



CAMP VERDE | ARIZONA

## High View at Boulder Creek

This land for sale in Camp Verde, Arizona, within the High View at Boulder Creek development, presents a unique opportunity in an Opportunity Zone, and may meet the requirements for a LIHTC-eligible project. The property offers substantial acreage ranging from 9.68 to 145.905 acres and benefits from a Planned Area Development (PAD) zoning overlay, allowing for diverse uses such as residential, commercial, and employment. With Highway 260 frontage and a location just three miles north of Interstate 17, it boasts excellent accessibility and high traffic volume.

**For Sale:**  
\$3,000,000  
9.68 acres

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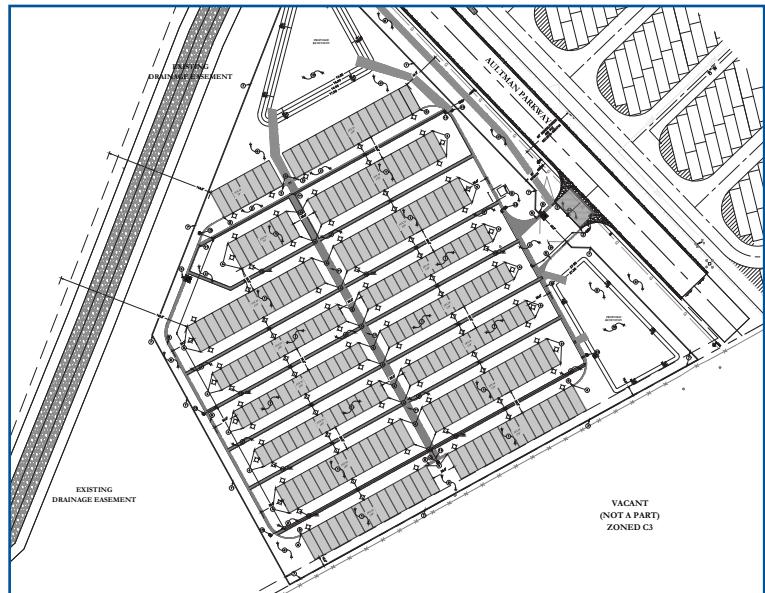
# Property Overview

## Mini Storage Parcel - 40315009B

Parcel 40315009B is a 9.68-acre parcel located 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 estimated pro-forma rents are summarized in the table below.

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.

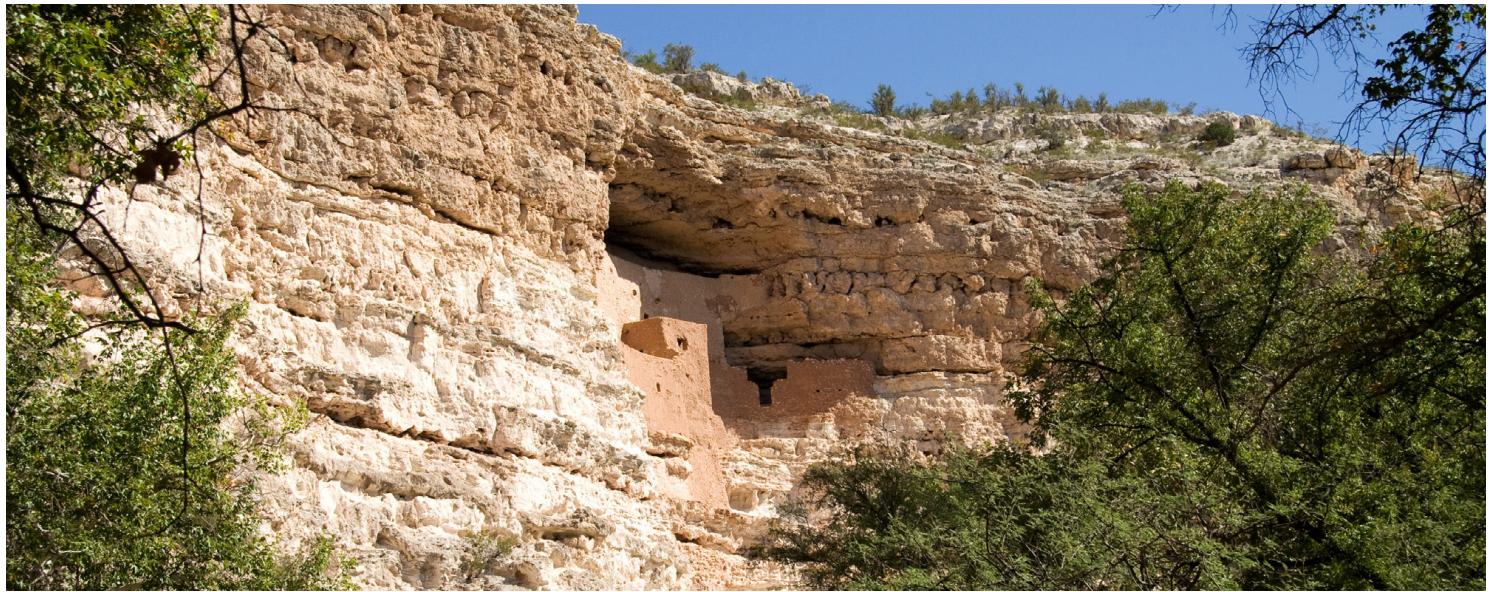
Two points of access from Highway 260, one of which is an existing roundabout on Highway 260, provide project highway access.



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 \$3,000,000. Upon completion, the property will be valued at \$5,640,000.

(Proposed) Unit Mix Detail   Pro-forma Rents											
		Unit Mix Detail				Occupied	Vacant	Rent Detail/Mo.		Potential Gross Rent	
Type	Description	Units	Total %	Est. Size	(SF)	Units	Units	\$/Unit	\$/SF	Monthly	Annually
10x10	Drive-Up	180	45%	100	18,000	0	180	\$120	\$1.20	\$21,600	\$259,200
10x15	Drive-Up	164	41%	150	24,600	0	164	\$130	\$0.87	\$21,320	\$255,840
10x30	Drive-Up	52	13%	300	15,600	0	52	\$200	\$0.67	\$10,400	\$124,800
Total/Weighted Average:		396	100%	147	58,200	0	396	\$135	\$0.92	\$53,320	\$639,840



## 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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