

# WHISPERING ROCK

3835 WILLOW CREEK  
ROAD, PRESCOTT, AZ 86301

Offered Exclusively By

MATTHEW FISH  
480.309.1089  
[matt@arizonacre.com](mailto:matt@arizonacre.com)

DONALD TEEL  
928.777.8100  
[donald@arizonacre.com](mailto:donald@arizonacre.com)

ARIZONA COMMERCIAL REAL ESTATE



OFFERING MEMORANDUM

# TABLE OF CONTENTS

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Arizona Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or all other matters.

Neither Arizona Commercial Real Estate nor its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party.

Arizona Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### EACH PARTY MUST CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct its own inspections and investigations, including through appropriate third-party independent professionals selected by such party. All financial data must be verified by the party, including the obtaining and reading of all relevant and applicable documents and reports, and by consulting appropriate independent professionals. The Broker, Arizona Commercial Real Estate, hereby advises all parties to seek legal and tax advice as needed. Arizona Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Arizona Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including estimates used for financial modeling purposes, may differ from actual data or financial performance. Any estimates of market values and/or projected values that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine values from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

All properties and services are marketed by Arizona Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DETAILS & HIGHLIGHTS	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
AERIAL MAP – LOT LOCATIONS	9
DEMOGRAPHICS	10
DEMOGRAPHICS MAP & REPORT	11
ADVISOR BIOS - 1	12
ADVISOR BIOS - 2	13



# PROPERTY INFORMATION

MATTHEW FISH  
480.309.1089  
[matt@arizonacre.com](mailto:matt@arizonacre.com)

DONALD TEEL  
928.777.8100  
[donald@arizonacre.com](mailto:donald@arizonacre.com)

OFFERING MEMORANDUM



# PROPERTY SUMMARY



## WATCH VIDEO

### PROPERTY DESCRIPTION

Now on the market after foreclosure, Prescott Whispering Rock subdivision is a fully entitled commercial subdivision made up of a total of 9 separate parcels, ranging in size from 2 acres to more than 20 acres. Parcel numbers are: 106-02-396B, 106-02-396C, 106-02-396D, 106-02-403, 106-02-402, 106-02-399C, 106-02-400, 106-02-401, and 106-02-398. Please call the listing agent for more details. Two of the parcels #4 and #6 have structures that will require repair/replacement. Please read the CCR's in documents.

Use and architectural review and approval are required for all buyers who intend to build any new structures. Call the Listing Agent with your questions. City of Prescott approvals will be required for all construction. Download all documents. The owner is a lender and will NOT submit a Seller Property Disclosure Statement for this property.

A Survey, engineering drawings, and a Phase 1 environmental are available.

### OFFERING SUMMARY

Listing Price:	\$21,551,000
Total Acreage:	±50.22 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	755	7,754	18,349
Total Population	2,567	16,843	39,987
Average HH Income	\$93,658	\$104,436	\$99,215

# PROPERTY DETAILS & HIGHLIGHTS

Building Name	Prescott Whispering Rock
Property Type	Land
Property Subtype	Retail-Pad
APN	Multiple
Lot Size	30.22 Acres

This is a large-scale Planned Area Development opportunity with dynamic zoning known as Business General PAD (BG-PAD). The project has full entitlements in place with the City of Prescott, Arizona.

The framework includes a commercial association to manage and ensure the adopted standards are maintained in this unique setting. Suitable applications include resort lodging and conference centers, educational facilities, grocery stores, dining establishments, manufacturing facilities, medical facilities, offices, multi-family housing, and assisted living, among others.

Call for the Development Agreement & CC&Rs.

## CONTACT US FOR DISCUSSION

### **MATTHEW FISH**

480.309.1089

[matt@arizonacre.com](mailto:matt@arizonacre.com)

### **DONALD TEEL**

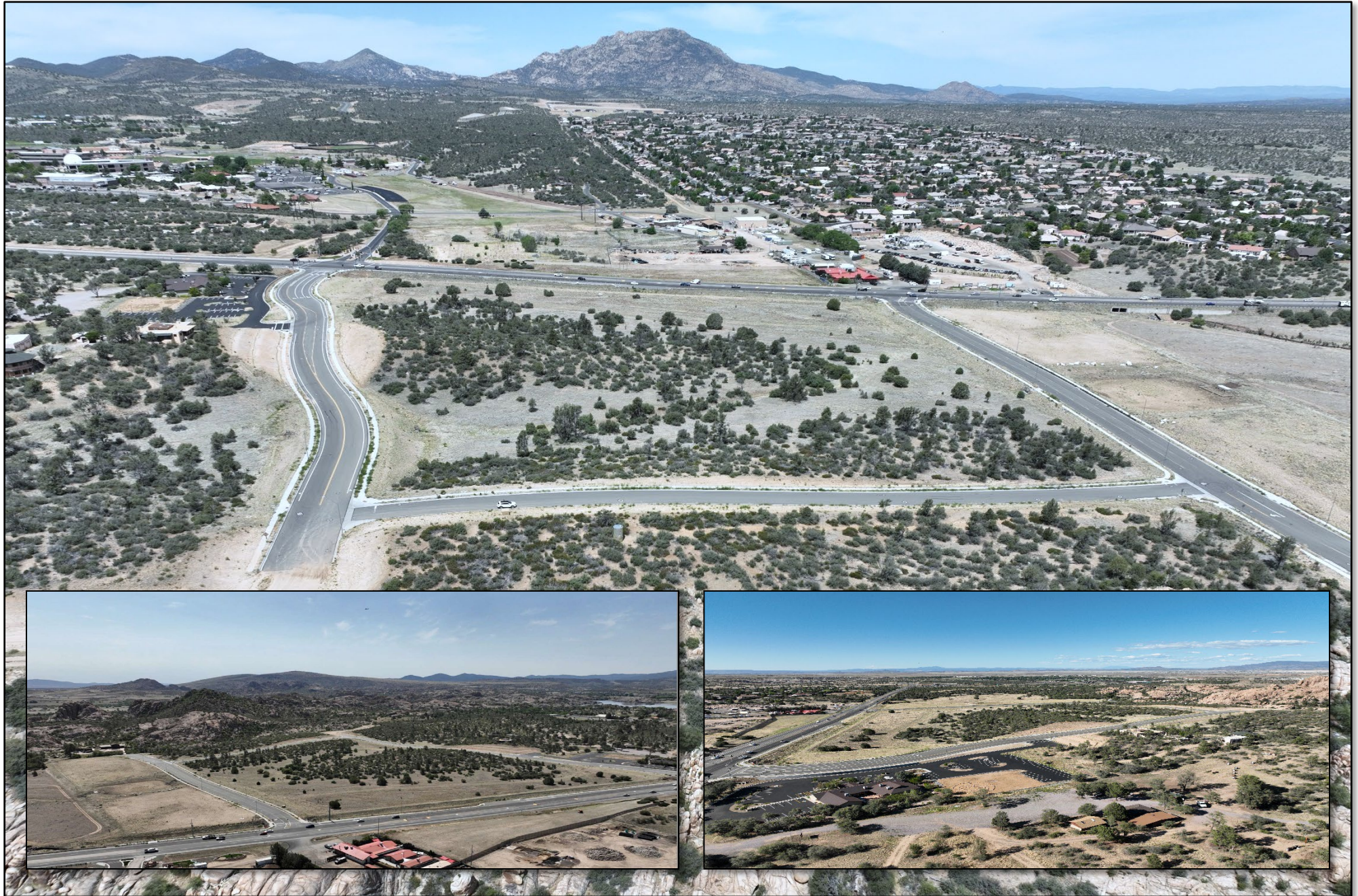
928.777.8100

[donald@arizonacre.com](mailto:donald@arizonacre.com)



- ♦ Zoned BG PAD by the City of Prescott, AZ
- ♦ High-visibility location
- ♦ Ideal for retail development
- ♦ Strong investment potential
- ♦ Prime commercial real estate
- ♦ Ample space for development
- ♦ Strategic Prescott location
- ♦ Proximity to major roadways
- ♦ Opportunity for lucrative returns





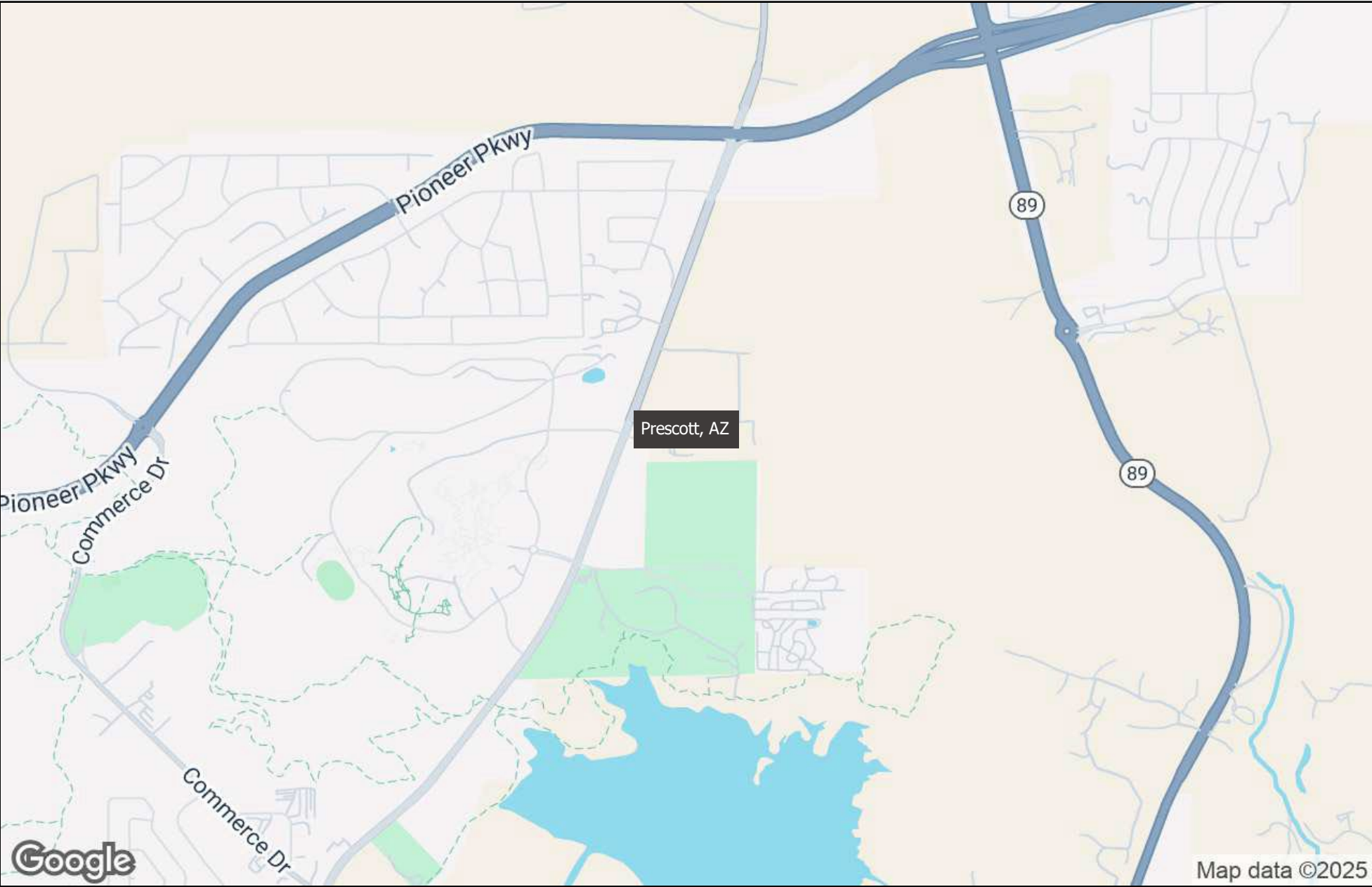


# LOCATION INFORMATION

MATTHEW FISH  
480.309.1089  
[matt@arizonacre.com](mailto:matt@arizonacre.com)

DONALD TEEL  
928.777.8100  
[donald@arizonacre.com](mailto:donald@arizonacre.com)

OFFERING MEMORANDUM







ARIZONA COMMERCIAL REAL ESTATE

MATT FISH (480) 309-1089

DONALD TEEL (928) 777-8100



# DEMOGRAPHICS

MATTHEW FISH  
480.309.1089  
[matt@arizonacre.com](mailto:matt@arizonacre.com)

DONALD TEEL  
928.777.8100  
[donald@arizonacre.com](mailto:donald@arizonacre.com)





# DEMOGRAPHICS MAP & REPORT

POPULATION	1MILE	3 MILES	5 MILES
Total Population	2,567	16,843	39,987
Average Age	45	54	54
Average Age (Male)	42	52	52
Average Age (Female)	50	56	55

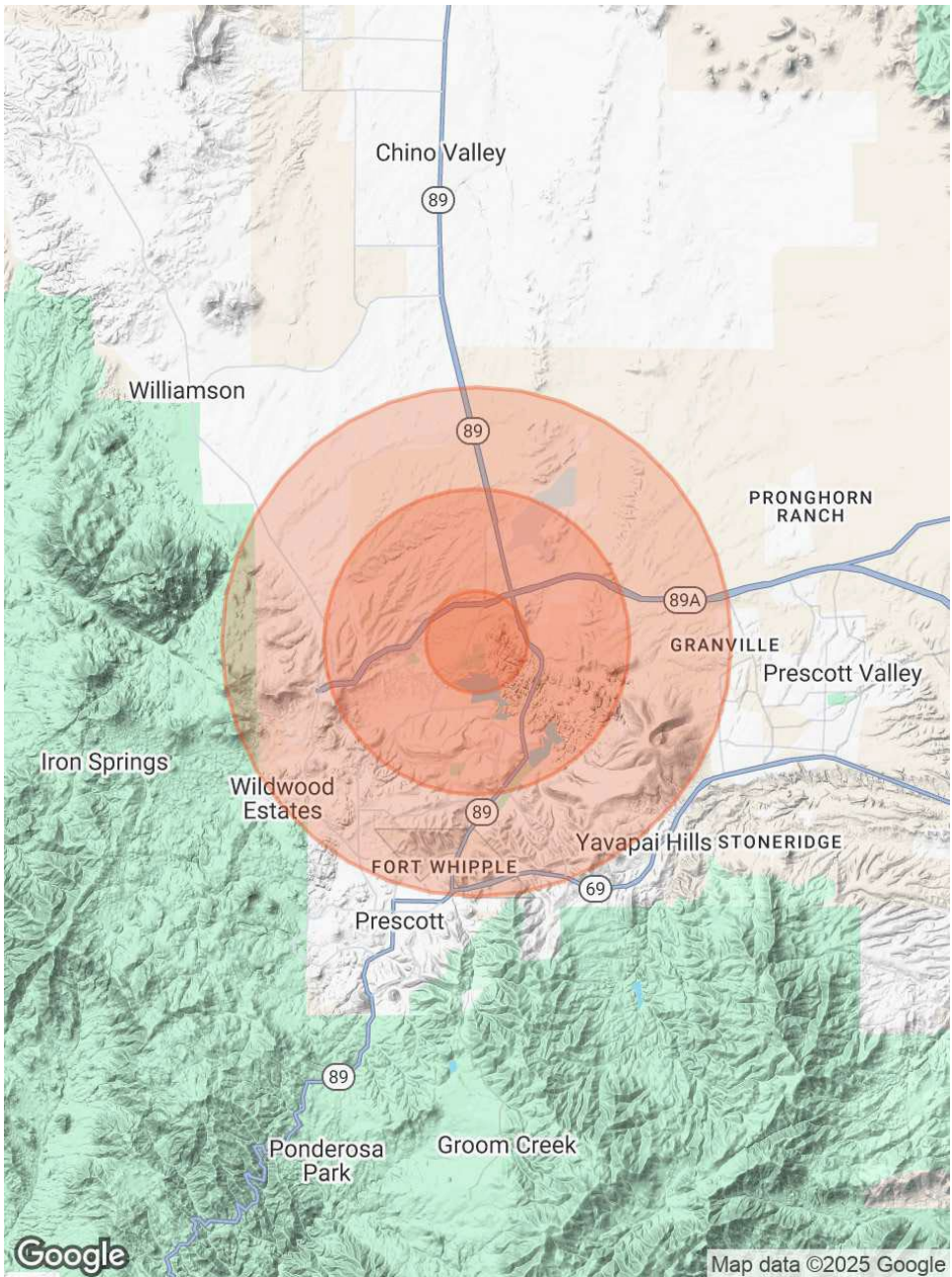
HOUSEHOLDS & INCOME	1MILE	3 MILES	5 MILES
Total Households	755	7,754	18,349
# of Persons per HH	3.4	2.2	2.2
Average HH Income	\$93,658	\$104,436	\$99,215
Average House Value	\$608,264	\$604,404	\$558,977

Demographics data derived from [AlphaMap](#)

## CONTACT US FOR DISCUSSION

**MATTHEW FISH**  
480.309.1089  
[matt@arizonacre.com](mailto:matt@arizonacre.com)

**DONALD TEEL**  
928.777.8100  
[donald@arizonacre.com](mailto:donald@arizonacre.com)





# ADVISOR BIOS

MATTHEW FISH  
480.309.1089  
[matt@arizonacre.com](mailto:matt@arizonacre.com)

DONALD TEEL  
928.777.8100  
[donald@arizonacre.com](mailto:donald@arizonacre.com)





## CONTACT OUR TEAM



**MATTHEW FISH**

480.309.1089

[matt@arizonacre.com](mailto:matt@arizonacre.com)

**Arizona Commercial Real Estate**

122 North Cortez Street, Suite 300  
Prescott, AZ 86301



**DONALD TEEL**

928.777.8100

[donald@arizonacre.com](mailto:donald@arizonacre.com)

**Arizona Commercial Real Estate**

122 North Cortez Street, Suite 300  
Prescott, AZ 86301