

4000 N BOULDER CREEK RD | CAMP VERDE, ARIZONA

High View at Boulder Creek

Highlights:

- *118.745 acres across seven parcels, available individually from 6.426 acres or as a single assemblage*
- *Located in a federally designated Opportunity Zone, with the multifamily parcels positioned for potential LIHTC-eligibility*
- *C-2 and C-3 zoning with a Planned Area Development (PAD) overlay supports a full mix of uses*
- *Highway 260 frontage carries 16,280 vehicles per day, with two points of highway access*
- *Owner financing available on any parcel, with 25% down and interest-only terms at 7% for 24 to 36 months.*

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For Sale:

$25,912,500
118.745 acres
7 Parcels

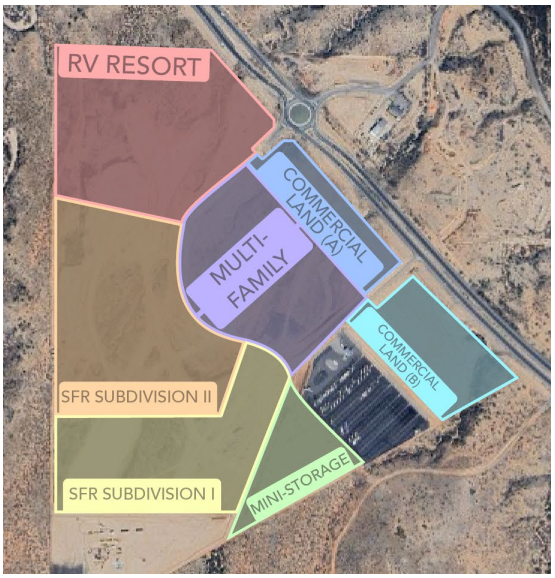
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Property Overview

The land for sale is located within the High View at Boulder Creek development in Camp Verde, Arizona. This development is situated in an Opportunity Zone, offering potential tax benefits for investors. The available parcels range from 6.426 acres to 118.745 acres, providing substantial space for a variety of projects.



The property benefits from a Planned Area Development (PAD) zoning overlay, which allows for diverse uses, including residential, commercial, and employment-oriented developments. It is zoned C-3, within FEMA District: Zone "X". This flexibility makes the land suitable for a range of development plans, including potential LIHTC-eligible projects.

Accessibility is a key feature, with the property boasting frontage on Highway 260 and a location just three miles north of Interstate 17. The Highway 260 frontage sees significant traffic, with an Average Daily Volume (ADV) of 16,280 vehicles, ensuring high visibility and accessibility.

The spine roads and utility infrastructure are now complete, including wet and dry utilities, Aultman Parkway, and Boulder Creek Road. Onsite improvements have also been completed, including grading and drainage for the full site and the utility loops, and the wastewater system has received final approval from the State. The seller has also stubbed utilities to the individual primary parcels within the development, including electricity, water, and telephone.

40315003V

Parcel 40315003V is a 36.01-acre parcel located at the southwest corner of Highway 260 and Aultman Parkway in Camp Verde, Arizona. It is within the High View at Boulder Creek development and is planned for a 260-space RV Resort with resort-like amenities. The RV Park is permitted and some grading work has been completed.



The property is zoned C-3 with a PAD Overlay, allowing for a wide range of residential and commercial uses. It is also located within a tax-advantaged Opportunity Zone. All plans (civil and architectural) have been turned in to the City/County and final building permit approvals are anticipated by 5/1/25.

Two points of access from Highway 260, one of which is an existing roundabout, provide project highway access.

Utility services are available, including electricity from Arizona Public Service (APS), telephone from CenturyLink or other providers, and water from Camp Verde Water & Well Water. A commercial septic system will be required for sewer services, although the developer proposes to stub sewer lines in preparation for the Camp Verde Sanitary District's planned line extension.

The price for this parcel is $5,750,000.

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40315003W

Parcel 40315003W is a 30.8-acre parcel located west of the southwest corner of Highway 260 and Aultman Parkway in Camp Verde, Arizona. It is within the High View at Boulder Creek development and is planned for a 167-lot single-family residential subdivision.



The property is zoned C-2 with a PAD Overlay, allowing for a range of residential uses. It is also located within a tax-advantaged Opportunity Zone.

Two points of access from Highway 260, including an existing roundabout, provide project highway access.

Utility services are available, including electricity from Arizona Public Service (APS), telephone from CenturyLink or other providers, and water from Camp Verde Water & Well Water. A commercial septic system will be required for sewer services, although the developer proposes to stub sewer lines in preparation for the Camp Verde Sanitary District's planned line extension. Paving for the parcel is complete.

The price for this parcel is $7,000,000.

40315010C

Parcel 40315010C is a 26.93-acre parcel located west of the southwest corner of Highway 260 and Boulder Creek Road in Camp Verde, Arizona. It is within the High View at Boulder Creek development and is planned for a 166-lot single-family residential subdivision.



This property is not for sale.

40315009B



Parcel 40315009B is a 9.68-acre parcel located south of the southwest corner of Aultman Parkway & Boulder Creek in Camp Verde, Arizona. It is within the High View at Boulder Creek development and is being developed with a ±58,200 SF (Net Rentable Area) mini-storage facility. The developable land area is 5.09 acres with 396 units.

The property is zoned C-3 with a PAD Overlay, allowing for a wide range of residential and commercial uses. It is also located within a tax-advantaged Opportunity Zone.

Two points of access from Highway 260, one of which is an existing roundabout on Highway 260, provide project highway access.

Utility services are available, including electricity from Arizona Public Service (APS), telephone from CenturyLink or other providers, and water from Camp Verde Water & Well Water. A septic system may be required for sewer services, although the developer proposes to stub sewer lines in preparation for the Camp Verde Sanitary District's planned line extension.

The price for the mini-storage facility is $3,500,000.

40315009C



Parcel 40315009C is approximately 6.426 acres and is located at the southwest corner of Highway 260 & Boulder Creek Road, about three miles north of the I-17 interchange in the Town of Camp Verde, Yavapai County, Arizona. The proposal for this parcel includes a 6,000 SF convenience store, car wash, and gas station with 6 pumps/12 positions for gas, and 7 pumps/9 positions for diesel.

The property is zoned C-3 with a PAD Overlay, allowing for a wide range of commercial uses. It is also located within a tax-advantaged Opportunity Zone.

Two points of access from Highway 260, one of which is an existing roundabout on Highway 260, provide project highway access.

Utility services are available, including electricity from Arizona Public Service (APS), telephone from CenturyLink or other providers, and water from Camp Verde Water & Well Water. A septic system may be required for sewer services, although the developer proposes to stub sewer lines in preparation for the Camp Verde Sanitary District's planned line extension.

The price for this parcel is $1,675,000.

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40315011A

Parcel 40315011A is a 9.776-acre parcel located at the southwest corner of Highway 260 & Aultman Parkway, approximately 3 miles north of the Interstate-17 interchange, in Camp Verde, Arizona. The property is within the High View at Boulder Creek development.



The property is zoned C-3 with a PAD Overlay, allowing for a wide range of residential or commercial uses. It is also within the tax-advantaged Opportunity Zone. The proposal includes 3 quick-serve drive-thru restaurants (3,203 SF, 3,744 SF, and 5,155 SF of NRA) and 19,217 SF of retail/anchor space.

Two points of access from Highway 260, one of which is an existing roundabout on Highway 260, provide project highway access & frontage.

Utility services are available, including electricity from Arizona Public Service (APS), telephone from CenturyLink or other providers, and water from Camp Verde Water & Well Water. A commercial septic system will be required for sewer services, although the developer proposes to stub sewer lines in preparation for the Camp Verde Sanitary District's planned line extension.

The price for this parcel is $2,250,000.

40315003Y, 40315003Z

These parcels are located at the southwest corner of Highway 260 & Aultman Parkway, about three miles north of the I-17 interchange in the Town of Camp Verde, Yavapai County, Arizona. The combined acreage of the parcels is 26.283 acres, with 40315003Y being 14.814 acres and 40315003Z being 11.469 acres.



The proposal for these parcels includes 459 residential apartment units, 264 in 40315003Y and 195 in 40315003Z, equating to a density of 17.5 units per acre.

The properties are zoned C-3 with a PAD Overlay. They are also within the tax-advantaged Opportunity Zone and are possible LIHTC eligible projects.

Two points of access from Highway 260, one of which is an existing roundabout on Highway 260, provide project highway access.

Utility services are available, including electricity from Arizona Public Service (APS), telephone from CenturyLink or other providers, and water from Camp Verde Water & Well Water. A commercial septic system will be required for sewer services, although the developer proposes to stub sewer lines in preparation for the Camp Verde Sanitary District's planned line extension.

The price for these parcels is $5,737,500.

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Market Summary Camp Verde, Arizona

Strategically positioned in Arizona's captivating Verde Valley, Camp Verde offers a compelling proposition for commercial real estate. Surrounded by iconic red rock landscapes and the verdant Verde River, its I-17 location provides easy access to Phoenix and Northern Arizona. The town attracts visitors with historical sites like Montezuma Castle and Tuzigoot National Monuments, alongside a strong community spirit and Western heritage. Outdoor enthusiasts enjoy hiking, fishing, and kayaking, all under Arizona's favorable climate.

Camp Verde serves as a vital commercial and service hub for the growing Verde Valley. Its expanding residential base, seeking a quality lifestyle, creates a stable and increasing demand for local businesses. This local market, combined with the consistent flow of tourists drawn to the region's attractions, provides a dynamic and robust customer base for diverse commercial enterprises.

The economic landscape of Camp Verde benefits from a strong tourism sector fueled by its proximity to Sedona and the Grand Canyon, a resilient agricultural industry supported by the fertile Verde Valley, and a growing array of local services catering to the expanding population. This multifaceted economy creates a solid foundation for various commercial sectors.

For commercial real estate investors and business owners, Camp Verde offers a unique opportunity to capitalize on a growing market within a desirable location. The town's strategic positioning, increasing population, historical and natural attractions, and diverse economic drivers create a fertile ground for success across various sectors, from retail and restaurants to service-based businesses looking to thrive in the heart of the Verde Valley.

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