

# PRIME DEVELOPMENT LOTS



Montezuma & Merritt, Prescott, AZ 85301

Commercial Properties Northern Arizona

## Property Details

Price	\$1,050,000
Land Size	±1.00 acres
Location	Core Trade Area
Zoning	NOB*
Traffic	20,000 VPD
Price SF	\$24± PSF
Uses	Business +
Utilities	At the Site
BROKER	928-777-8100

## Owner Terms

Subject to the buyer's capacity, experience, terms and other unique conditions, Seller may consider the following options:

- Owner Financing
- Joint Venture
- Rolling Options
- Partnerships
- Cash Out / CTL
- Accelerated Close
- Creative Projects

## Property Description

These parcels located at the NW Corner of Montezuma and Merritt Streets, just 3 blocks from downtown Prescott, represent one of the few remain in-fill parcels in the trade area.

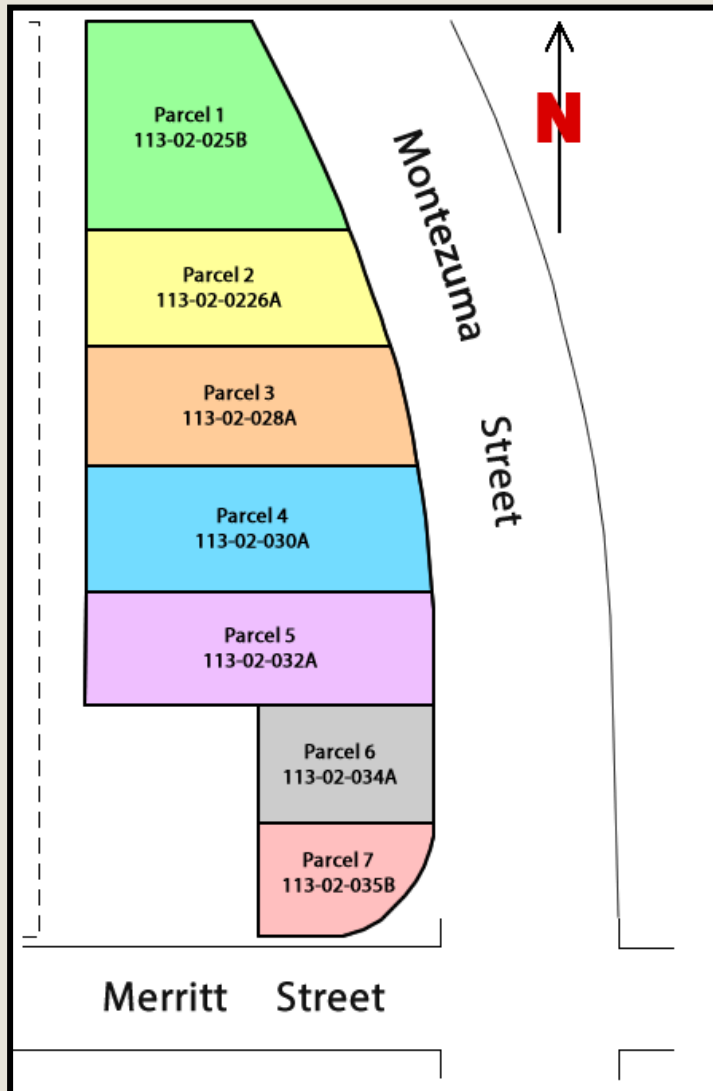
Excellent development potential for drive through, retail, office, medical or mixed use. Owner will consider all offers, including creative financing. This is a high traffic site with resident and regional draw.

## Property Features & Trade Area

- High Traffic Montezuma Corridor
- 3 Blocks from Downtown Square
- City of Prescott Utilities at Parcels
- Trade Population ±125,000, 10-Miles
- Household Income \$65,000, 3-Miles
- High Local and Tourist Visibility
- Flat Parcels, Ready for Development
- Zoned \* Neighborhood Oriented Business

Drive Thru · Medical Offices · Restaurant  
Business Offices · Retail · Apartments · Condos  
(Zoning Stipulation by Development Type)

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.



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# Asking \$1,050,000