



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:
\$5,800,000
36.01 acres

Contact:

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Designated Broker
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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 9.68 acres to 145.905 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 development of spine roads and utility infrastructure is proposed to be completed in 2025, including wet and dry utilities, Aultman Parkway, and Boulder Creek Road. The seller has also stubbed utilities to the individual primary parcels within the development, including electricity, water, and telephone.

RV Park Parcel - 40315003V

Parcel 40315003V is a 36.01-acre parcel located at the southwest corner of Highway 260 and Altman 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 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.

Completed and stabilized, the property will be valued at \$25,500,000. The price for this parcel is \$5,800,000.



Improvement Summary	
Total Rentable Units	224
Total RV Units/Sites	219
RV Site - Back In - Daily	59
RV Site - Pull Thru - Daily	90
RV Sites - Monthly	70
Description	Fully paved RV pads, with vegetative barriers and/or upgraded hardscape between sites. All offering FHU 30/50-amp power, water, and sewer. Typical Back-in sites are 35' wide and 50' long; concrete pads are 1,750 SF. Typical Pull Thru sites are 35' wide and 65' long; concrete pads are 2,275 SF. Sizes will vary and some sites will have enhanced offerings, such as picnic tables, gazebos, or built-in fireplaces.
Cabins	5
Description	Park Model Cabins
Additional Buildings	Clubhouse/General Store, Bath and Laundry Houses, Covered Patio with Hot Tub and Grill area.
Amenities	Pool with Splash Pad, Horseshoes, 2 Dog Parks, Dog Washes, and 4 Pickleball Courts.
Quality	Very Good
Year Built	2025-2026

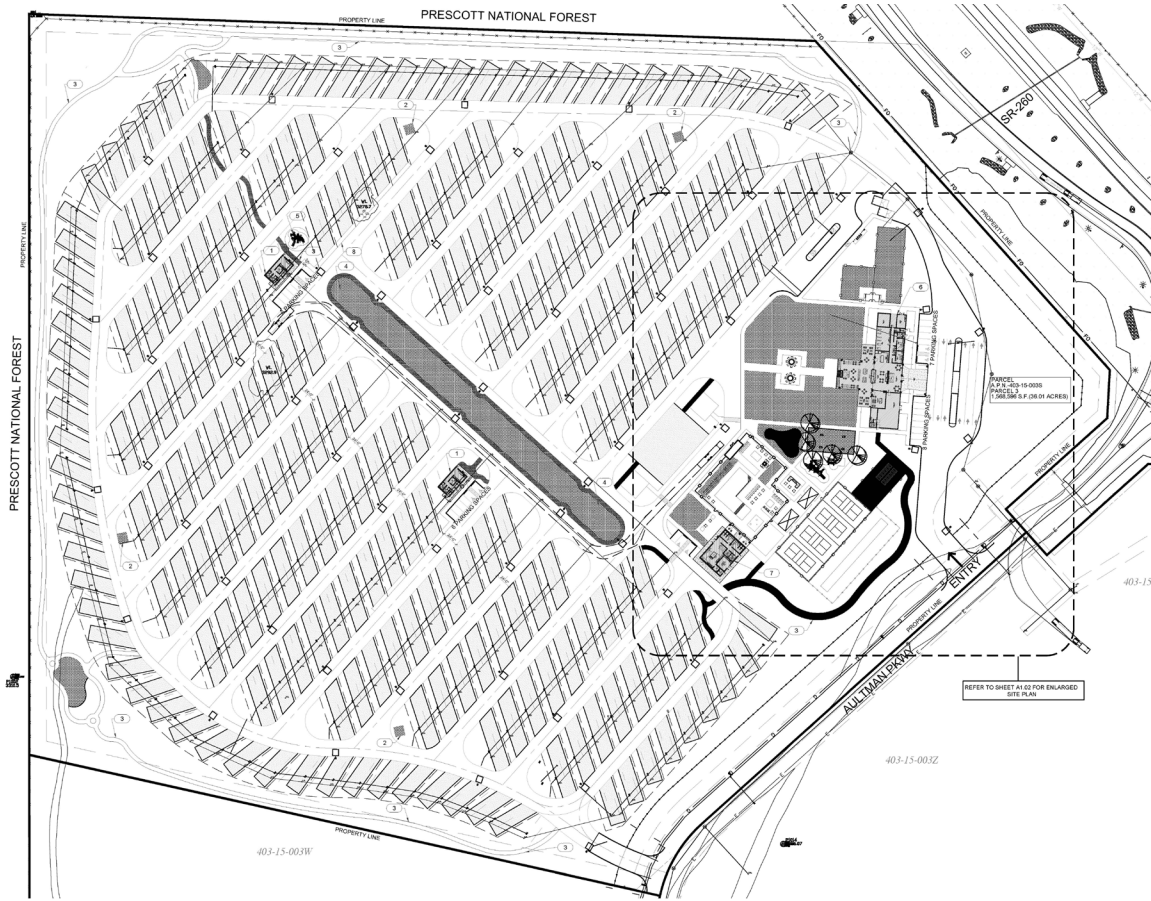






Gross Annual Income	
Effective Gross Income	\$4,307,082
Less Property Management @ 22%	\$947,558
Less Major Property Reserves @ 5%	\$215,354
Less Property Insurance @ 2%	\$86,142
Less Property Taxes @ 7.5%	\$323,031
Less Utilities @ 4.5%	\$193,819
Less General & Administrative @ 6.5%	\$279,960
Less Repairs & Maintenance @ 2.5%	\$107,677
Total Operating Expenses: 50%	\$2,153,541
Net Operating Income (NOI)*	\$2,153,541

*The as complete and stabilized value of \$25,350,000 is based on an 8.50% CAP Rate.



1 OVERALL SITE PLAN
SCALE: 1/8"=1'-0"

SITE PLAN NOTES

- A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
B. THIS PROJECT IS LOCATED IN YAVAPI COUNTY WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
C. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
D. ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 6 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMP PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA STANDARDS).
E. FIRE TRUCK ACCESS 20' MIN. WIDTH REQUIRED FOR FIRE TRUCK IS PROVIDED. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE IMPROVEMENTS.

SITE PLAN NOTES

- PROJECT TYPE
ASSEMBLY (A-2)
OWNER NAME
ZANE GREY INVESTMENTS II LLC
PROJECT ADDRESS
AULTMAN PARKWAY, CAMPE VERDE AZ
PARCEL NUMBER
APN 403-15-0035
TOTAL LOT SIZE FOR RV PARK DEVELOPMENT
APN 403-15-0035 PARCEL 3:
1,568,598 S.F. (36.01 ACRES)
DEVELOPED AREA: 1,568,598 S.F. (36.01 ACRES)

- AREA OF RV PARK DEVELOPMENT ONLY: PA
RV DEVELOPMENT ON TRACT 7
AREA: 41 36.01 ACRES
ZONING:
COMMERCIAL (C3)
TOTAL RV SPACES:
DRIVE THROUGH SITES (35 X 65): 165 SPACES
END PERIMETER SITE (25 X 50): 59 SPACES
TOTAL SPACES: 224 SPACES
TOTAL VISITOR PARKING SPACES AT CLUB HOUSE & SECONDARY LAUNDRY BUILDINGS
STANDARD PARKING SPACES: 21
ACCESSIBLE PARKING SPACES: 06
TOTAL PARKING SPACES PROVIDED: 27

BUILDING INFORMATION

- CLUB HOUSE
CONDITIONED S.F. = 8,288 S.F.
COVERED PATIO = 2,088 S.F.
COVERED ENTRY = 1,853 S.F.
TOTAL UNDER ROOF = 12,229 S.F.
MECH. YARD = 377 S.F.
UNCOVERED PATIO = 854 S.F.
CLUB HOUSE BUILDING: MAX HT. AT 24'-0" TOP OF RIDGE
MAIN LAUNDRY/SHOWER BLDG.
CONDITIONED S.F. = 2,365 S.F.
COVERED PATIO = 407 S.F.
TOTAL UNDER ROOF = 2,772 S.F.
SECONDARY LAUNDRY/SHOWER BLDG. MAX HT. AT 18'-4" TOP OF RIDGE
SECONDARY LAUNDRY/SHOWER BLDG.
CONDITIONED S.F. = 885 S.F.
TOTAL UNDER ROOF = 885 S.F.
SECONDARY LAUNDRY/SHOWER BLDG. MAX HT. AT 16'-8" TOP OF RIDGE

KEYNOTES

- SECONDARY LAUNDRY & SHOWER FACILITIES BUILDING
- SYNTHETIC TURF, DOG RELIEF AREAS
- STABILIZED DECOMPOSED GRANITE TRAIL
- CENTRAL LAWN
- SECONDARY PLAYGROUND
- MAIN CLUB HOUSE BUILDING WITH PATIO
- MAIN LAUNDRY/SHOWER BUILDING
- ACCESSIBLE PATH TO RV SPACES



TYPE-X DESIGN STUDIO
1641 W. MOUNTAIN VIEW DR.
MESA, AZ 85201
STUDIO@TYPEX.COM
520-881-4207

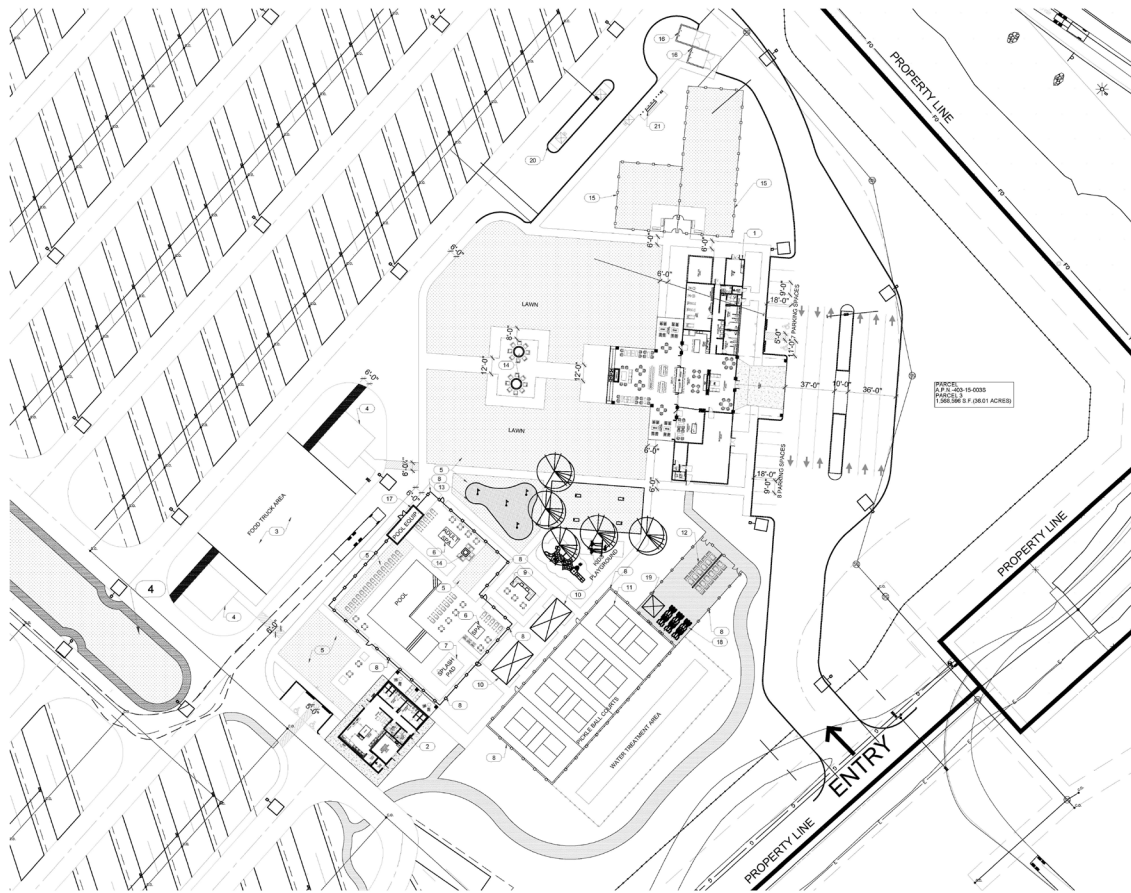
HIGH VIEW RV PARK
3901 W. STATE ROUTE 260
CAMPE VERDE, AZ

REVISION: 1
REVISION: 2
REVISION: 3
REVISION: 4
REVISION: 5

NOT FOR CONSTRUCTION

DATE: 09/05/2024
SCALE: 1/8"=1'-0"
PROJECT #: 260-140
DRAWING: 001

SHEET #
OVERALL SITE PLAN
A1.01



1 ENLARGED SITE PLAN
SCALE: 1/32"=1'-0"

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- (NOTE: SEE COVER SHEET FOR BLDG. HTS.)
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KEYNOTES

- MAIN CLUB HOUSE BUILDING WITH PATIO
- MAIN LAUNDRY/SHOWER BLDG. W/ PATIO
- FOOD TRUCK AREA
- FUTURE SHADED PAVILION
- ARTIFICIAL TURF
- SPA
- SPARK PAD
- 4ET FENCE
- BBQ AREA
- TRELLIS
- PICKLE BALL COURTS X 4
- GOLF CART STORAGE
- MINI PUTTING GREEN
- FIREPIT
- FENCED-IN DOG RUN
- TRASH DUMPSTER
- POOL EQUIPMENT
- ATV STORAGE
- 120' X 120' PRE MANUFACTURED SHED
- DUMP STATION
- PROPANE FILL



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CAMPE VERDE, AZ

NOT FOR CONSTRUCTION

DATE: 09/05/2024
SCALE: 1/32"=1'-0"
PROJECT #: 260-140
DRAWING: 002

SHEET #
ENLARGED SITE PLAN
A1.02



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.

Contact:

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