BIG PARK SCHOOL CAMPUS

EXCLUSIVE LISTING | LOCATED IN THE HEART OF THE VILLAGE OF OAK CREEK

CONTACT FOR MORE INFORMATION

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EXECUTIVE SUMMARY

LOCATION

25 West Saddlehorn Road, Sedona, Arizona 86351 (Yavapai County)

SIZE

Land: ±20.38 Acres

Buildings: ±69,712 SF constructed in 1990 and 2008 (Multipurpose building)

Classrooms: 29 in 5 buildings, one multipurpose building (5,046 SF), front office, library, gymnasium, and cafeteria.

Fire sprinkler, AC and centralized cooling tower and boiler system (1,504 SF maintenance room)

PARCELS

405-27-006C

ZONING

R1L-18 (Residential)

UTILITIES

Water: Arizona Water Company (Sedona)

Gas: UNS Gas, Inc.

Electric: Arizona Public Service

Sewer: Big Park

VIDEO TOUR

Click link to view Property Video

COMMENTS

Considerations of the property's unique features and surrounding are include:

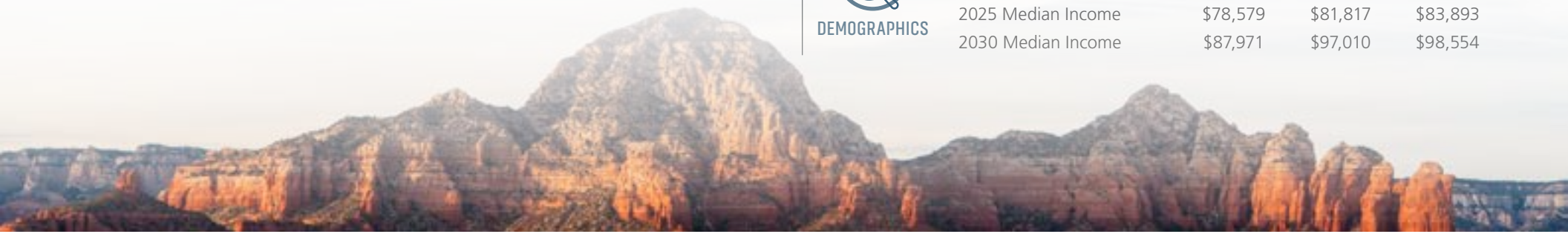
- The scarcity of development opportunities in the area.
- The spectacular views of the world-renowned red rock mountains from the site.
- The recreational amenities within minutes from the property include three public golf courses, the national forest, year-round Oak Creek, hiking and biking trails, and world class restaurants, shopping, and art galleries.

PROPERTY SUMMARY

Nestled in the heart of The Village of Oak Creek, the Big Park School Campus is a unique property in an extraordinary location. The property offers breathtaking views of Sedona's iconic red rock buttes and is only a short distance to Oak Creek and the vibrant shops and restaurants in both The Village of Oak Creek and Sedona. The current facilities would be ideal for a community or culture center, vocational or specialized training facility, senior activity center, or health and wellness campus. The property also offers a redevelopment opportunity for a premier residential community designed for those seeking an extraordinary lifestyle in this spectacular setting.

DEMOGRAPHICS

The Village of Oak Creek	1 Mile	3 Miles	5 Miles
2025 Population	3,582	6,424	8,350
2030 Population	3,601	6,475	8,436
2025 Median Income	$78,579	$81,817	$83,893
2030 Median Income	$87,971	$97,010	$98,554



AREA INFORMATION

SEDONA is a world-renowned travel destination and desirable community to call home. The area uniquely combines small-town charm, dramatic natural splendor, vibrant cultural diversity, health and wellness, and recreational adventure. It offers world-class spas and an incredible array of art galleries. It is a unique melting pot of creative dining experiences presented by top chef's, restauranteurs, brewers and vintners from around the world. With its world-wide reputation as a spiritual mecca and energy hot spot, Sedona has attracted skilled practitioners that bring a holistic approach catering to the mind, body and spirit. The mild climate along with the surrounding 1.8 million acres of national forest land, four wilderness areas and two state parks come together in a magical landscape for outdoor adventure such as hiking, biking and exploring off-road trails. Sedona's harmonious blend of natural beauty, adventure, and luxury make it a favorite destination of locals and visitors alike.

DETAIL | SEDONA OAK CREEK UNIFIED SCHOOL DISTRICT

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AREA | SEDONA OAK CREEK UNIFIED SCHOOL DISTRICT

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REGIONAL | SEDONA OAK CREEK UNIFIED SCHOOL DISTRICT

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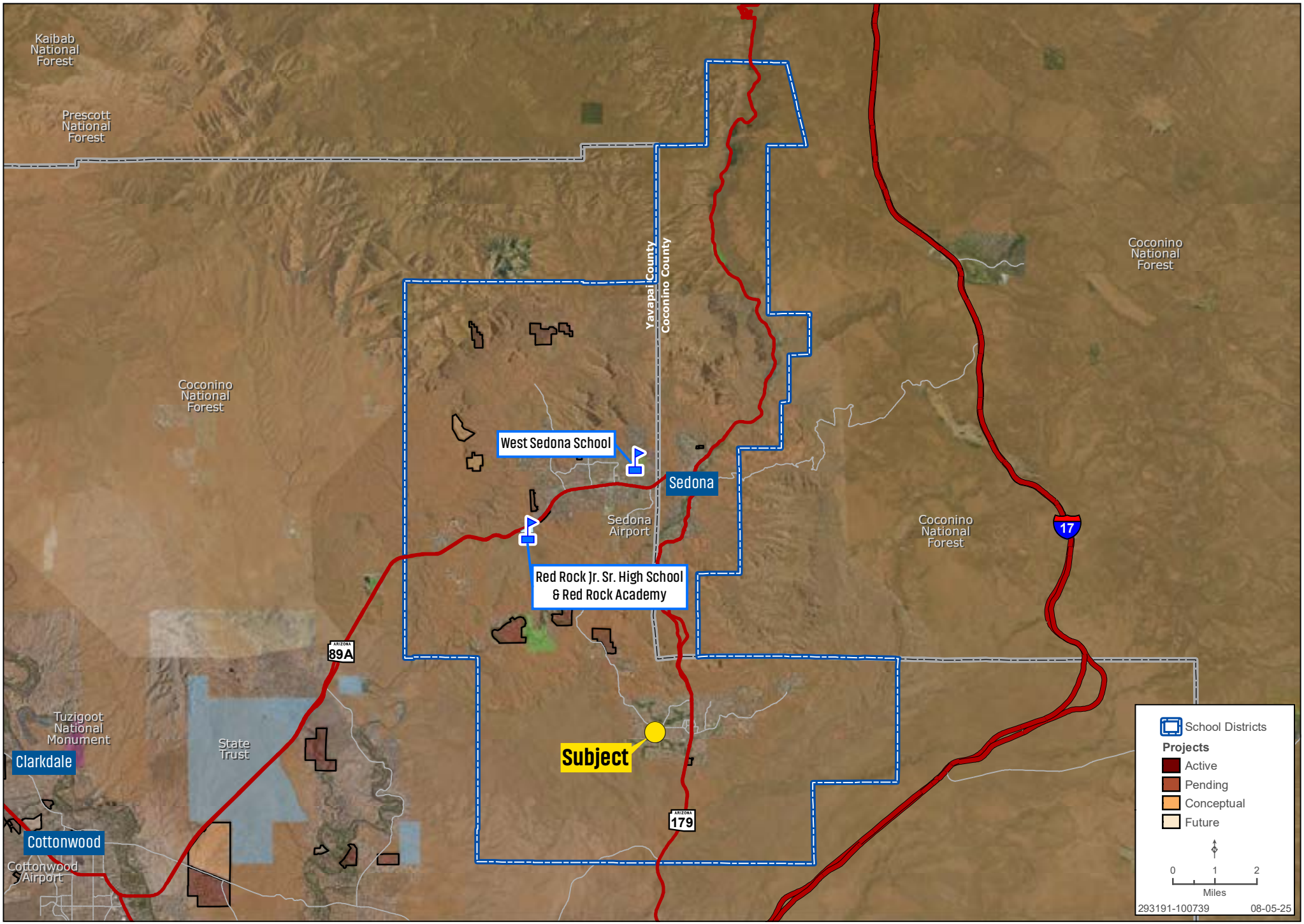

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PROPERTY PHOTOS

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