

# PRIME 1 - Acre Parcel

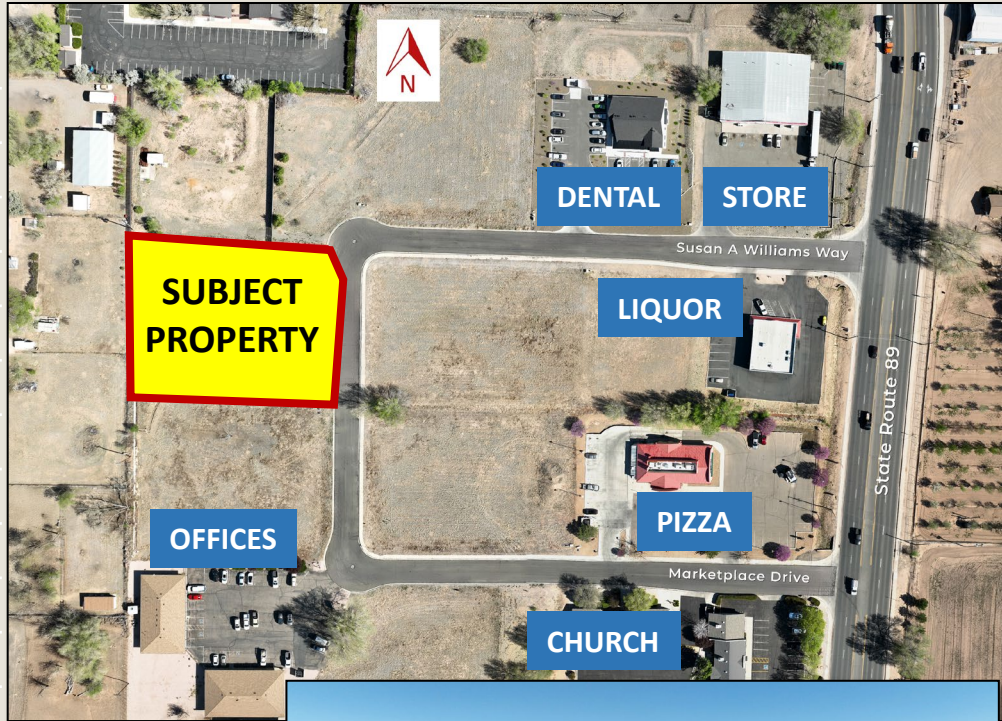
1648 Susan A Williams Way, Chino Valley, AZ 86336



ARIZONA  
COMMERCIAL  
REAL ESTATE

## Property Details

Price	\$124,800
Zoned	CL – Ask Broker
Acres	1.00 (43,560 sf)
APN	306-20-123
Taxes	\$620 (2024)
Survey	Yes, with Topo
Slope	Flat - Buildable
Terms	Cash
Co-Broke	Yes - Variable
Plans	Yes, call Broker
City	Chino Valley, AZ



## Chino Valley 1 Acre Development Lot

This is a prime, ready-to-build lot in the core trade area of rapidly growing Chino Valley, AZ. The subject property is one block west of State Route 89 with exposure from more than 75,000± vehicles per day.

The lot is located in a highly desired retail/business loop known as the Chino Valley Business Park and Marketplace with neighbors such as Pizza Hut, Liquor Barn, Chino Valley Family Dentistry, Family Dollar Store, and more.

**Highest use is a commercial retail business like the existing tenant mix. This includes, office, medical, dining, house of worship, and other retail applications. Check with the town of Chino Valley and ask Broker for applicable types of businesses for the CL zoning.**

Chino Valley is an incorporated city with a rapidly growing population of ±15,000 and an annual growth rate of 7%, a median home value of \$365,000±, a household income of \$65,000±, and is serviced by banks, grocery, medical, dining establishments, houses of worship, and K-12 schools.

**CALL (928) 777-8100**

Information is deemed reliable but subject to change without notice. All parties are obligated to independently verify property information prior to negotiating or entering into any legal agreement. CALL THE BROKER.



**\$124,800**

**Donald Teel, Senior Associate**  
Prescott Commercial Real Estate  
Phone: (928) 777-8100  
Email: Donald.Teel@gmail.com

**CALL FOR AVAILABILITY**  
**(928) 777-8100**

Prescott Commercial Real Estate