



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

0 E Road 4-1/2 South (5.08 Acre Lot)  
Chino Valley, AZ 86323

*Presented By:*

**Angie Sumner**  
Associate Broker  
928-925-0661  
[angie@sumnercre.com](mailto:angie@sumnercre.com)



## Property Description

This 5.08 acre parcel is located just off Highway 89 at the northwest corner of East Road 4 1/2 S and S Road 1 E. Situated between the Chino Golf Range and Xtra Space Self Storage of Chino on the east side of Highway 89. The Town just paved a new road into this property (E. Rd. 4 1/2 S) and you can exit this property on 4 1/2 S and go north or SOUTH onto Hwy 89. Property has a well drilled and single-phase power is at the highway, 3-phase is available but will need to be brought down to the property. Property is basically level and ready to build on, zoned Chino Valley CL. Listed at \$2.25 per sq. ft. Lot 3 can be combined with Lots 1, 2, and 4.

## 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.

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# Property Overview

## PRICE

\$497,890.80

## LOCATION

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## SITE

Parcel is located on the east side of State Route 89,  
just south of Chino Valley.

## LAND AREA

Sale includes parcel 102-01-219K at 5.08 acres, or  
approximately 221,284.80 sq. ft.

## TRAFFIC COUNT

Approximate traffic count is around 26,000 cars per day.

## 2020 Taxes

Taxes from 2020 were \$1,780.00.

## POPULATION COUNT

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

## PARCEL MAP

