



3555 E BEAVER CREEK RD, RIMROCK | ARIZONA

## Beaver Creek Apartment Site

*This 8.43-acre site is proposed for a 52-unit apartment complex and is ideally located 1.7 miles east of Interstate-17 in Rimrock, AZ. The property is pre-approved for development, may be delivered as a fully entitled site, and may meet the requirements for a LIHTC-eligible project. The proposed plans feature a mix of one and two-bedroom units with an average size of 1,026 square feet, plus a clubhouse.*



Kelly & Call Commercial  
1600 W. University Avenue  
Suite 218  
Flagstaff, AZ 86001  
Phone: 928 440 5450

**For Sale:**  
**\$850,000**  
**8.43 acres**

### Contact:

**KEVIN B. CALL, CPA**  
Designated Broker  
Principal  
928 440 5450  
[Kevin@KellyandCall.com](mailto:Kevin@KellyandCall.com)

**ROB GERLAK**  
Principal  
928 440 5450  
[Rob@KellyandCall.com](mailto:Rob@KellyandCall.com)



## Property Overview

This 8.43-acre parcel of land presents a promising opportunity for multi-family development in Rimrock, Arizona. The site is proposed for a 52-unit apartment community, designed to include a mix of one-bedroom and two-bedroom units, catering to the growing demand for housing in the Verde Valley region.

### Key Highlights:

**Location:** The property is strategically located approximately 1.7 miles east of Interstate-17, offering convenient access to regional destinations. It is situated on the south side of Beaver Creek Road in Rimrock, Yavapai County.

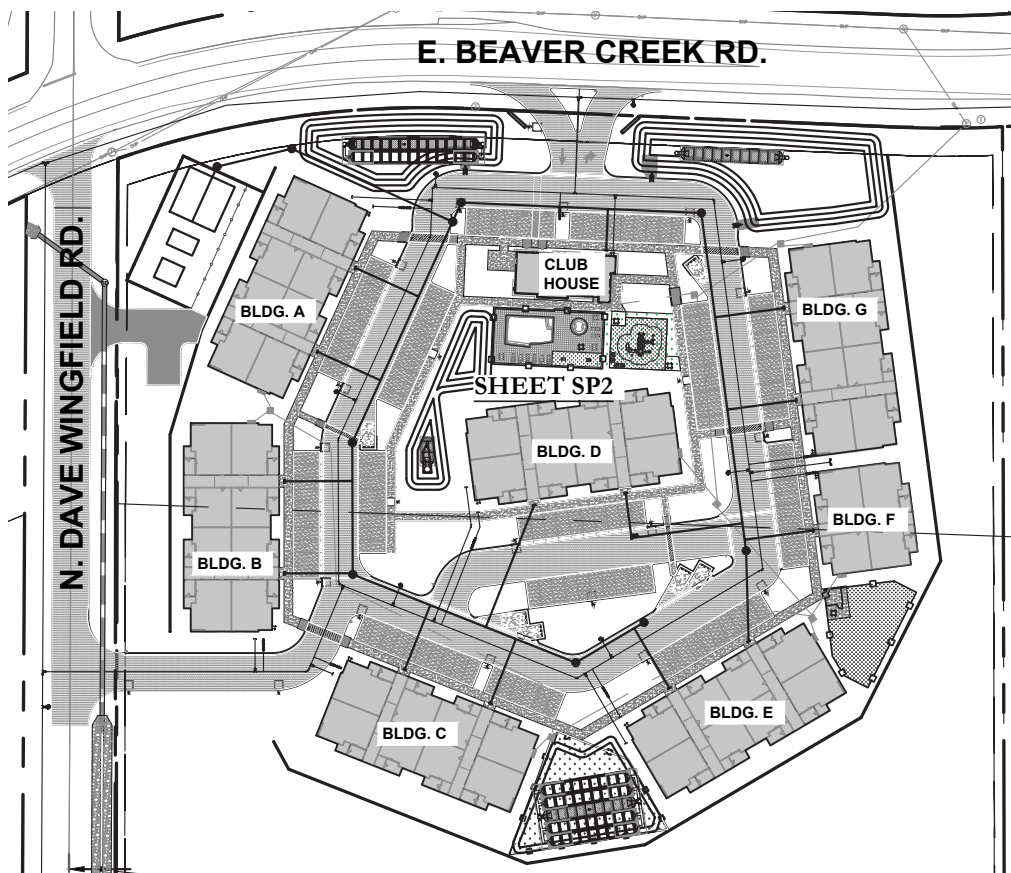
**Development Potential:** The site is pre-approved for 52 units, suggesting a streamlined development process. The proposed development includes single-level units and buildings, along with a planned clubhouse.

#### Site Details:

- Size: 8.43 acres (367,211 square feet)
- Density: 6.12 units per acre
- Zoning: C2-1 (Yavapai County)

#### Unit Mix:

- 54% one-bedroom units (28 count)
- 46% two-bedroom units (24 count)
- Average Unit Size: 1,026 SF



**Proposed Amenities:** The development plan includes a 2,335 SF clubhouse and storage.

**Utilities:** Essential utilities are available, including electricity, telephone, water, and a pre-approved ADEQ commercial septic system/treatment plant.

This property offers a valuable opportunity to address the housing needs in the Verde Valley, with a project that has been thoughtfully planned and is positioned for potential LIHTC eligibility.



## Market Summary Rimrock, Arizona

Rimrock is a community nestled within the scenic Verde Valley of central Arizona, offering a blend of rural charm and accessibility to the region's attractions. Situated in Yavapai County, Rimrock provides a quiet residential setting while being conveniently located near the amenities and economic drivers of the broader Verde Valley. Rimrock benefits from its proximity to the natural beauty of the Verde Valley, which includes access to outdoor activities such as hiking, wildlife viewing, and exploring nearby national monuments and wilderness areas. The area is known for its relaxed pace and its appeal to those seeking a less urban environment.

While Rimrock maintains its own distinct identity, it is also closely linked to the economic and social dynamics of the Verde Valley. Residents have access to the employment opportunities, retail, and services available in nearby Camp Verde, Cottonwood, and

other Verde Valley communities. The growth of tourism in the Verde Valley also has a peripheral impact on Rimrock, contributing to the local economy.

The Verde Valley as a whole is experiencing growth, driven by factors such as its natural beauty, outdoor recreation opportunities, and proximity to larger Arizona cities. This growth contributes to a demand for housing and services in the region. The area's economy is supported by a mix of sectors, including tourism, agriculture, light manufacturing, and services.

The housing market in the Verde Valley, including Rimrock, is characterized by a prevalence of single-family homes and manufactured housing. Data suggests a need for additional housing options, including apartments, to meet the diverse needs of the population and address the challenges of affordability and availability in the area.

---

### Contact:

**Kevin B. Call, CPA**  
Principal  
Designated Broker  
928 440 5450  
[Kevin@KellyandCall.com](mailto:Kevin@KellyandCall.com)

**Rob Gerlak**  
Principal  
928 440 5450  
[Rob@KellyandCall.com](mailto:Rob@KellyandCall.com)

