



BETTER HOMES AND GARDENS REAL ESTATE  
**BLOOMTREE REALTY**

0 Hwy 89 & Road 4 South  
Chino Valley, AZ 86323

*Presented By:*

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0 Hwy 89 & Road 4 South  
Chino Valley, AZ 86323

## Property Description

9.18 acres priced at \$2.50 sq ft. One of the largest vacant land parcels for development on Hwy 89 available today. Great location with Hwy 89 and Rd. 4 South access....all in the path of progress! Located at SE corner of Hwy 89 roundabout and Rd 4 South, the future connector road to Prescott Valley. Perfect for shopping center, retail/office strip, convenience store, fast food, hotel/motel...the possibilities are endless with this well-located parcel. OWNER WILL CARRY. SELLER MOTIVATED.

## Zoning

CL—See Town of Chino Valley's website <https://www.chinoaz.net/> for zoning regulations.

CL – Commercial Light - This district is intended to provide for neighborhood amenity and some general commercial uses. Land use is composed chiefly of retail and service businesses, offices, and apartments, together with necessary accessory uses.



# Property Overview

## PRICE

\$999,702.00

## LOCATION

Southwest Corner of State Route 89 and  
Road 4 South in Chino Valley.

## SITE

Amazing highway visibility and one of the largest  
available lots right off the highway.

## LAND AREA

Sale includes 1 parcel – 102-01-217H at 9.2 acres or  
approximately 400,752 sq. ft.

## TRAFFIC COUNT

Approximate traffic count is around 24,000 cars per day.

## 2020 Taxes

Taxes from 2020 were \$5,867.00.

## POPULATION COUNT

In 2018, the population count for Chino Valley was 12,003.

## PARCEL MAP

