.56 Acres
- > Zoning: C2-1, R2-4, R1L-70
- > Jurisdiction: Yavapai County

Notes and Highlights

- > Property has excellent visibility and access due to its frontage on Interstate 17
- > Zoning Descriptions:
 - **C2-1:** Commercial; General Sales and Services, 50% max lot coverage; two story/30 feet maximum height
 - **R2-4:** Multi-Family Residential, density of one dwelling unit per 4,000 SF of lot area; two story/30 feet maximum height

Traffic Counts

I-17 at Coldwater Canyon Road: 29,000 average daily

- **R1L-70:** Single Family Residential, minimum lot size of 70,000 SF; minimum lot width and depth of 200 feet
- > Great opportunity to own fee simple land in an area where such ownership is scarce, as much of the surrounding land is controlled by the Bureau of Land Management, the state of Arizona and US Forest Service
- > Property has a total of 10 well sites with an estimated total capacity of 148 gallons per minute

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