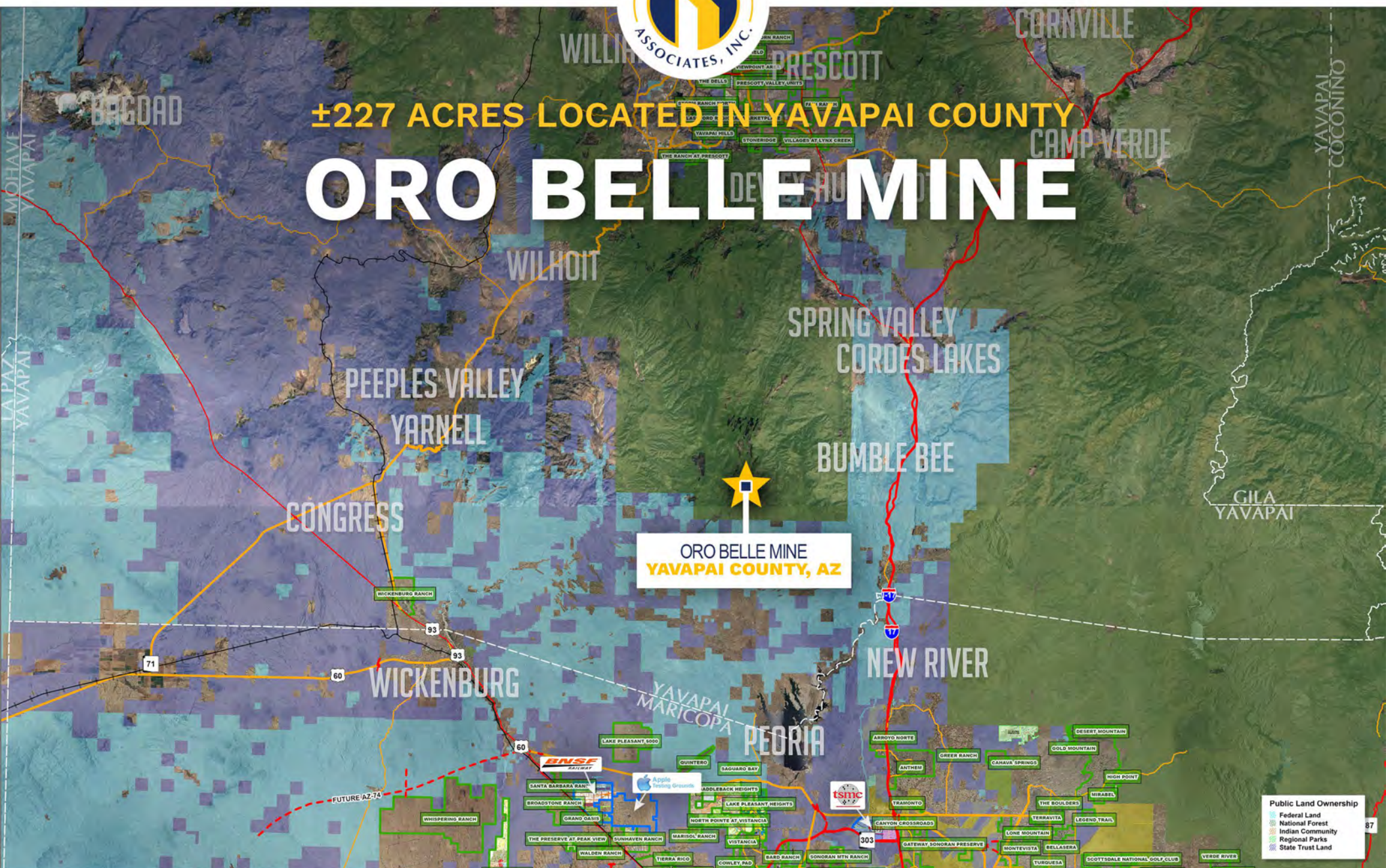




±227 ACRES LOCATED IN YAVAPAI COUNTY

ORO BELLE MINE



ORO BELLE MINE
YAVAPAI COUNTY, AZ

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land



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www.NathanLandAZ.com

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



FOR MORE INFORMATION, CONTACT:
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- / -@nathanlandaz.com

±227 ACRES LOCATED IN YAVAPAI COUNTY

ORO BELLE MINE

LOCATION

Located northeast of the intersection of Forest Service Road 711 and Forest Service Road 192 near the City of Crown King (Yavapai County), Arizona.

SIZE

±227 Acres

ZONING

RCU-2A, Residential: Minimum lot size of 70,000 SF

PRICE

\$2,724,000

TERMS

Cash

ASSESSOR PARCEL NUMBER

204-07-010B | Yavapai County

PROPERTY TAXES

2023 Assessment: \$1,450.80

COMMENTS

At 5,771 feet, the historic mining town of Crown King provides the opportunity to escape the Valley heat and activity in under two hours. With 227 acres available this property is suitable for investment and development of a mountain retreat in the cool pines of Yavapai County.



YAVAPAI COUNTY QUICK FACTS



POPULATION

2021 population: **242,253**
Population growth 2010 - 2020: **11.4%**
Median age of **53.4**
Source: data.census.gov



GROWTH

Number of households: **98,386**
Median household income: **\$52,451**
Source: data.census.gov



HOMEOWNERSHIP

Yavapai County **72%**
United States **64%**
Source: data.census.gov



DISTANCE TO MAJOR CITIES

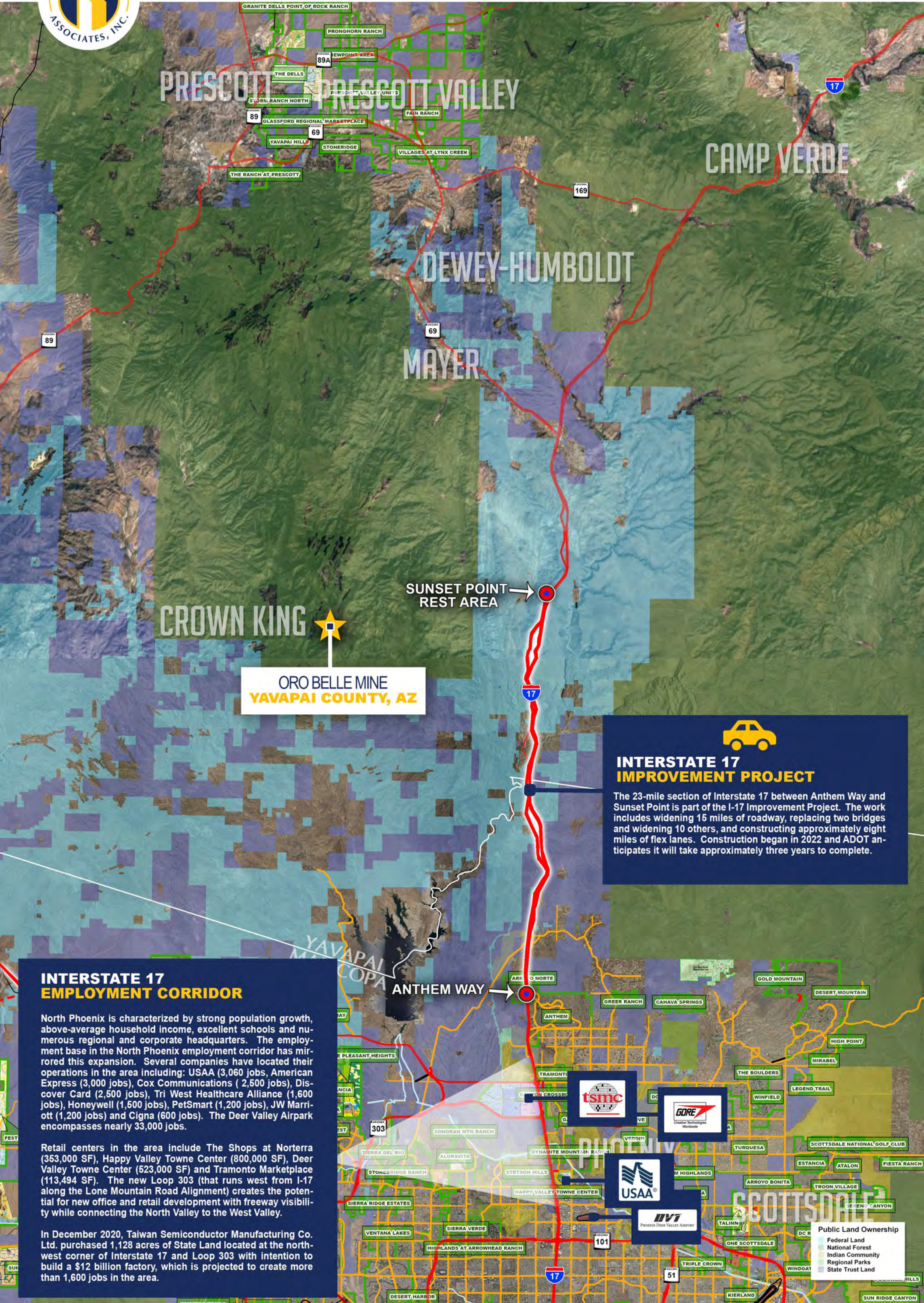
Phoenix **102 miles**
Tucson **213 miles**
Los Angeles **379 miles**
San Diego **373 miles**
Las Vegas **252 miles**
Source: azcommerce.com



YAVAPAI COUNTY TOP EMPLOYERS

Yavapai County Government **1,750**
Yavapai Community Hospital Association **1,500**
Northcentral University Inc **1,000**
Sturm Ruger Company Inc **850**
Veterans Health Administration **700**
United States Postal Service **700**
Walmart **600**
Source: azmag.gov





ORO BELLE MINE
YAVAPAI COUNTY, AZ

SUNSET POINT REST AREA

ANTHEM WAY

INTERSTATE 17 IMPROVEMENT PROJECT

The 23-mile section of Interstate 17 between Anthem Way and Sunset Point is part of the I-17 Improvement Project. The work includes widening 15 miles of roadway, replacing two bridges and widening 10 others, and constructing approximately eight miles of flex lanes. Construction began in 2022 and ADOT anticipates it will take approximately three years to complete.

INTERSTATE 17 EMPLOYMENT CORRIDOR

North Phoenix is characterized by strong population growth, above-average household income, excellent schools and numerous regional and corporate headquarters. The employment base in the North Phoenix employment corridor has mirrored this expansion. Several companies have located their operations in the area including: USAA (3,060 jobs), American Express (3,000 jobs), Cox Communications (2,500 jobs), Discover Card (2,500 jobs), Tri West Healthcare Alliance (1,600 jobs), Honeywell (1,500 jobs), PetSmart (1,200 jobs), JW Marriott (1,200 jobs) and Cigna (600 jobs). The Deer Valley Airpark encompasses nearly 33,000 jobs.

Retail centers in the area include The Shops at Norterra (353,000 SF), Happy Valley Towne Center (800,000 SF), Deer Valley Towne Center (523,000 SF) and Tramonto Marketplace (113,494 SF). The new Loop 303 (that runs west from I-17 along the Lone Mountain Road Alignment) creates the potential for new office and retail development with freeway visibility while connecting the North Valley to the West Valley.

In December 2020, Taiwan Semiconductor Manufacturing Co. Ltd. purchased 1,128 acres of State Land located at the north-west corner of Interstate 17 and Loop 303 with intention to build a \$12 billion factory, which is projected to create more than 1,600 jobs in the area.

Map showing various municipalities and landmarks including: ANTHEM, TRAMONTO, HAPPY VALLEY TOWNE CENTER, SIERRA RIDGE ESTATES, VENTANA LAKES, GIERRA VERDE, HIGHLANDS AT ARROWHEAD RANCH, DESERT HARBOR, ZANJERO TRAILS, SONORAN MTH RANCH, ALORAVITA, STETSON HILLS, DYNAMITE MOUNTAIN RANCH, VERDINI, PHOENIX DEER VALLEY AIRPORT, DVT, USAA, TSMC, GORE, ARROYO BONITA, TURQUESA, WINFIELD, THE BOULDERS, MIRROR TRAIL, LEGEND TRAIL, MIRABEL, HIGH POINT, DESERT MOUNTAIN, GOLD MOUNTAIN, SCOTTSDALE NATIONAL GOLF CLUB, ESTANCIA, ATALON, FIESTA RANCH, TROON VILLAGE, TROON CANYON, ONE SCOTTSDALE, WINDGAT, KIERLAND, SUN RIDGE CANYON.

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land



ORO BELLE MINE lies just 3 miles south of Crown King and was a successful operating mine in the 1880s through the 1920's. Today, most of the buildings have disappeared with the exception of a few ruins scattered around the since overgrown forest. [CLICK HERE](#) to read more about Oro Belle Mine's historical past.

