

August 6, 2026



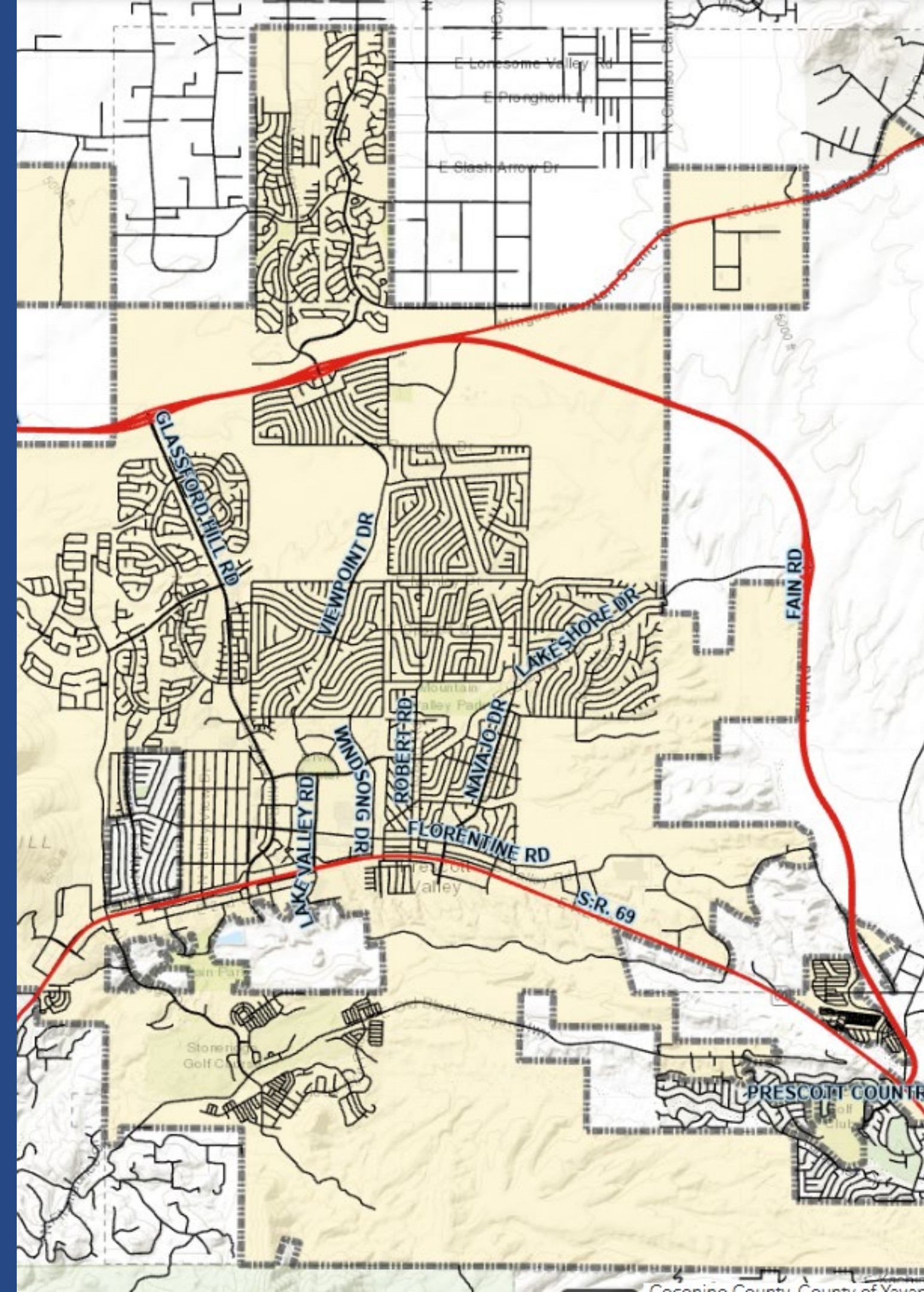
Strategic Review of Vacant Town-Owned Properties

OUR PURPOSE

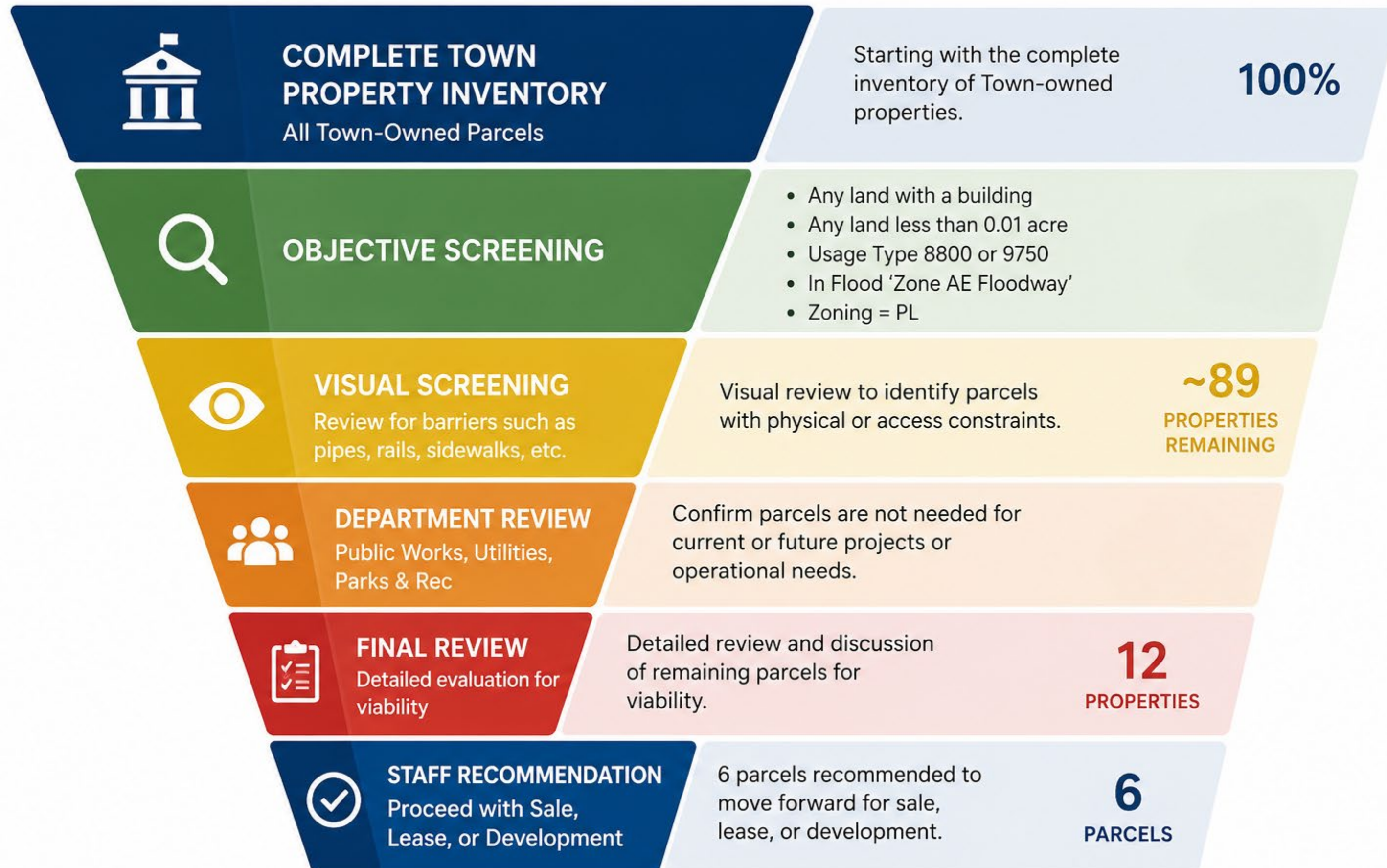
Strategically evaluate vacant Town-owned properties to determine opportunities to:

- Support implementation of the Town's Affordable Housing Plan
- Generate revenue for the Housing Policy Fund through the sale of surplus properties
- Identify parcels suitable for future housing, economic development, or other community priorities
- Ensure land needed for current and future municipal operations is retained

Not all properties are recommended for sale. Each parcel has been evaluated to determine whether it is best suited for retention, lease, development, or sale based on the Town's long-term needs.

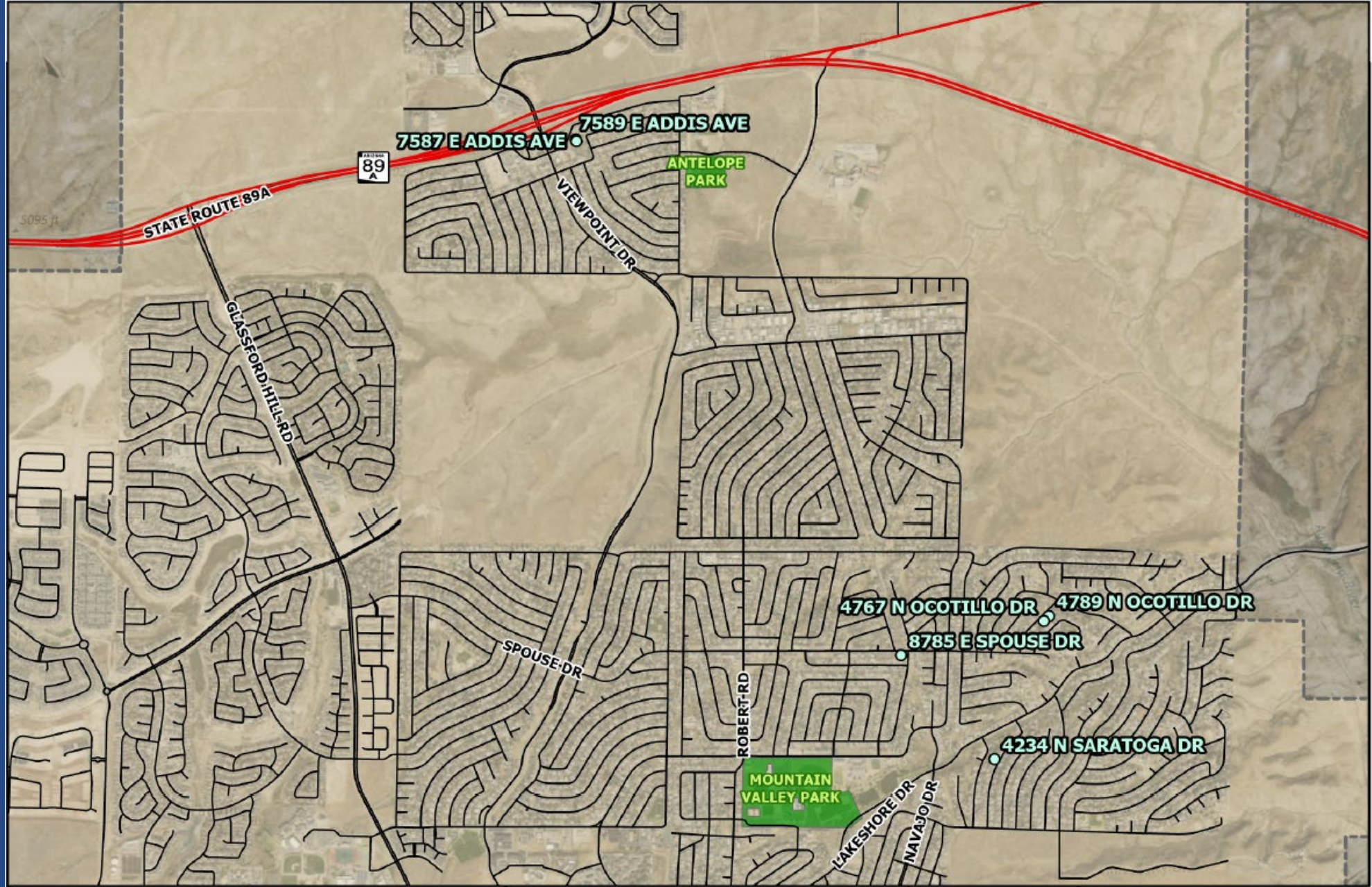


Vacant Town-Owned Property Review Process



STAFF RECOMMENDATION

Proceed with Sale, Lease, or Development



Legend

- Address Points
- Highways
- Roads
- Parks
- - - Town Limits

This map is designed to provide information about the Town of Prescott Valley. Every effort has been made to make this map as complete and accurate as possible. However, no warranty of fitness is implied. This map is for reference only, and is not a legal document. The Town of Prescott Valley shall have neither liability nor responsibility to any person or entity with respect to any loss or damage in connection with or arising from the information contained on this map.

7/28/2026

0 1,000 2,000 4,000 Feet
0 0.2 0.4 0.8 Miles

Parcel	Zoning
7589 E. Addis Ave	CG-PD
7587 E. Addis Ave	CG-PD
8785 E. Spouse Dr.	CN-3
4234 N. Saratoga Dr.	RL-10
4789 N. Ocotillo Dr.	MF-8
4767 N. Ocotillo Dr.	MF-8

POTENTIAL DEVELOPMENT OPPORTUNITIES

Commercial Parcels

Addis Avenue (CG-PD)

-  Mobile Fleet Services
-  Specialty Auto Care
-  Off-Road & Powersports
-  Agricultural Equipment Services
-  Pet Grooming

Spouse Drive (CN-3)

-  Corner Market
-  Community Café
-  Child Care Center
-  Community Kitchen
-  Cottage Food Marketplace

These examples are intended to illustrate compatible uses based on the property's zoning and location and are not intended to limit future development proposals.

SUPPORTING THE PLAN FOR AFFORDABLE HOUSING

Residential Parcels with Housing Potential

Potential Community Benefits

- Increase attainable homeownership opportunities
- Support workforce housing
- Leverage Town-owned land to reduce development costs
- Partner with a nonprofit organization with a proven housing model
- Advance implementation of the Affordable Housing Plan

These parcels may be well-suited for a partnership with Habitat for Humanity to develop attainable starter homes that support the Town's Affordable Housing Plan.



Subject to Council direction and future partnership discussions, staff could explore the feasibility of a Habitat for Humanity starter home project on the Ocotillo parcels.

An aerial photograph of Prescott Valley, Arizona, taken at dusk. The image is overlaid with a semi-transparent blue filter. In the center, the words "PRESCOTT VALLEY" are written in a bold, white, sans-serif font. A thick orange horizontal line is positioned directly beneath the text. The background shows a sprawling suburban landscape with numerous houses, commercial buildings, and parking lots. In the distance, a range of mountains is visible against a sky filled with dark, dramatic clouds. A small body of water is visible in the lower-left corner of the frame.

PRESCOTT VALLEY