

3555 E BEAVER CREEK RD | RIMROCK, ARIZONA

Beaver Creek Apartment Site

Highlights:

- *8.43-acre site planned for a 52-unit apartment complex*
- *Located 1.7 miles east of Interstate-17 in Rimrock, AZ*
- *Allowed by right under the in-place zoning*
- *Building permit package complete and ready to submit*
- *26 one-bedroom and 26 two-bedroom units, plus a 2,000 SF clubhouse*
- *May meet the requirements for a LIHTC-eligible project*
- *Seller will carry with 25% down and interest-only terms at 7% for 24 to 36 months.*

KELLY & CALL COMMERCIAL
Real Estate and Business Brokerage

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

ROB GERLAK
Principal
928 440 5450
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 planned for a 52-unit apartment community with an even 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.

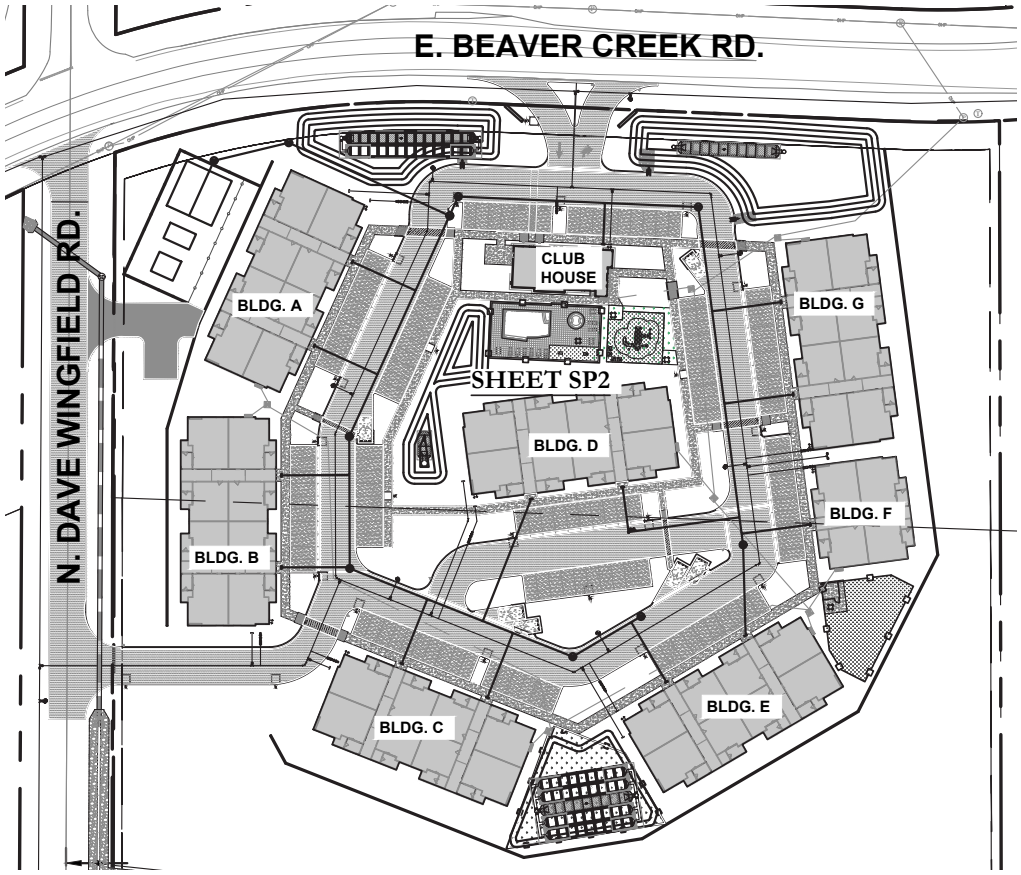
Development Potential: The 52-unit project is allowed by right under the in-place zoning, and the building permit package is complete and ready to submit to Yavapai County for approval, offering a buyer a significant head start on development. The design includes single-level units and buildings, along 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:

- 50% one-bedroom units (26 count)
- 50% two-bedroom units (26 count)
- Average Unit Size: 1,026 SF



Proposed Amenities: The development plan includes a 2,000 SF clubhouse.

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.

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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

Rob Gerlak
Principal
928 440 5450
Rob@KellyandCall.com

Lisa Duffield
Agent
928 440 5450
Lisa@KellyandCall.com

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