



CAMP VERDE LAND OFFERING OPPORTUNITY ZONE



CONTACT

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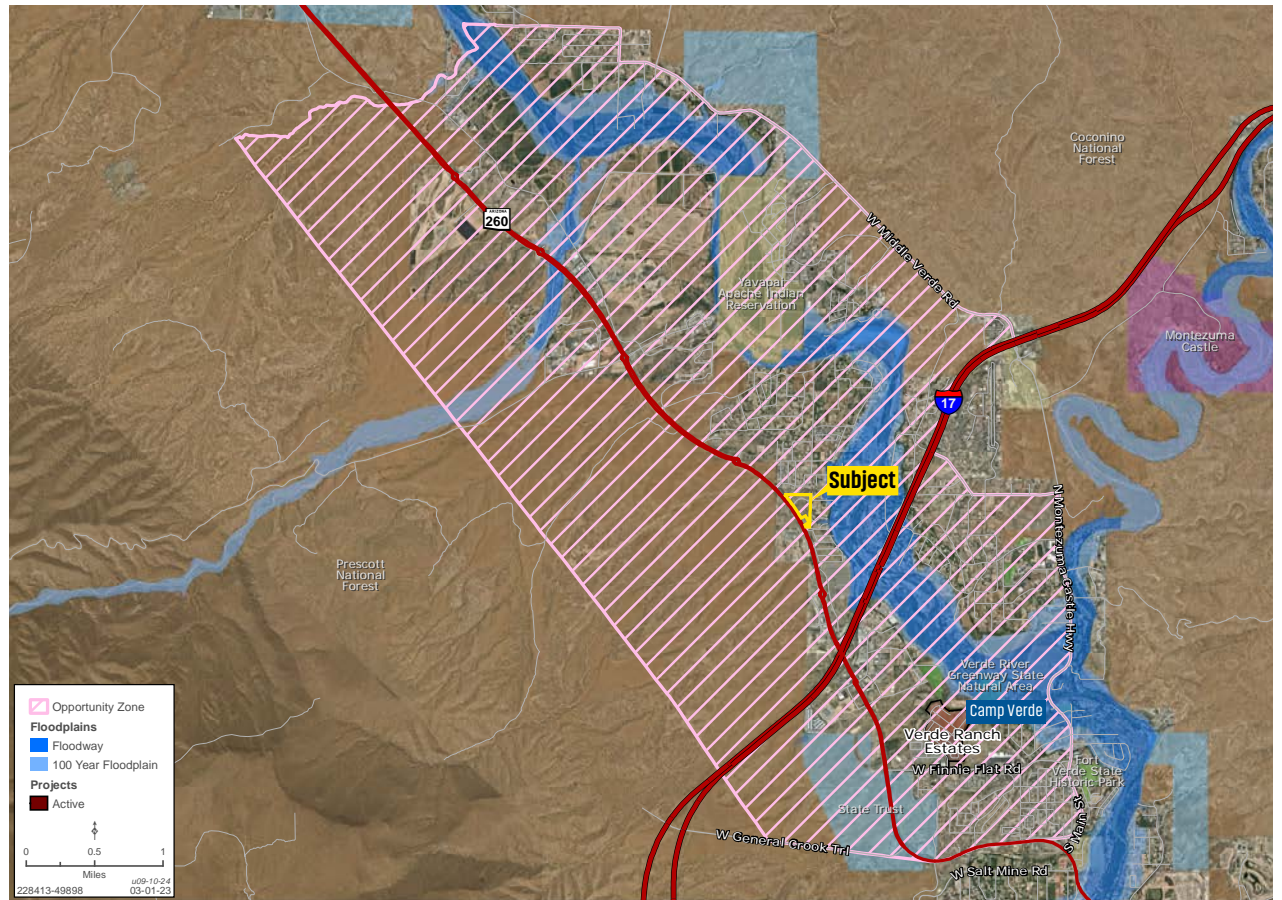


CAMP VERDE OPPORTUNITY ZONE

Opportunity Zones are an economic development tool created for the purpose of spurring economic growth and job creation in distressed areas and low-income communities in the United States by providing tax benefits to investors. Under the Tax Cuts and Jobs Act of 2017 (Public Law No. 115-97), thousands of Qualified Opportunity Zones have been designated in communities throughout all 50 states, the District of Columbia and five U.S. territories. By investing in a Qualified Opportunity Fund, taxpayers can support economic development in Qualified Opportunity Zones which may temporarily defer taxes in whole or in part on eligible gains.

The property included in this offering is located within an area certified by the U.S. Department of the Treasury as a Qualified Opportunity Zone and designated as Opportunity Zone ID 04025001601.¹

[Click Here to See Map of Opportunity Zones.](#)



1. Updated November 10 2021 from: <https://www.irs.gov/credits-deductions/businesses/opportunity-zones>.

Disclaimer: Land Advisors Organization recommends seeking the advice of qualified legal and tax professionals prior to investing in a Qualified Opportunity Fund.

CAMP VERDE OPPORTUNITY ZONE DOUG'S PARK ROAD

LOCATION Property is located on the east side of Highway 260 at Doug's Park Road.

PARCELS 403-23-151E, ±13.84

ZONING RR-2A

PRICE \$595,000 (\$0.99/sf)

PROPERTY TAXES \$5,808.30 (2023)

UTILITIES

- Electric:** Arizona Public Service (APS)
- Telephone:** CenturyLink
- Natural Gas:** Unisource Energy Services
- Water:** Camp Verde Water Systems
- Sewer:** Individual septic systems will be required. Property is within the service area of the Camp Verde Sanitary District which has plans to extend sewer lines to this area.

**Buyer to verify location of utilities in relation to the Property and timing for the potential sewer line extension.*

TRAFFIC COUNT I-17 to/from Cherry Creek Rd: ±14,241 E/W AADT
Source: ADOT 2020

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Est 2021 Population	8,153	10,712	32,201
Est-2021 HH Income	\$54,765	\$57,878	\$60,103

Source: Esri 2021

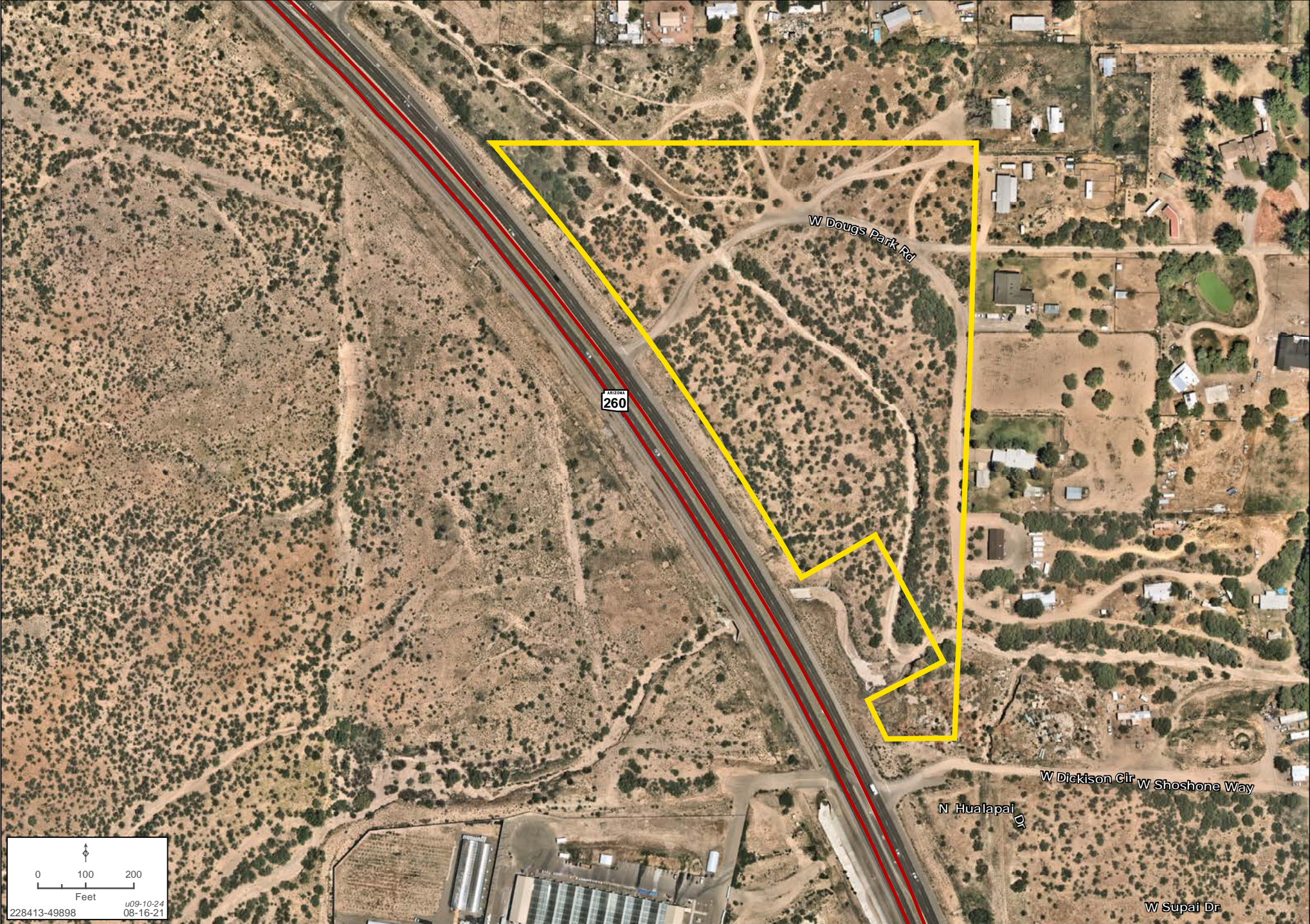
COMMENTS The property is located within the Opportunity Zone with Hwy 260 frontage, high visibility, and conveniently located just north of Interstate 17. Currently zoned for rural residential use with a minimum parcel size of 2 acres.

The Town of Camp Verde has indicated a willingness to support appropriate commercial use in this area.



DETAIL MAP | ±14 AC WITH HWY 260 FRONTAGE IN OPPORTUNITY ZONE FOR SALE

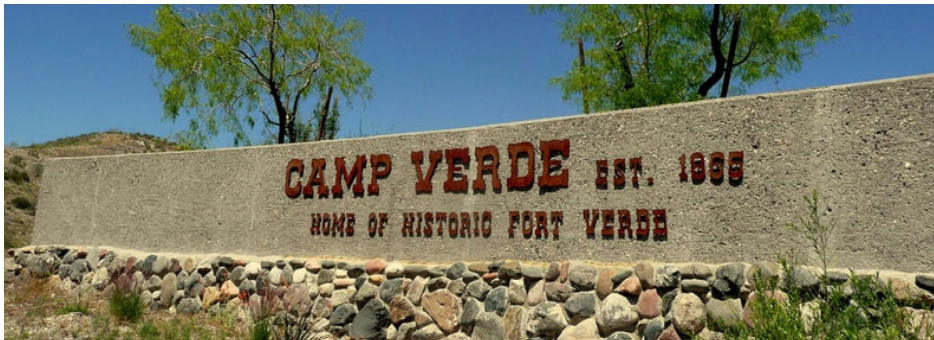
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CAMP VERDE LOCAL AMENITIES



CAMP VERDE

Located less than an hour from Phoenix, Flagstaff, Prescott, and Payson, Camp Verde is the valley's oldest frontier settlement. Because of Camp Verde's rich history dating back to the 1860's, in 1970 the area was recognized as a Historic State Park.

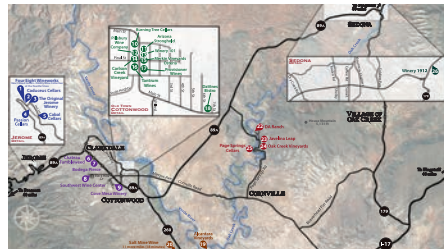
Today visitors, of all ages and backgrounds, can enjoy Camp Verde's amenities, attractions, and its natural beauty that is available all year round.

TOP ATTRACTIONS & ACTIVITIES



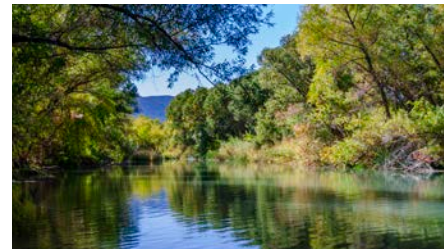
Montezuma Castle

Montezuma Castle is the third National Monument dedicated to preserving Native American culture. The stone, timber and adobe dwelling is one of the best preserved cliff dwellings in the United States.



Local Wineries

The Verde Valley is home to 19 commercial vineyards and 25 tasting rooms, according to the Verde Valley Wine Trail. More than 40 varieties are grown in the region and tasting rooms allow customers to try different types of locally produced wine.



Verde River

The Verde River is one of Arizona's only two wild and scenic rivers and is one of the largest perennial streams in Arizona. It's an excellent place to fish, go boating and canoeing.



Lakes, Trails & Outdoor Recreation

Residents and visitors can enjoy outdoor activities such as horseback riding, four wheeling, Jeep tours, hiking, camping, canoeing, kayaking and fishing.



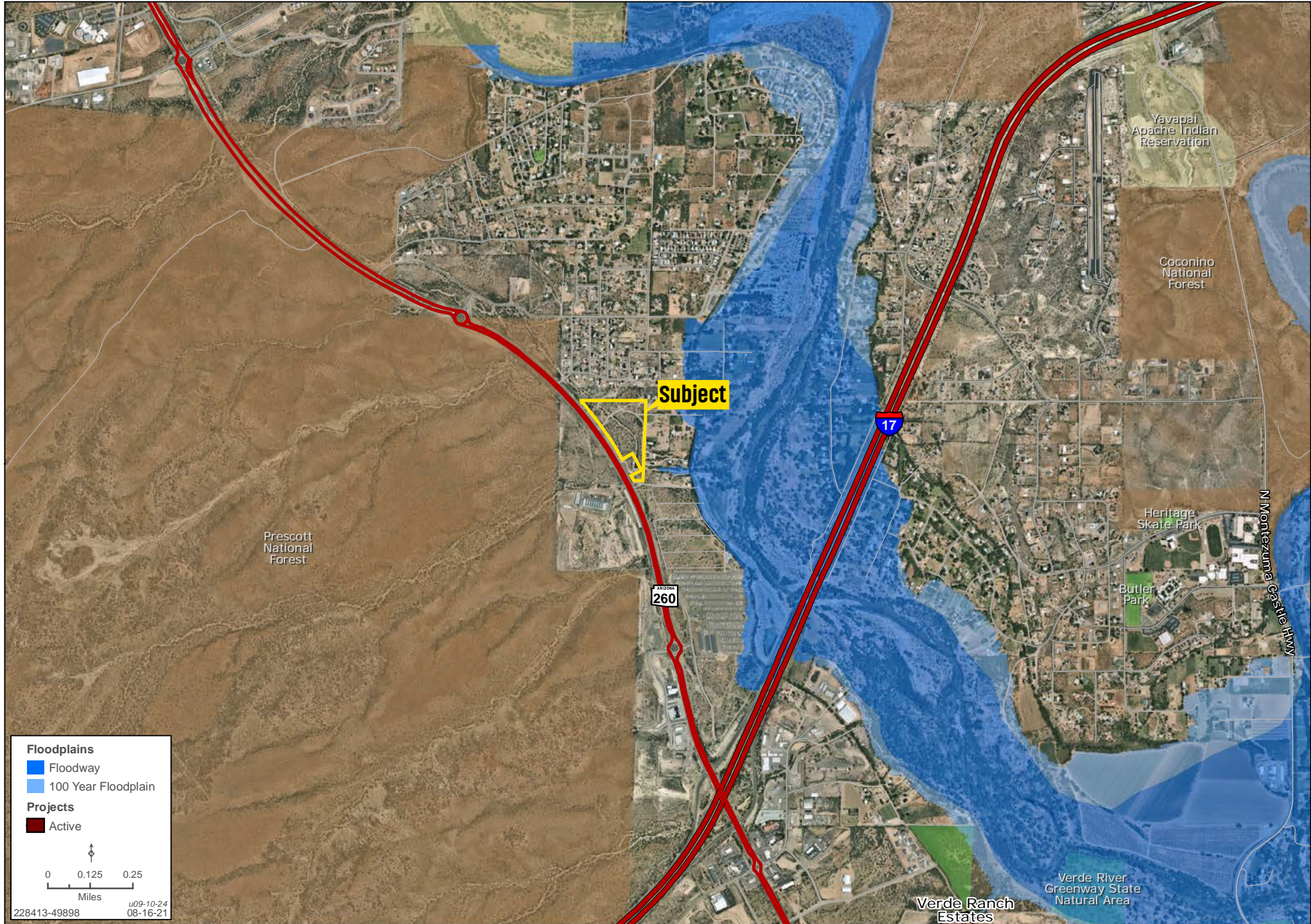
AREA MAP | ±14 AC WITH HWY 260 FRONTAGE IN OPPORTUNITY ZONE FOR SALE

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AREA MAP | ±14 AC WITH HWY 260 FRONTAGE IN OPPORTUNITY ZONE FOR SALE

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REGIONAL MAP | ±14 AC WITH HWY 260 FRONTAGE IN OPPORTUNITY ZONE FOR SALE

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Projects

- Active
- Pending
- Conceptual
- Future

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Miles

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