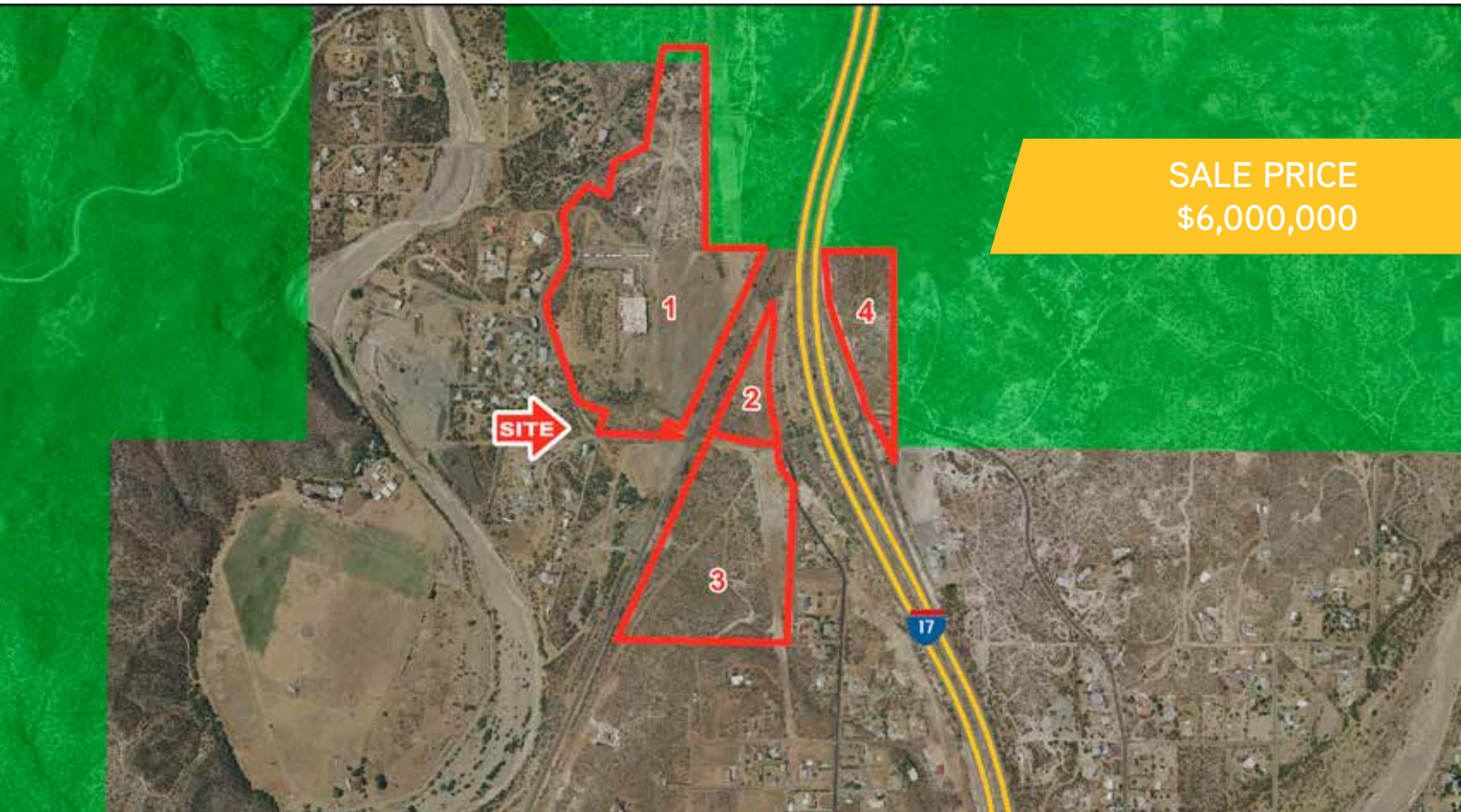


FOR SALE | FREEWAY FRONTAGE LAND I-17 and Coldwater Road

BLACK CANYON CITY | AZ



SALE PRICE
\$6,000,000



Property Details

Size 88.56 Acres

Zoning: C2-1, R2-4, R1L-70

Jurisdiction: Yavapai County

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

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:** Multifamily residential, density of one dwelling unit per 4,000 SF of lot area; two story/30 feet maximum height
 - **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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FOR SALE | FREEWAY FRONTAGE LAND

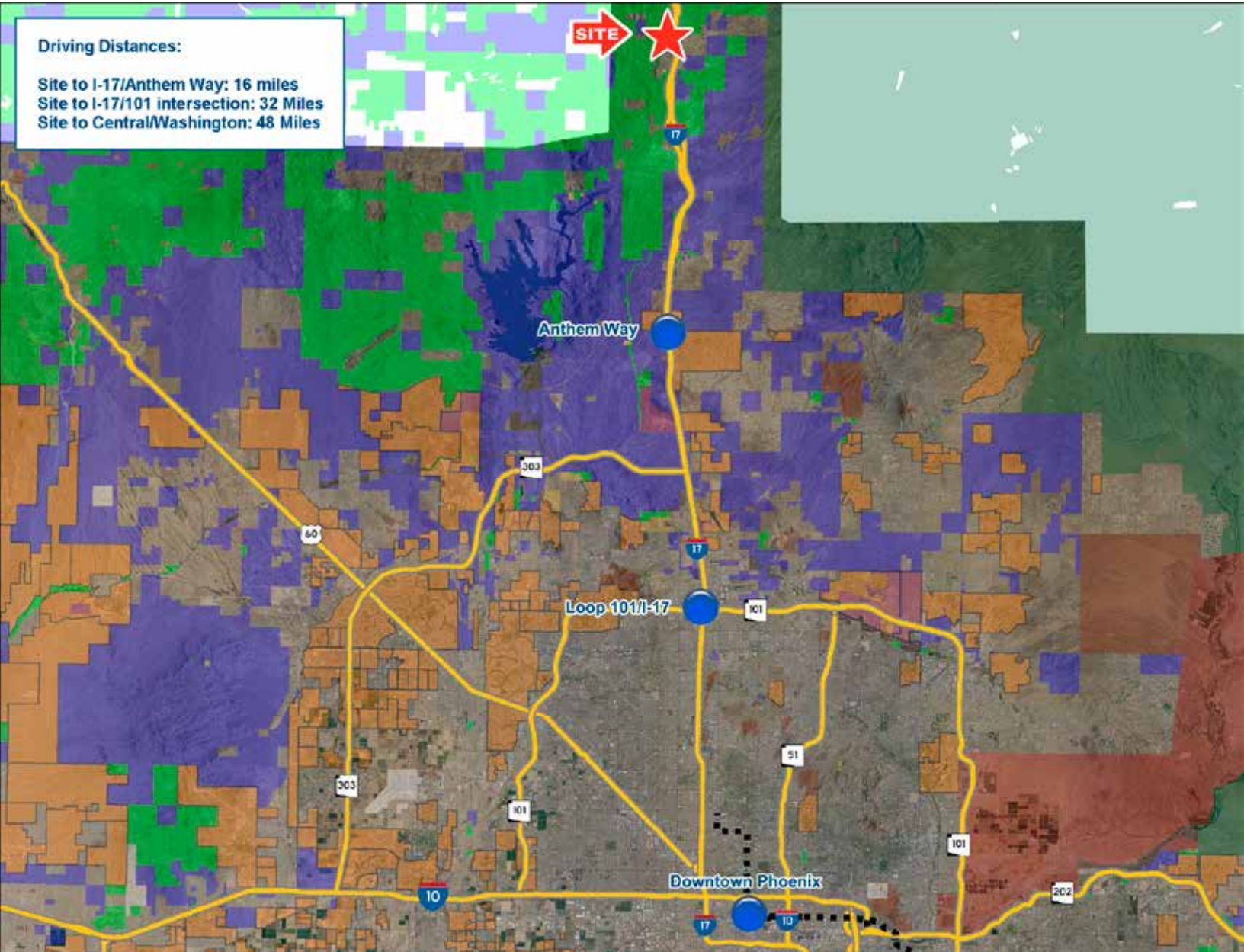
I-17 and Coldwater Road

BLACK CANYON CITY | AZ



Driving Distances:

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



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