

Prime Commercial or Multifamily Site

Offering Memorandum

NEC Highway 69 and Robin Drive



Features

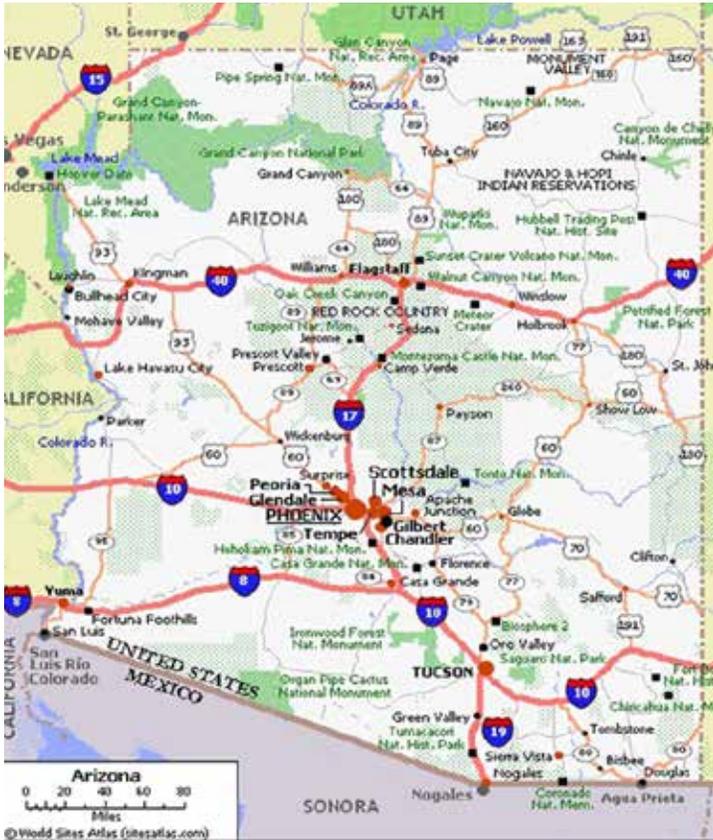
- › Size: ±9.1 Acres
- › Zoning: BR (Business Regional)
- › Great visibility on Highway 69
- › Jurisdiction: City of Prescott
- › Uses: retail/multifamily/office
- › Front Frontage: ±630 feet- Highway 69
- › Traffic Count: ±47,000 CPD
- › Access: Traffic signalized corner
- › Trade Area Population: ±150,000
- › Utilities: City of Prescott - to site
- › First commercial site entering the City of Prescott

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Highlights

- › Excellent visibility and access to Highway 69
- › Zoned BR Commercial that also includes multifamily uses. Based on the existing zoning, the site may accommodate up to 280 units.
- › Average Household Income: ±\$61,210
- › Excellent Area: Prescott Gateway Mall (Sears, Dillards, JC Penney, Costco, Walmart, Trader Joes), Crossroads at Prescott Valley (Home Depot, Sam's Club, Dick's Sporting Goods, Sprouts, Hobby Lobby, TJ Maxx)
- › Infill development opportunity nestled between two quality retail, dining and employment corridors.

Introduction



This ±9.1 acres is zoned BR (Business Regional) which allows most commercial and multifamily uses. The property offers a signalized corner, excellent frontage on Highway 69 (±47,000 cars per day), readily accessible utilities and is located between Prescott Gateway Mall and Prescott Valley Crossroads.

The City of Prescott is noted by its quality of life and is nicknamed “Everybody’s Hometown”. The population for the city is estimated at 40,000 with a trade area profile including Prescott Valley, Chino Valley and surrounding areas to be estimated at 170,000 people. With its quality of life and near perfect 4-season climate, Prescott is a highly desirable place to live and work. Very low crime rates, easy commuting, affordable housing, excellent air quality and a variety of recreational and cultural attractions have added Prescott to the top national list to live and work. For additional information, please go to www.cityofprescott.net.

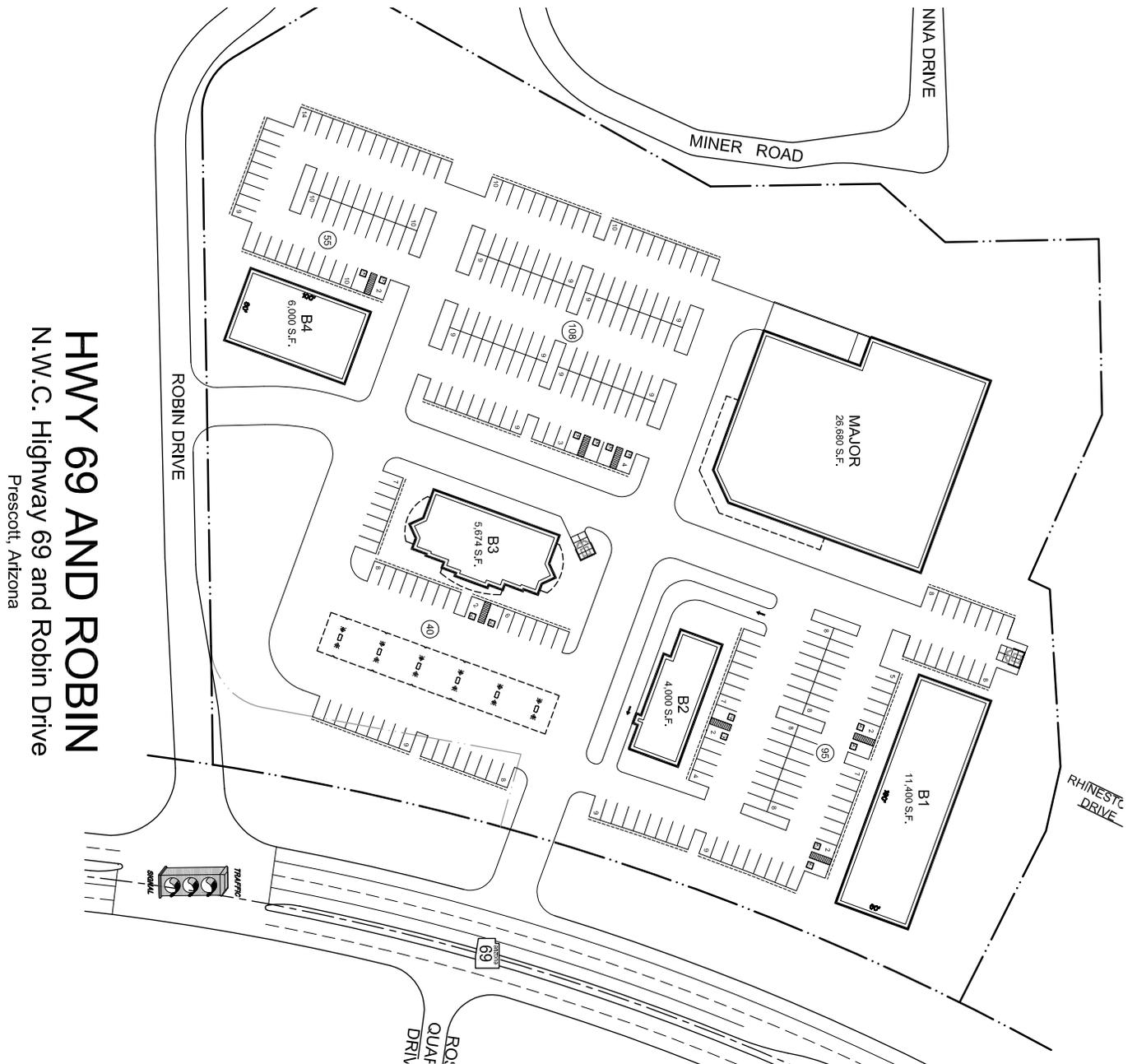
For zoning uses and area information, please feel free to contact Wendy Bridges at Prescott Economic Development, phone: 928.777.1204 or wendy.bridges@prescottaz.gov



Example Site Plans

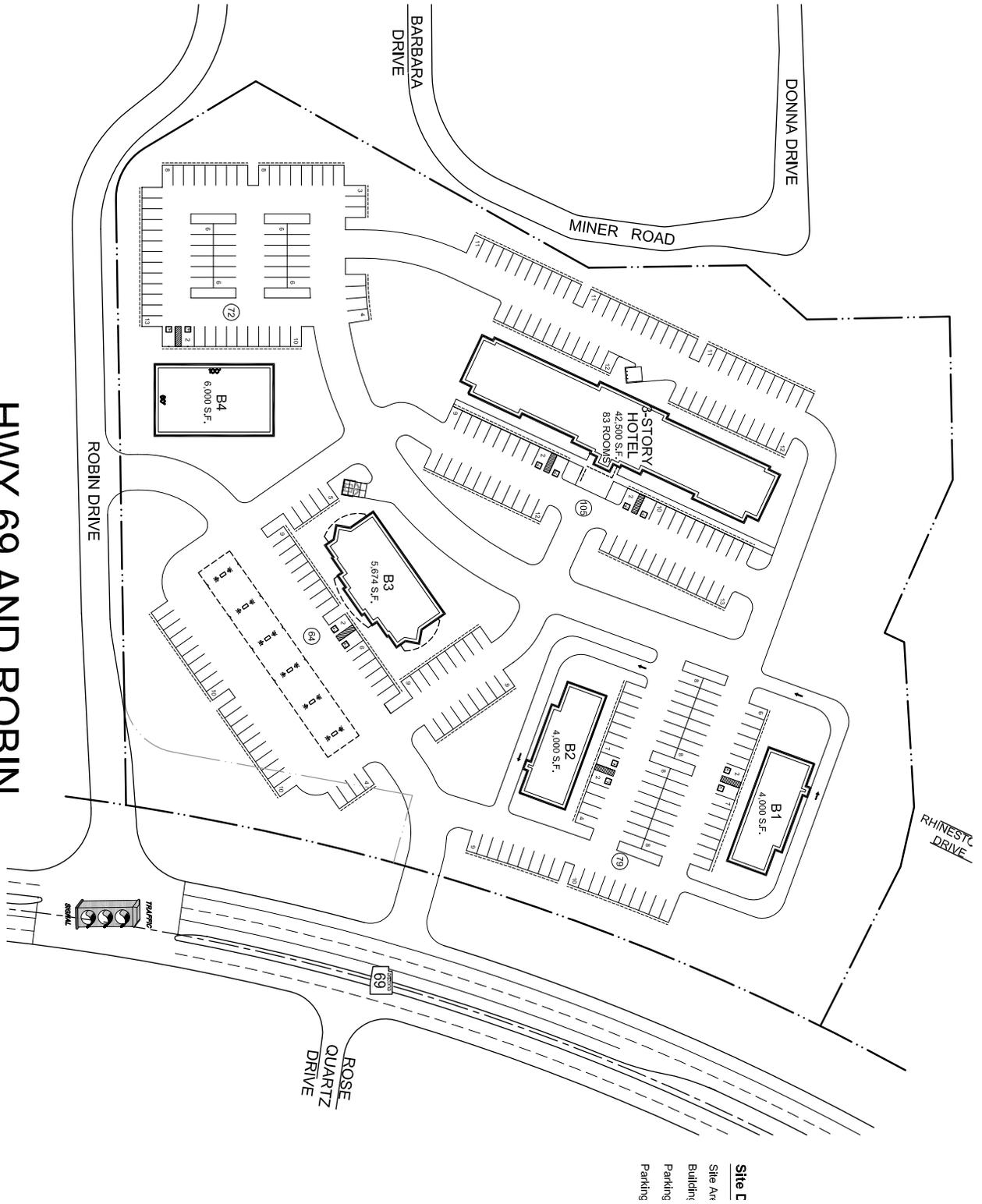
Due to the easy layout and visibility of the site, these are a couple examples of a potential retail development.

Retail with Anchor Tenant



Retail with Hotel

HWY 69 AND ROBIN N.W.C. Highway 69 and Robin Drive Prescott, Arizona



Demographics

RESIDENTIAL DEVELOPMENTS IN THE AREA

Community	Acres	Approved	Platted	Developed	Developed
				Lots	Lots
				7/30/2012	12/17/2013
StoneRidge	1,880	3,043	1,279	928	968
Pronghorn Ranch	640	1,400	990	698	739
Granville	1,243	3,400	1,496	1,178	1,306
Mingus West	297	466	222	103	103
Prescott Country Club - 6	137	180	180	80	80
Viewpoint	636	2,600	1,460	1,240	1,247
Quailwood Meadows & Townhomes	540	1,191	1,191	616	663
Totals	5,373	12,230	6,818	4,843	5,106

POPULATION ESTIMATES

	Year 2010	Year 2030	2030	Growth
	Census	CYMPO	AZDoA	Rate
Prescott	39,843	62,245	68,099	2.81%
Prescott Valley	38,822	64,703	70,739	3.33%
Dewey-Humboldt	3,894	5,161	4,295	1.63%
Chino Valley	10,817	19,083	30,286	3.80%
Williamson CDP	5,438	9,640	9,814	3.36%
CYMPO Planning Area	121,783	205,935		3.45%
Total Influence Area	131,406	225,998		3.60%

Population estimates from the Arizona Department of Administration (AZDoA)

PRESCOTT TRADE AREA FAST FACTS

- Trade Area Pop.: 127,900
- 2016 Est.: 130,000
- Number of HH: 56,000
- Average HH Size: 2.24
- Average HHI: \$61,921
- HHI \$75,000+ : 26.1%
- High School Graduates: 91%
- College Graduates: 34%
- Traffic Counts: 35k-60k
- City Sales Tax 2.0%
- Corp. Income Tax 6.968%
- Located at the intersection of two major state highways
- Easy access to I-17 and I-40
- Major Employers
- Regional Center for Trade
- Tourist Destination
- Passenger flights to and from LAX and Denver Int'l.
- Outdoor Recreation
- Championship Golf
- Year-Round Major Events
- 4 Colleges & Universities
- Mile-High Location
- Business Friendly Climate
- Existing and BTS Sites
- Fast Track Permits

CITY OF PRESCOTT
ARIZONA

REGIONAL CENTER FOR TRADE
TOURIST DESTINATION
FOUR COLLEGES AND UNIVERSITIES
MAJOR EMPLOYERS
OUTDOOR RECREATION
MILE-HIGH LOCATION
EXISTING AND BTS SITES
FAST TRACK PERMITS
BUSINESS-FRIENDLY CLIMATE

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wendy.bridges@prescott-az.gov · www.cityofprescott.net

Prescott and Surrounding Area

MARKET INFORMATION

Employer	# of Employees
Yavapai County	1,400
Yavapai Regional Medical Center	1,300
Veterans Administration Medical Center	800
Prescott Unified School District	650
City of Prescott	500
Yavapai College	450
Embry-Riddle Aeronautical University	350
Yavapai Gaming Agency	300
Sturm Ruger & Co	300
Fann Contracting	275
Public School District	# of Students
Prescott Unified School District	12,935
Camp Verde Unified School District	9,588
Chino Valley Unified School District	3,298
Bagdad Unified School District	937
Canon Elementary School District	156
Colleges/Universities	# of Students
Yavapai College	20,000
Embry-Riddle Aeronautical University	1,719
Prescott College	1,100
Hotel	# of Rooms
Prescott Resort and Conference Center	160
Hampton Inn, Prescott alley	134
Springhill Suites by Marriott	105
Residence Inn Marriott	93
Prescott Inn and Suites	82
Hotel St. Michael	78
Hampton Inn, Prescott	76
Holiday In Express	76
Hasasayampa Inn	67
Comfort Inn, Prescott	61
Event	# of Attendees
Yavapai County Fair	65,500
Prescott Frontier Days	27,000
Yavapai County Contractor's Assoc Annual Home & Garden Show	18,000
Phippen Museum Western Art Show	7,000

MARKET INFORMATION

Employer	# of Employees
Whiskey Row Marathon	4,000
Prescott Blue Grass Festival	3,500
Venue	# of Attendees
Yavapai College Performance Hall	200,000+
Tim's Toyota Center	150,000+
World's Oldest Rodeo	52,000
Prescott Center for the Arts	20,000

CITY OF PRESCOTT

The City of Prescott, 95 miles north of Phoenix and 95 miles south of Flagstaff, is the largest urban area within Yavapai County, the fastest-growing county in Arizona. Growth has been a steady 4% per year for the past decade and is expected to continue at that rate.

More than 100,000 people reside within the tri-city area, which includes Prescott, Prescott Valley and Chino Valley. The majority of these residents live within a 10-mile radius of downtown Prescott.

Prescott and the tri-cities form the largest single economic force within Yavapai County. Prescott is the cent for trade in the regional with abundant retail establishments, professional services and manufacturing plants.

With its quality of life, near perfect four-season climate and small-town atmosphere, Prescott is a highly desirable place to live and work. Prescott also offer the modern features that you would expect to find in a growing community, such as a variety of shopping and dining establishments, quality housing, award-winning education and outstanding medical facilities.

In the last decade, the city has been continuously recognized for its prosperous economic vitality, including:

- > Top 100 Cities to Live and Launch a Business (Fortune Small Business)
- > #47 Among the Best Places for Business and Careers (Forbes.com)
- > #5 Among the fastest growing Metro (Forbes.com)
- > #3 Best Metro for Job Creation (Milken Institute)

Prescott is nationally recognized for its outdoor recreation opportunities. Tourists across the country visit Prescott to enjoy over 1.2 million acres of Prescott National Forest, more than 450 miles of hiking and recreational trails, five lakes (within a 15 minute drive of downtown), 19 city parks, and seven area 18-hole public and private golf courses.





CONFIDENTIALITY AND DISCLAIMER STATEMENT

Disclosure: Bob Broyles of Colliers International is the managing member of Broyco Properties, LLC whom owns a minority interest in the subject property.

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By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 319 N LEE BLVD or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.