

MINGUS WEST

PRESCOTT VALLEY, ARIZONA

LOCATION The property is located on State Route 89A east of Shiloh Road and adjacent to the east boundary of the existing Mingus West subdivision.

PRICE Call for Pricing

SIZE ±151.43 Acres

LOTS 243 Platted and Engineered Lots
Typical Lot size 135' x 135'

PARCEL 401-14-122J

ZONING R1L-18 PAD

UTILITIES

Electric - Arizona Public Service
Water - Town of Prescott Valley
Sewer - Town of Prescott Valley
Telephone - CenturyLink
Cable - Sparklight

PROPERTY TAXES \$1,710 (2019)

WATER ALLOCATION Included with this offering are the remaining 76.7 acre feet per year under the Certificate of Assured Water Supply for Mingus West. It is estimated that this water will support 243 lots.

PROPERTY DESCRIPTION This offering is for the remaining phases of the Mingus West subdivision. Phases 5, 6, 7 and 8 are planned for a total of 243 lots. Phases 1-4, adjacent to the west, are generally built out with only a few scattered unimproved lots. Located near the base of Mingus Mountain, the property offers nice views of the surrounding area and is bordered by State Land to the north and east. It is generally level with easy access directly from State Route 89A. Utilities are available to the property via the adjacent improved phases.

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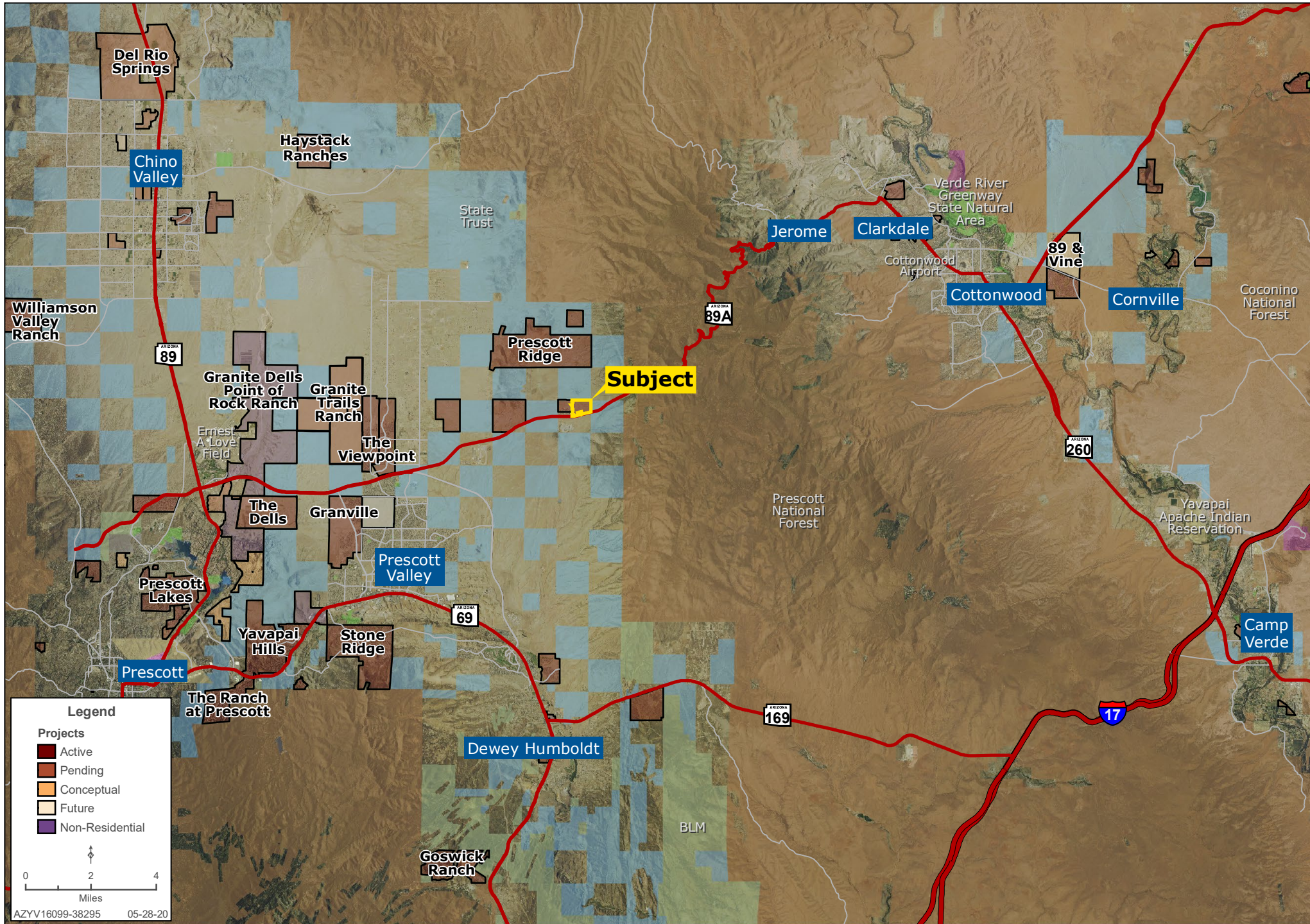
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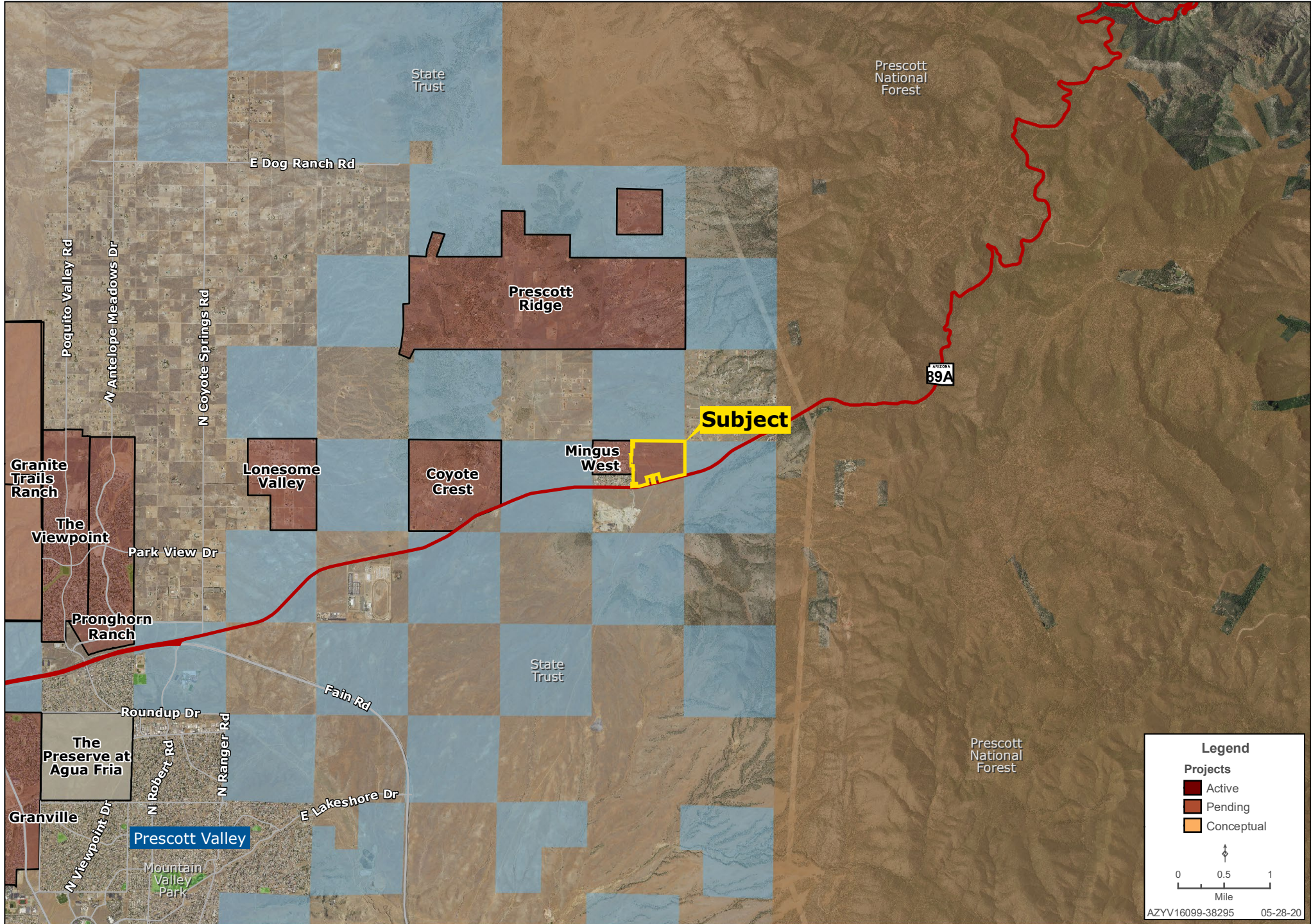
REGIONAL MAP | MINGUS WEST, 243 PLATTED LOTS, PRESCOTT VALLEY, AZ

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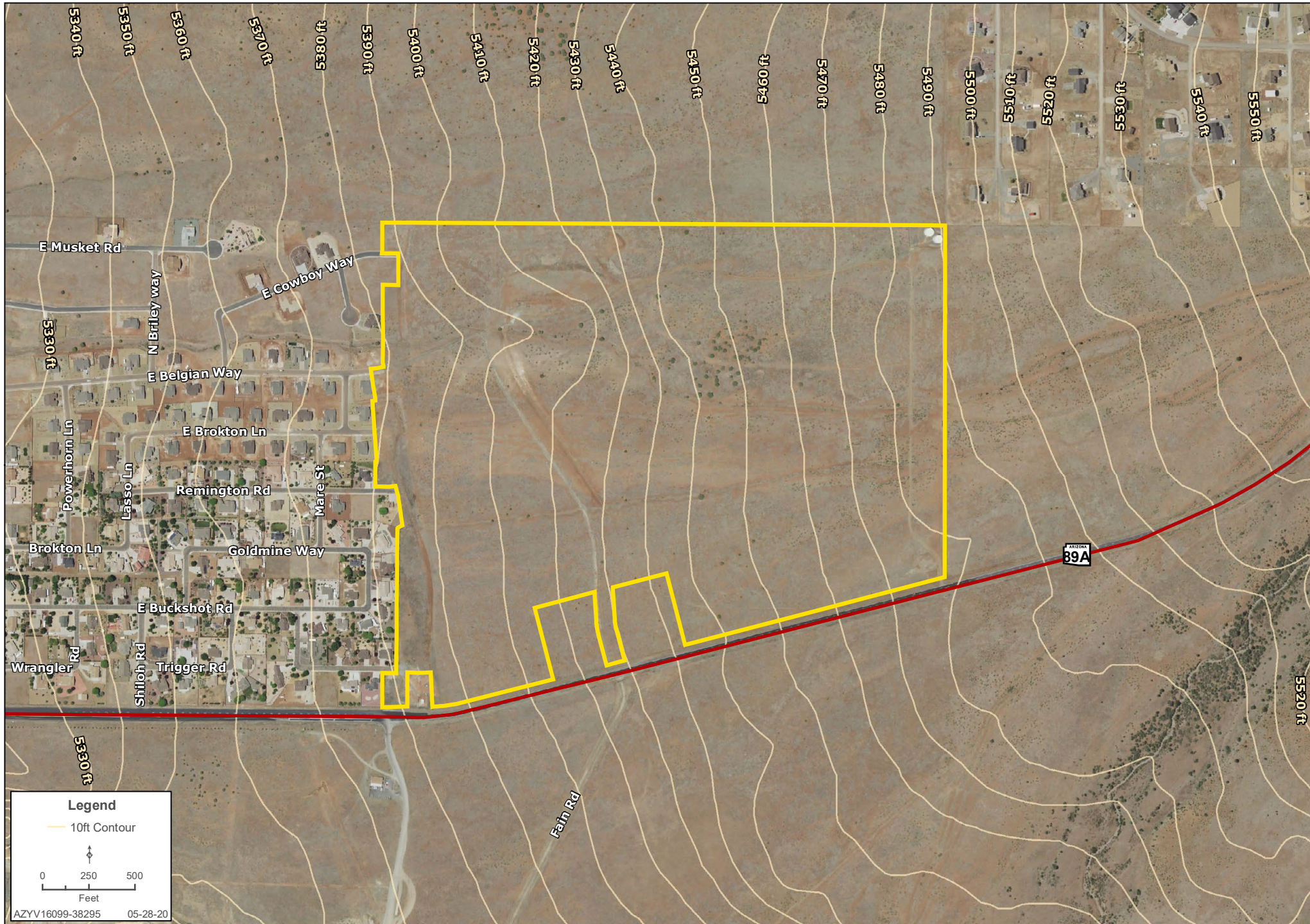
AREA MAP | MINGUS WEST, 243 PLATTED LOTS, PRESCOTT VALLEY, AZ

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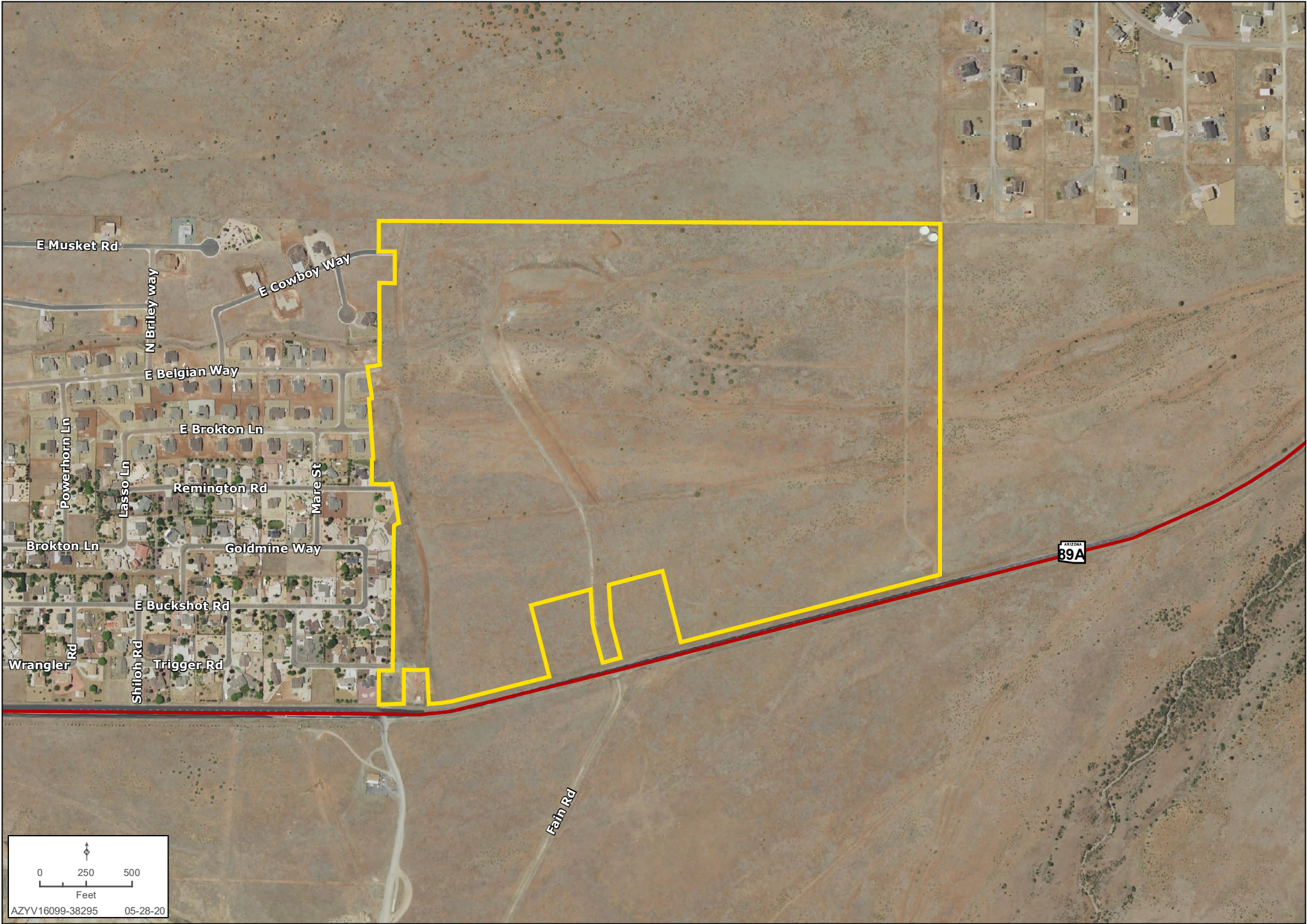
CONTOUR MAP | MINGUS WEST, 243 PLATTED LOTS, PRESCOTT VALLEY, AZ

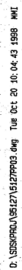
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DETAIL MAP | MINGUS WEST, 243 PLATTED LOTS, PRESCOTT VALLEY, AZ

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PROPERTY PHOTO

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