



PRESCOTT, ARIZONA

DELLS RANCH ROAD AND GRANITE DELLS PKWY

SITE 2

12.19 ACRES
103-65-209

SITE 3

17.67 ACRES
103-01-031P
103-69-258

SITE 1

6.63 ACRES
103-65-210

SITE 4

5.79 ACRES
103-69-259



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



FOR MORE INFORMATION, CONTACT:

NATE NATHAN / nate@nathanlandaz.com

RYAN DUNCAN / ryan@nathanlandaz.com

DAN BALDWIN / dan@nathanlandaz.com

PRESCOTT, ARIZONA

DELLS RANCH ROAD AND GRANITE DELLS PKWY

LOCATION

Parcels lie at the four corners of Dells Ranch Road and Granite Dells Parkway in the City of Prescott, Arizona.

SIZE

Site 1: 6.63 Acres

Site 2: 12.19 Acres

Site 3: 17.67 Acres

Site 4: 5.79 Acres

ASSESSOR PARCEL NUMBERS

Site 1: 103-65-210

Site 2: 103-65-209

Site 3: 103-01-031P and 103-69-258

Site 4: 103-69-259

PRICE

Site 1: \$2,599,225.20 (\$9/SF)

Site 2: \$4,778,968.60 (\$9/SF)

Site 3: \$6,927,346.80 (\$9/SF)

Site 4: \$2,269,911.60 (\$9/SF)

ZONING [Please click to view](#)

BG (Business General), City of Prescott

BR (Business Regional), City of Prescott

TERMS

Cash

COMMENTS

Graded and fully improved development pads within the highly regarded Dells master-plan. These sites would be suitable for commercial retail and or Build to Rent (BTR) residential.



PRESCOTT QUICK FACTS



POPULATION

2020 population: **247,460**
Population growth 2010 - 2020: **1.5%**
Median age of **52**



GROWTH

Population estimate 2025: **268,112**
Number of Prescott households: **107,040**

Source: *esri.com*



EMPLOYMENT

The most common employment sectors are:
Health Care & Social Assistance **2,788 people**
Retail Trade **1,866 people**
Educational Services **1,585 people**

Source: *datausa.com*



RANKING

#3 in county for job growth and economic vitality.
Prescott ranks **#5** fastest growing small metro areas.
One of the top **5** cities to retire in.

Source: *prescott.org*



REASONS TO VISIT

Watson Lake
Downtown Historic Area
Heritage Park Zoo
Lynx Lake Recreation Area
Sharlot Hall Museum
Prescott Peavine National Recreation Center
Thumb Butte



HIGHER EDUCATION

Yavapai College **11,616**
Embry Riddle Aeronautical University **6,928**
Prescott College **840**
Northern Arizona - Yavapai **29,031**
Old Dominion University **19,176**







