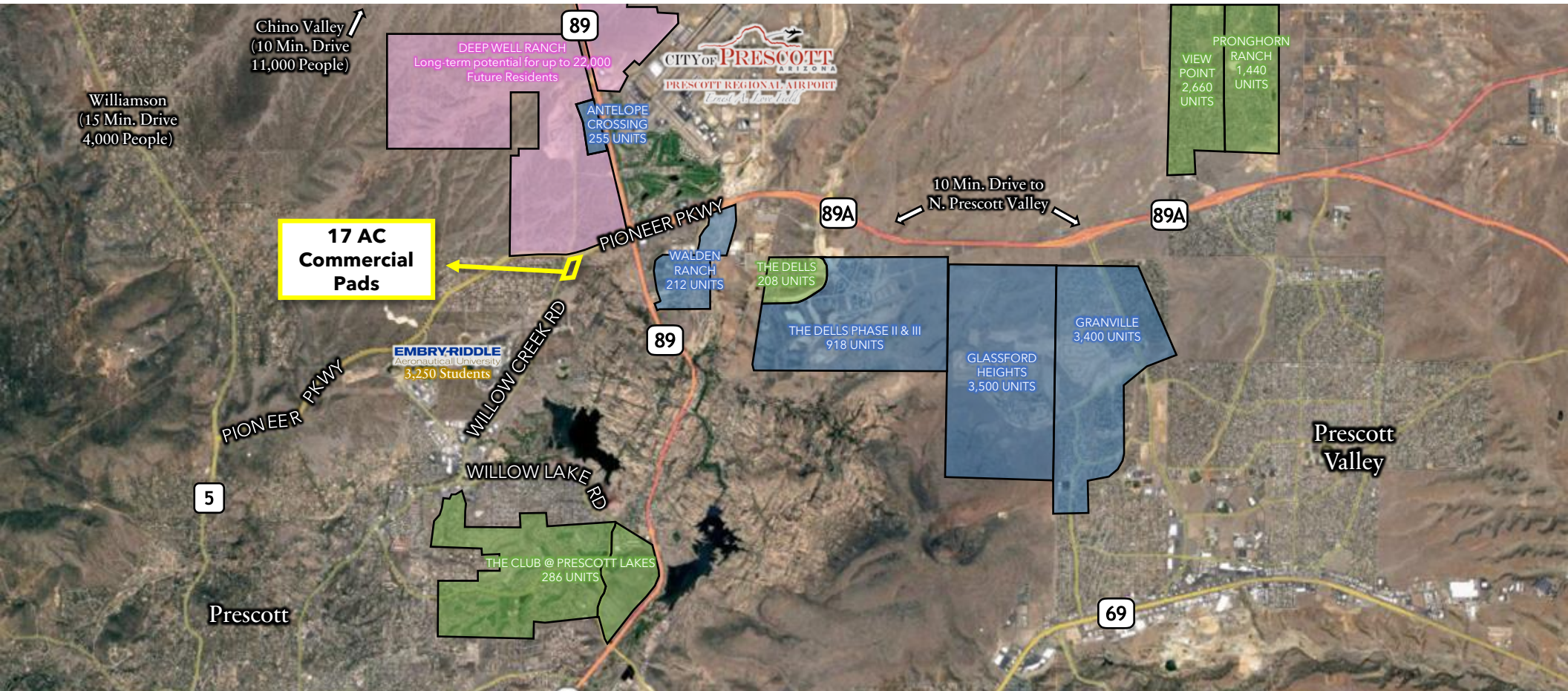


SEC Willow Creek Road and Pioneer Parkway

Prescott, Arizona

D. L. Slaughter
Company



Available:

Pads Available

EMBRY-RIDDLE
Aeronautical University

DEEP WELL
RANCH

CITY OF PRESCOTT
ARIZONA
PRESCOTT REGIONAL AIRPORT
Local As Love It

Banner Health

For more information please contact:

Mike Ord
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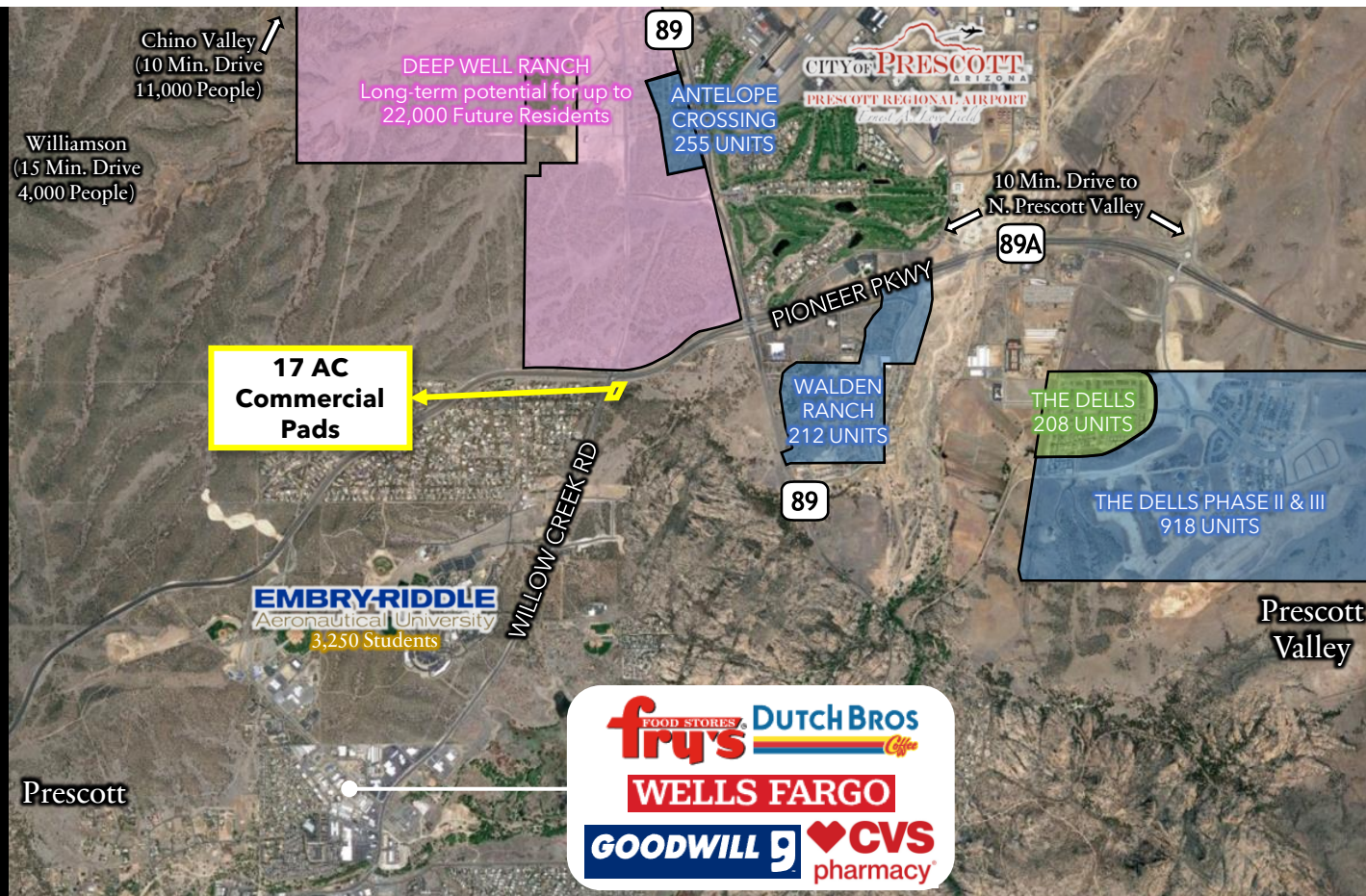
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Traffic Counts:

Willow Creek Rd: 22,000 VPD
Pioneer Pkwy: 17,700 VPD

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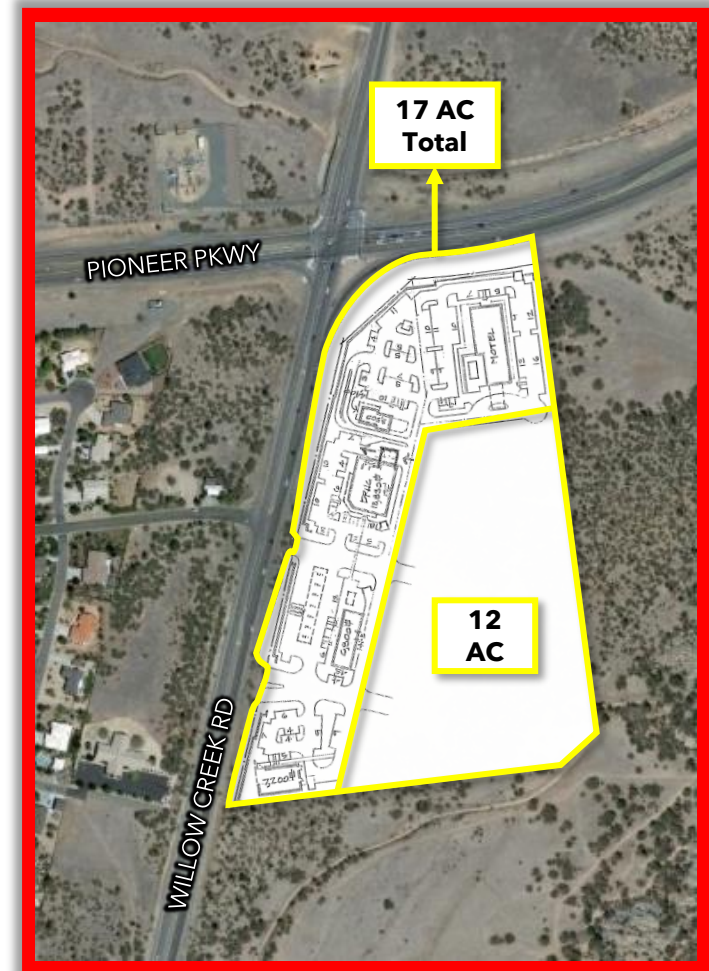
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Property Highlights:

- Surrounded by new growth in housing, medical expansion, and commerce/Prescott Regional Airport and the new Deep Well Ranch development
- Three zip codes that make up the greater Prescott area, 86305, 86301, and 86303 contain over 60,000 residents
- Over 27,400 residents located within the trade area north Prescott/Chino Valley
- Embry-Riddle University, a Renowned Aeronautical institution, with over 3,086 full-time students enrolled (less than ¼ mile away)
- Less than ¼ mile from site, the Prescott Regional Airport (PRC) carries over 10,337 passengers a year
- Plans for light industrial/tech commerce to be developed throughout the area surrounding the airport. A brand new \$15 million dollar passenger terminal is currently under construction expected to open to the public in March, 2021
- The Yavapai Regional Hospital is located just 5 miles south of the site, making Willow Creek Road one of the most attractive locations for associated medical offices
- New Banner Hospital located on Willow Creek Road ½ mile south of the site which will provide approximately 156 beds and emergency room facilities on 20 acres along with an MD Anderson Cancer Center, as well as a resort and conference center and a residential component
- Saddlewood/Westwood/Granite Dells Estates/Walden Farms, 800 new homes total under development/construction
- Deep Well Ranch and Stringfield Ranch are approved for over 10,000 new homes collectively



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Banner Hospital Coming to Prescott, AZ

Prescott's Best Homes - Sept. 17, 2020

The reason to move to Prescott, Arizona, has recently jumped up to a whole new level. Prescott will soon have a new, top of the line, medical option. Prescott is already home to state of the art Yavapai Regional Medical Center, with award-winning Cardiac Services and a beautiful Breast Care Center. Prescott residents can now be comfortable knowing that Banner Hospital is coming to town with a MD Anderson Cancer Center.

Banner Hospital Location

Land that was initially intended for the Whispering Rock commercial subdivision has recently been approved by Prescott City Council to be the new home of Banner Hospital. The parcel is located along Willow Creek Road across from Embry-Riddle Aeronautical University.

Plans included "a Banner Hospital; an MD Anderson Cancer Center; a large resort and conference center; a complex containing assisted living and independent living units; 30 homes to accommodate physicians and nurses, and a food court and coffee shops for the nearby Embry-Riddle students" (Kristina Abbey, SignalsAZ).

The hospital will house neurologists, orthopedists, cardiologists, OB/GYNs, an emergency room, a helicopter pad, and 156 beds. Building plans are in progress, working out a plan for an exception to the standard 50-foot building height limit in commercial districts.

About Prescott

In Prescott, Arizona, you will find countless activities to do, including horseback riding, golfing, kayaking, fishing, hiking, camping, mountain biking, local breweries, restaurants, and shopping. In addition to the hometown feel, these activities keep Prescott visitors, young and old, returning year after year.

Once the state's territorial capital, Prescott, Arizona, is rich with history embodied in its world-famous Whiskey Row, the historic courthouse, and abundant historical landmarks. Whether you're seeking to relax in a natural environment filled with beauty and wildlife, or the history of "Everybody's Hometown", you will find something that will interest you. Visit the official web site for Prescott, Arizona, to learn more by clicking here.

Located in the Bradshaw Mountains, Prescott sits at an altitude of 5,400 feet. The average high temperature in the winter in Prescott is around 52 degrees and averages 89 in the summer. There are approximately 43,000 people in Prescott, but the surrounding "Quad-City" area of Dewey-Humboldt, Chino Valley, and Prescott Valley and the smaller towns of Mayer, Paulden, and Wilhoit, comprise around 103,000 people.



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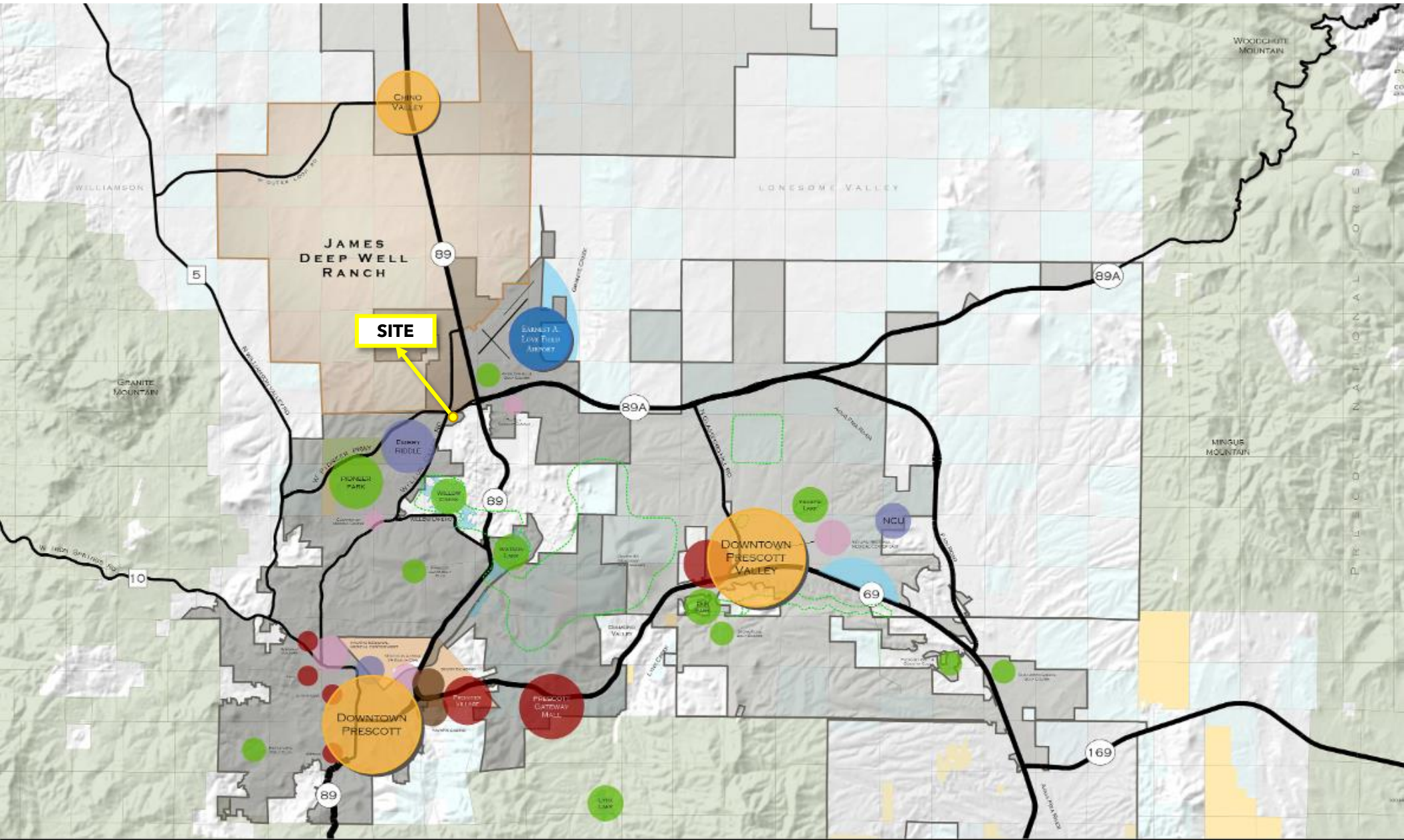
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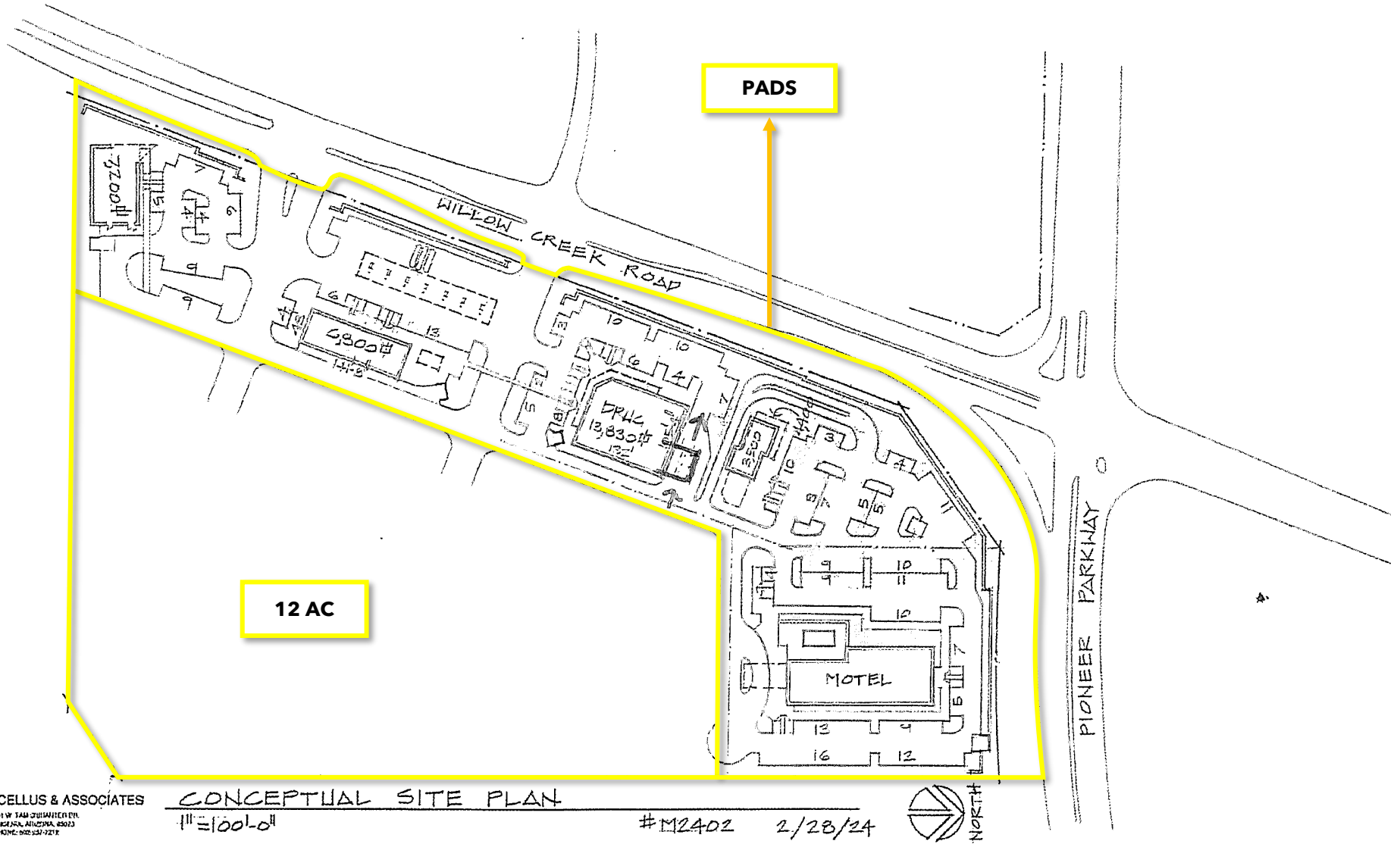
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Prescott, Arizona

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City approves Deep Well Ranch development

Prescott Pioneer News
February 2, 2018

The Prescott City Council has approved development proposals for the Deep Well Ranch project north and west of the Prescott Municipal Airport. The 6-1 vote in November followed months of public meetings and public hearings, planning and zoning sessions, and intense reviews by community members. The proposal resulted in diverse opinions among community members.

Approval means that project developers can move forward with short and long-term plans to create a 1,800-acre master-planned residential and commercial community. Carved from the much larger 18,000-acre James Family Ranch, the land had been annexed into Prescott city limits more than 10 years ago. At that time, it was determined that Deep Well Ranch had an existing water allocation of approximately 950 acre feet. An attorney who represents the James family told the council the James family wants to keep the remaining acreage as a working ranch.

The development request filed in summer 2017 essentially defined specific categories to be included in the project.

They include residential, retail, commercial and employment potential with broad residential options. Specifically, descriptions were for multifamily high, single-family, industrial light, mixed use, business regional and specially planned community. It further specifies dedicated land intended for use for schools and public safety facilities. A 10,500-home cap is included in the master plan.

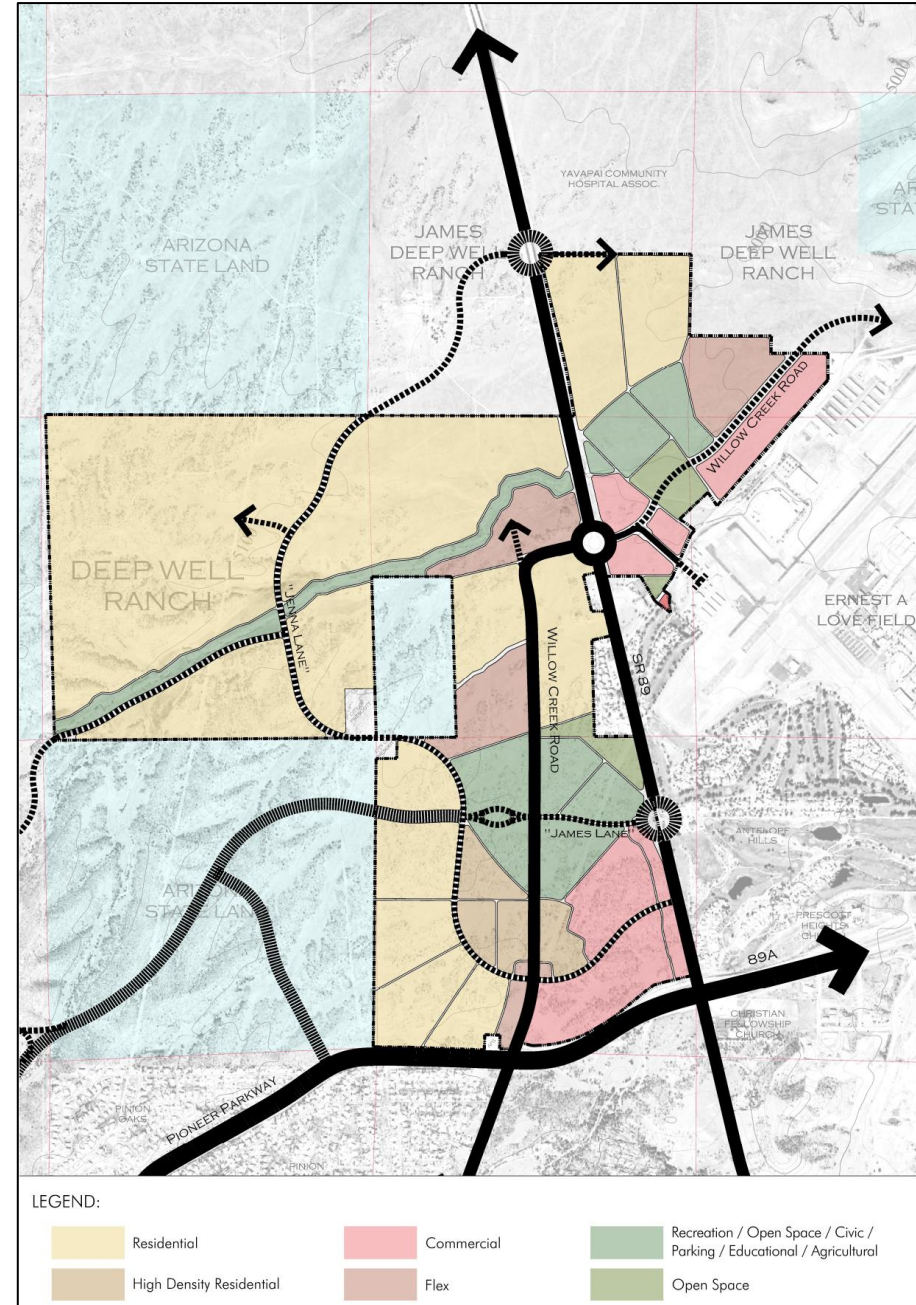
In July 2017, Trevor Barger, Chief Executive Officer of Espiritu Loci – the Spirit of the Place – explained to a public gathering that he represented Chamberlain Development, which had teamed with the James family. They had collaborated to create a long-term vision for development of about 10 percent of the ranch owned for years by the James family.

Barger, whose firm is in Scottsdale, stressed that project growth and development would not happen in the immediate future. He emphasized that the project was long-term – 35 to 50 years.

“We need to be visionary in planning for the future,” he said. Barger and others representing the development emphasized that the development would not be one big asphalt and concrete-covered expanse of land. The plan required more than 400 acres of open space, including a 50-acre wildlife corridor and several miles of hiking trails to complement already existing hiking trails in Prescott.

The council also approved related rezoning plans for an adjacent area and plans for the airport area. The city owns a municipal airport.

More information is available by contacting the Deep Well Ranch office at 8400 N. State Route 89, Prescott or visiting espirituloci.com/deep-well-ranch.html.



	3 miles	5 miles
Population Summary		
2023 Total Population	3,708	15,735
2018-2023 Annual Rate	1.12%	1.24%
2018 Total Daytime Population	5,479	16,222
Workers	3,133	6,687
Residents	2,346	9,535
Household Summary		
2023 Families	808	4,411
2023 Average Family Size	2.91	2.55
2018-2023 Annual Rate	1.26%	1.15%
Housing Unit Summary		
2018 Housing Units	1,577	7,877
Owner Occupied Housing Units	61.4%	67.0%
Renter Occupied Housing Units	24.4%	19.2%
Vacant Housing Units	14.3%	13.7%
Median Household Income		
2018	\$51,707	\$51,748
2023	\$67,365	\$61,317
Median Home Value		
2018	\$404,079	\$314,349
2023	\$427,264	\$379,530
Average Income Value		
Average Household Income	\$80,801	\$73,638
Per Capita Income		
2018	\$40,368	\$35,439
2023	\$49,906	\$43,237
2023 Households	1,463	7,294
2023 Average Household Size	2.24	2.04
2018-2023 Annual Rate	1.59%	1.43%
Total	2,583	11,497
Less than 9th Grade	0.3%	1.2%
9th - 12th Grade, No Diploma	6.2%	4.4%
High School Graduate	18.1%	15.5%
GED/Alternative Credential	2.8%	1.9%
Some College, No Degree	24.4%	30.4%
Associate Degree	9.4%	10.6%
Bachelor's Degree	19.6%	18.6%
Graduate/Professional Degree	19.1%	17.4%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023

Over 30,000 residents in North Prescott, Williamson, and Chino Valley trade areas!

Over 50,000 residents are within a 15 min. drive time from the site!

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