

YAVAPAI HILLS NORTH

FINAL RESIDENTIAL PHASE ±215 ACRES



CONTACT FOR MORE INFORMATION

Heather Reading
hreading@landadvisors.com
928.925.9200

 Land Advisors[®]
ORGANIZATION

928.925.9200 | LandAdvisors.com

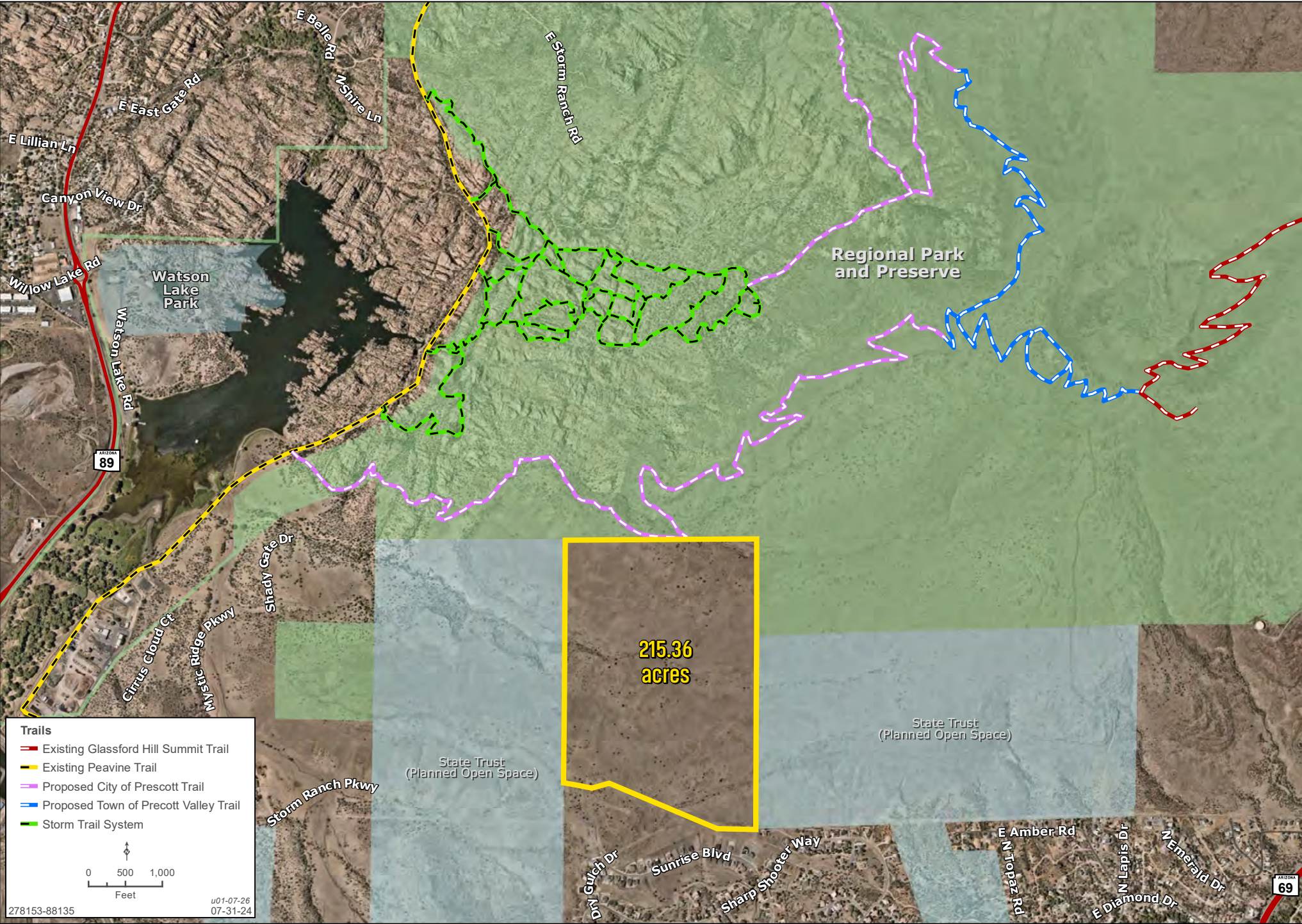
EXECUTIVE SUMMARY



LOCATION	The property is located on Highway 69 at Sunrise Boulevard in Prescott, Arizona
SIZE	±215 acres of vacant land
LOTS	1,150
PRICE	\$21,535,000
PARCELS	103-18-001B
ZONING	PAD with multiple allowed zonings of SF-9 (9,000 sq. ft. Minimum lot size), and MF-M (Multi-Family Medium Density)
UTILITIES	Sewer: City of Prescott Water: City of Prescott Electric: Arizona Public Service Phone: CenturyLink Natural Gas: UniSource Energy Services
PROPERTY TAXES	\$5,889 (2023)
PROPERTY VIDEO TOUR	Click here to view the property video tour
COMMENTS	- Yavapai Hills is a master planned community in the historic city of Prescott in northcentral Arizona. This offering is for the remaining undeveloped portions of the community and, fortunately, the best has been saved for last. - The property offers the most sought-after views in the Prescott Area, with 360 degree views from the ±215 developable acres on the north end of the property, commonly referred to by locals as "the diving board." The property, though fairly level, is on a plateau and has spectacular views of Watson and Willow Lakes, Thumb Butte, Granite Mountain, the Bradshaw Mountains, Mingus Mountain, Glassford Hill, and the unique granite outcroppings in the Granite Dells. - The property is adjacent to 2,284 acres of new open space that creates a Regional Park and Preserve. The new regional park has an expansive network of existing trails, and planned trails will provide access from the property to popular Watson Lake, Granite Dells, and Glassford Hill recreation areas. - Community amenities include a clubhouse, pool, tennis, volleyball, basketball, playground, horseshoe pits, and walking trails. - Grandfathered water allocation for at least 1,150 dwelling units.

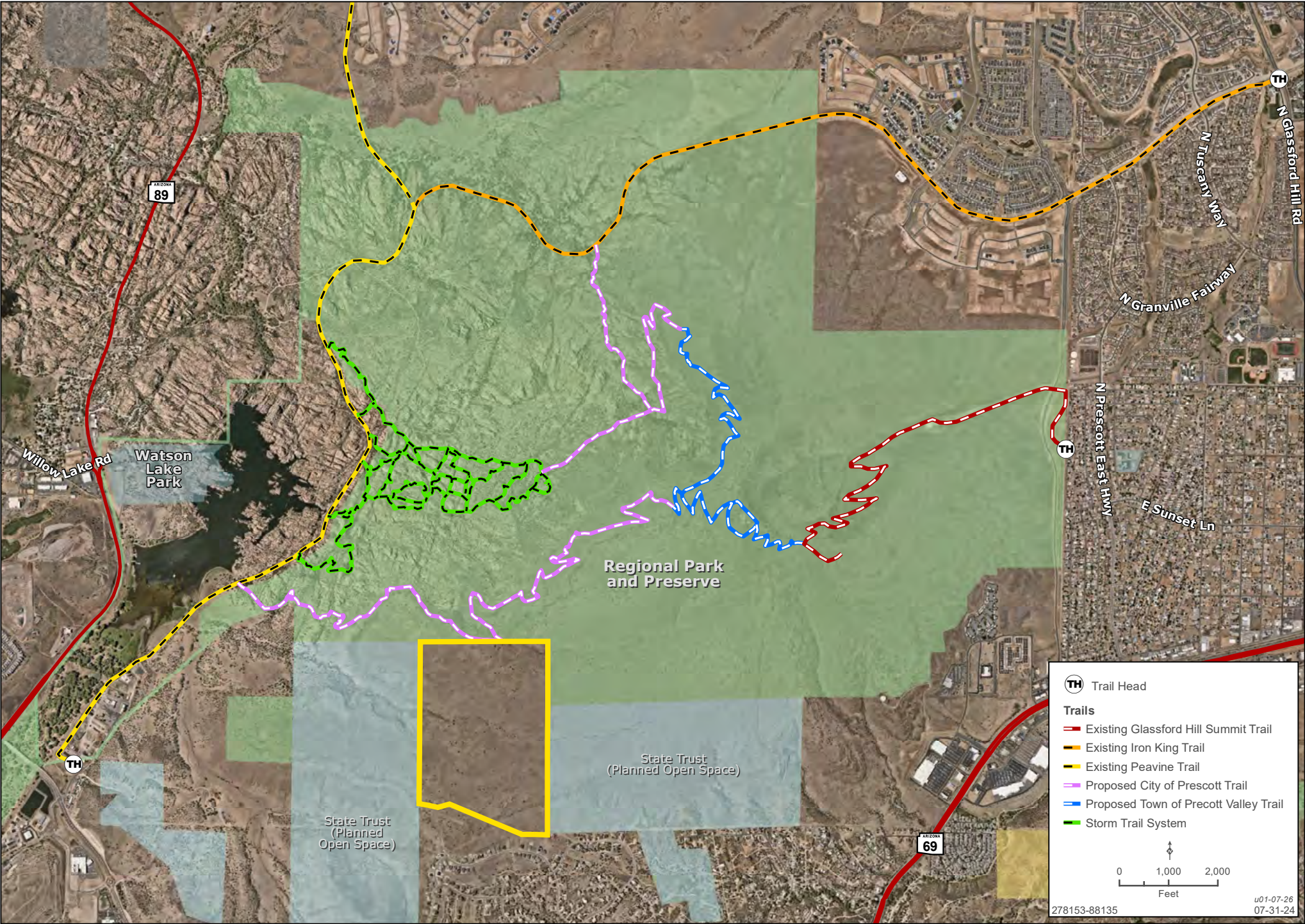
DETAIL

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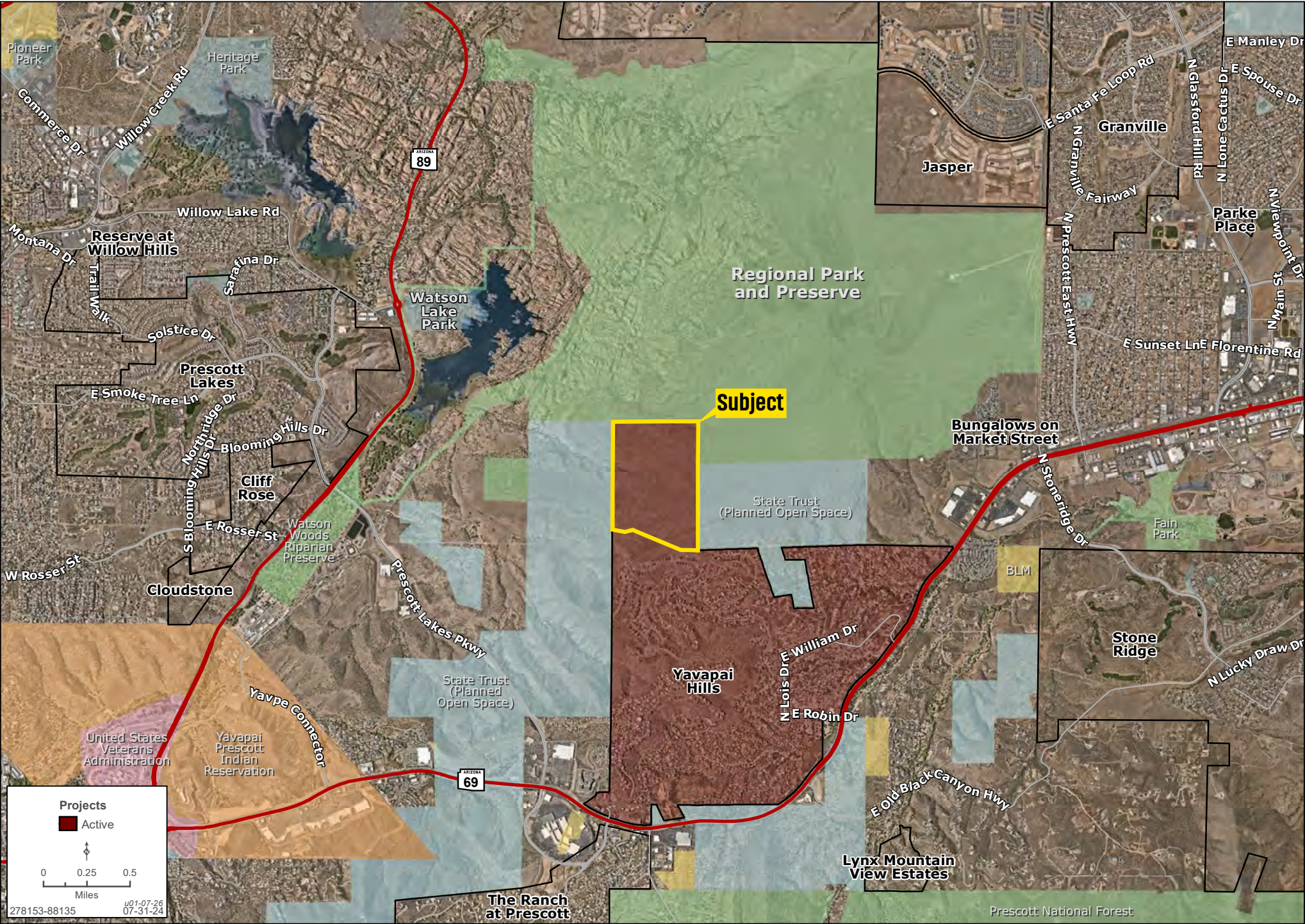
RECREATIONAL AMENITIES

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AREA

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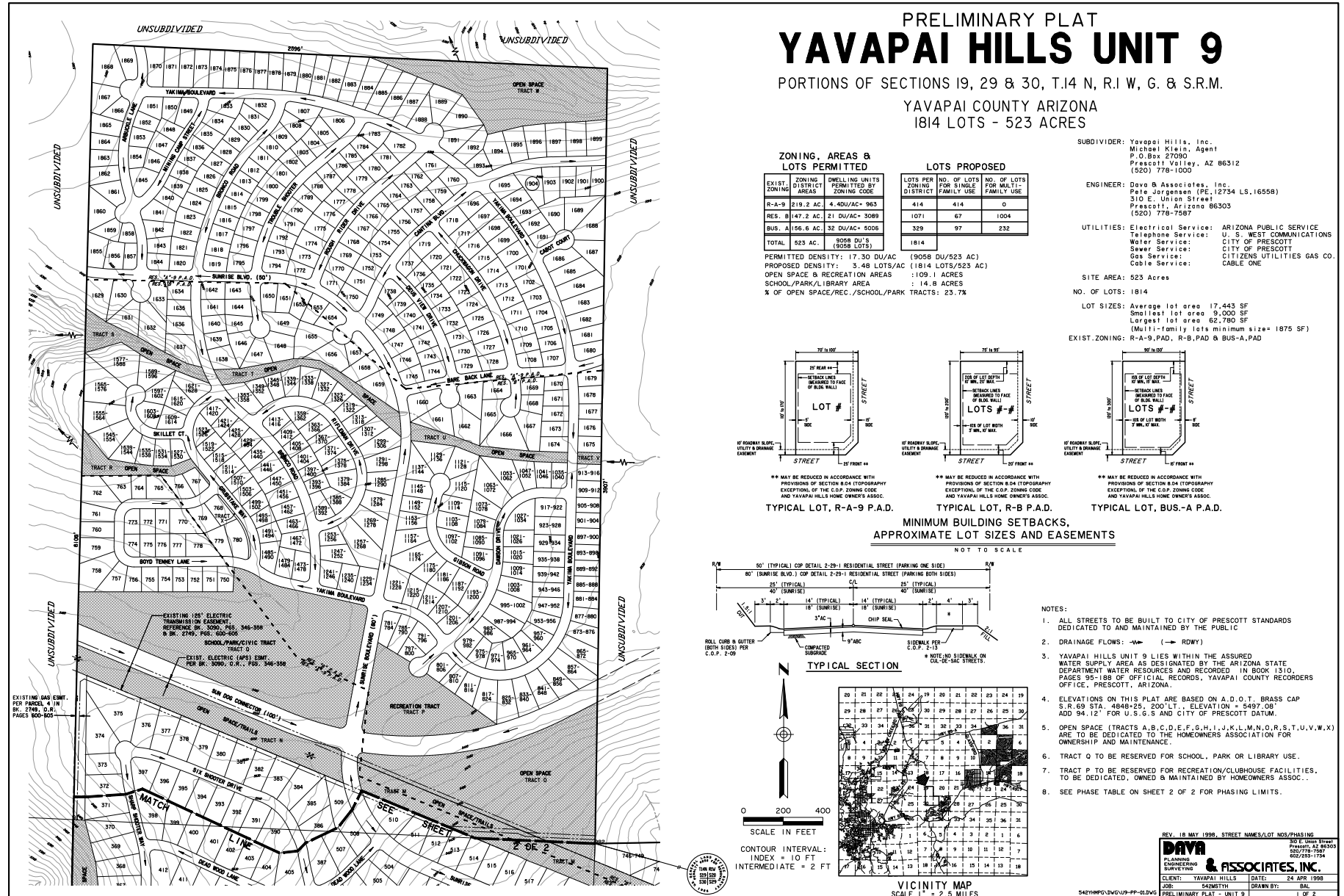


REGIONAL

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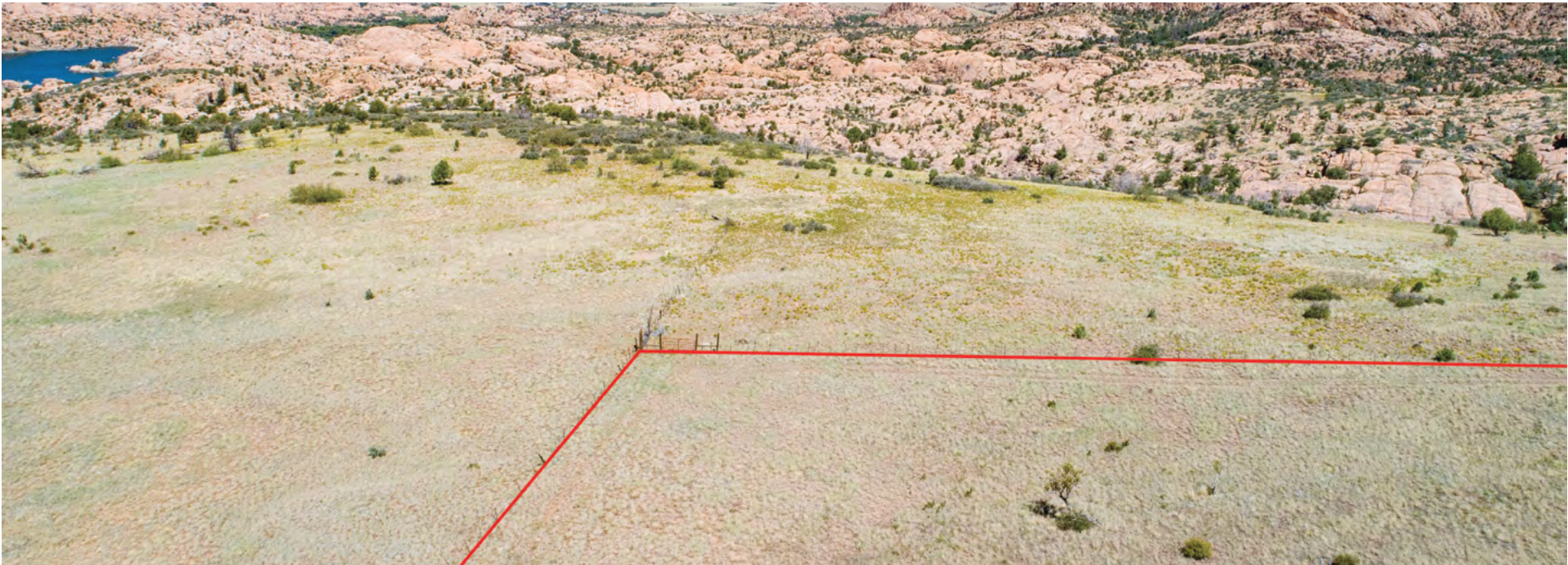
PLAT MAP



PROPERTY & ADJACENT REGIONAL PARK AND PRESERVE



PROPERTY BOUNDARIES (BOUNDARIES AS DEPICTED MAY NOT BE EXACT)



PROPERTY BOUNDARIES (BOUNDARIES AS DEPICTED MAY NOT BE EXACT)



YAVAPAI HILLS DEVELOPMENT AND AMENITIES



LOCAL ATTRACTIONS

Watson Lake

Located a short 15-minute drive from the property, this lake is a stunning local reservoir of sky blue calm water which is surrounded by huge red granite boulders of the Granite Dells. Fishing, kayaking, canoeing, hiking, rock climbing, camping and day picnicking are all available.



Peavine National Trail

An easy trail with beautiful views of Watson Lake and the red rocks of Granite Dells. The trail was once the former Santa Fe, Prescott & Phoenix Railway that fed into Prescott. Planned extensions of the trail will provide a connection to the headwaters of the Verde River, over 20 miles away.



Regional Park and Preserve

The recent acquisition of 2,284 acres of open space adjacent to the Yavapai Hills North property created a new regional park that unites City of Prescott's Watson Lake and Granite Dells parks with Town of Prescott Valley's Glassford Hill. The regional park has an expansive network of trails and recreational facilities.

Golfing

With such pleasant temperatures year round, Prescott has a number of golf courses available and is sure to suit the individual taste and preference of all golfers.

- Antelope Hills Golf Course
- Capital Canyon Club
- Prescott Golf & Country Club
- Prescott Lakes Golf Community
- Quailwood Golf Course
- StoneRidge
- Talking Rock



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