

TROPHY PARCEL 2.03 ACRES

1646 Iron Springs Road, Prescott, AZ 86305



Commercial Properties Northern Arizona

Property Details

Price	\$950,000
Land Size	±2.03 net acres
Land SF	±88,427
Land Price	\$10.74 PSF
Parcel #1	115-06-112E
Parcel #2	N/A
Zoning	SF-18
Latitude	34.569144
Longitude	-112.496079



Property Description

Located on the high traffic Iron Springs Road, in Prescott, AZ, this prime A+ two-acre parcel is available to a new owner/developer. Priced at \$10.74 PSF, this is a one-of-a-kind prime property.

Excellent site for retail, office, medical, restaurant, or mixed-use. Property is in the City of Prescott with city utilities. Owner will consider seller carry back subject to negotiated terms and conditions, but will not subordinate. Ask Broker for site plan model.

Property Features & Trade Area

- ±300-foot Iron Springs Road frontage
- 2.03 acres with granite outcroppings
- Traffic count ±19,000 cars per day
- Population ±108,000, 10-Miles
- Household income \$85,000±
- Near medical, retail, schools, banking
- Flat parcel, ready for development
- Owner may carry subject to terms



Medical Offices · Business Offices ·
Restaurant · Residential · Senior Care/Housing
Retail · Apartments · Condos

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\$950,000

Information is deemed reliable but subject to change without notice. All parties are obligated to independently verify property information prior to negotiating or entering into any legal agreement. CALL THE BROKER.