



DEL RIO SPRINGS

±2,260 Acres Adjacent to Arizona's Newest State Park!
EXCLUSIVE LISTING | CHINO VALLEY, ARIZONA



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Del Rio Springs | Property Narrative



Del Rio Springs is a unique offering of prime development land located in Chino Valley, Arizona. Historically enriched with the ambiance of western settlements and natural beauty, Del Rio Springs will give rise to an authentic and unmatched new community. Mild climate, gorgeous mountain views, rural surroundings and an array of wildlife only enhances the beauty of this property making it one of the best in the region.

HISTORY

Del Rio Springs is part of Arizona's rich history conveniently located adjacent to SR-89, between Road 5 North and Bethany Lane in Chino Valley, Yavapai County, Arizona. It is the location of the original Camp Whipple established in December 1863. From January to May 1864, the site of the first Territorial Capital of Arizona was established at Del Rio Springs, operating from tents and log cabins until being moved later that year to Prescott. In 1895 a narrow-gauge branch of the United Verde and Pacific Railroad was completed, and Jerome Junction was

established just south of Del Rio Springs. In 1909 AT & SF Railroad, in conjunction with the Fred Harvey organization, purchased this ranch to supply all the milk and eggs to the western division of the Harvey Restaurant operations and provide wintering grounds for the famous Grand Canyon mules that took wide-eyed tourists down Bright Angel Trail. The Fred Harvey organization operated their farm at Del Rio Springs for nearly 50 years, ultimately closing their operations on this site in 1956.

AREA

- At an elevation of 4,656 and only 20 minutes from Prescott, the Town of Chino Valley offers four mild seasons and ample opportunities to enjoy the fresh air and sunshine. Shopping, restaurants, golfing and entertainment are available locally or in the neighboring communities of Prescott and Prescott Valley.
- Outdoor enthusiasts can enjoy the natural and rural beauty that the Del Rio Springs community will offer or set out to explore the many nearby natural hikes, trails and hills located in the Prescott National Forest, Granite Mountain Wilderness Area, or nearby rivers and lakes.
- **The Verde River Headwaters State Park**, an approximate 750-acre site currently in the planning stages for development, will be located on the east side of SR-89 directly across from the property. This new State Park will be used for historic protection and interpretation, outdoor recreation, and preservation of the natural resources on the site. It will become an incredible natural amenity to the Del Rio Springs community. A copy of the proposed master plan for the Verde River Headwaters State Park is included in the marketing brochure.



Del Rio Springs | Property Details

LOCATION

SR-89 north between Road 5 North and Bethany Lane, Chino Valley, AZ.

SIZE

Approximately 2,260 Acres currently available.

PRICE

Submit all offers for Owner’s consideration; including offers for all or a portion of the Property.

TERMS

The Owner may consider providing seller financing to or enter into a joint venture structure with a qualified buyer.

PARCELS

306-40-027Z, 306-40-28E, 306-40-028L, 306-40-028N, 306-40-038, 306-40-038A, 306-40-078C, 306-40-118, 306-40-344, 306-46-005

ZONING

PAD (Per Town of Chino Valley)

PROPERTY DETAILS

Situated within the corporate limits of Chino Valley, the property lies along both sides of State Route 89. The investment highlights include a significant water portfolio that may be used to develop the acreage, and prepaid sewer hook-up fees. The property is within a town that supports responsible growth and development. The terrain is rural with natural vegetation, artesian springs, grasslands and rolling hills.

Chino Valley General Plan Allowed Density on Residential Acreage on the (West Side of SR-89)

Land Use Designations	Acreage	Allowed Density	DU/Acre
Ranch/Agricultural (RA)	994	248	1 du/4+ Acres
Rural Residential (RR)	630	630	1 du/acre
Neighborhood Residential (NR)	50	200	4 du/acre
Horizontal Multi-Use (HU)	55	110	Commercial use. Allows 8 du/acre of residential on no more than 25% of the property.
Regional Commercial (RC)	56		Commercial Use
Total Allowed Density		1,188	

ENTITLEMENTS

The Town of Chino Valley has been supportive of development on this site for many years and had previously approved a Development Agreement that has since expired. In 2000 the Town approved a PAD which is the most recently approved plan for the site that has not expired. A copy of the PAD is included on **Page 16**. The Town has indicated that any deviation from this PAD will require an amendment to the PAD.

TAXES

The property has agricultural status for the purpose of property tax valuation.



Del Rio Springs | Utilities

WATER PORTFOLIO

The owners of the property have secured a substantial amount of water rights that may be used for the development of the property and which are included with this offering. The water credits are located within the Prescott Active Management Area ("AMA") and are more specifically described from the following sources:

- Three Extinguishment Certificates totaling 29,680 acre feet of unpledged assured water supply credits.
- The Arizona Department of Water Resources has determined there are approximately 30 historically irrigated acres on the property just outside the boundaries of the Prescott AMA. The water from this area may be imported by a city or town into and used within the AMA. Approximately 92 acre feet could potentially be imported annually and used for assured water supply purposes.
- A Type 2 Non-Irrigation Grandfathered Ground Water Certificate for 63.44 acre feet of groundwater annually. This water could be used in the development of commercial uses on the property.

Based on the combined water sources, it has been calculated by the owner's water consultants that approximately 1,600 units could be developed on the property with the potential for additional units with the use of reclaimed effluent as development occurs.

A Certificate of Assured Water Supply must be obtained for all subdivisions within an Active Management Area in Arizona that require a public report from the Arizona Department of Real Estate.

SEWER

It may be possible to serve most, if not all, of the property with septic systems.

Property owners have contributed significant funds to the Town for the construction of a waste water treatment facility. The current sewer system is located within 1.5 miles of the Property. The property owners acquired 600 prepaid sewer hook-ups which may be applied to future development on the property. The prepaid sewer hook-up credits may potentially be sold separately from the property.

Waste Water Treatment and Disposal Option Analysis

In 2022, the Owner engaged the firm of Pace Advanced Water Engineering to provide an analysis of the options to either connect to the Chino Valley Water Reclamation Facility or to construct a new Water Reclamation Facility to support the potential future density of the Del Rio Springs Property. [A copy of the analysis is available here.](#)

ELECTRICITY

Power is on site with Arizona Public Service as provider.

ALTA Survey

[Please click here to view the ALTA Survey](#)

DEL RIO SPRINGS | Property Photos

Greg Vogel | Capri Barney | 928.445.4457 | landadvisors.com





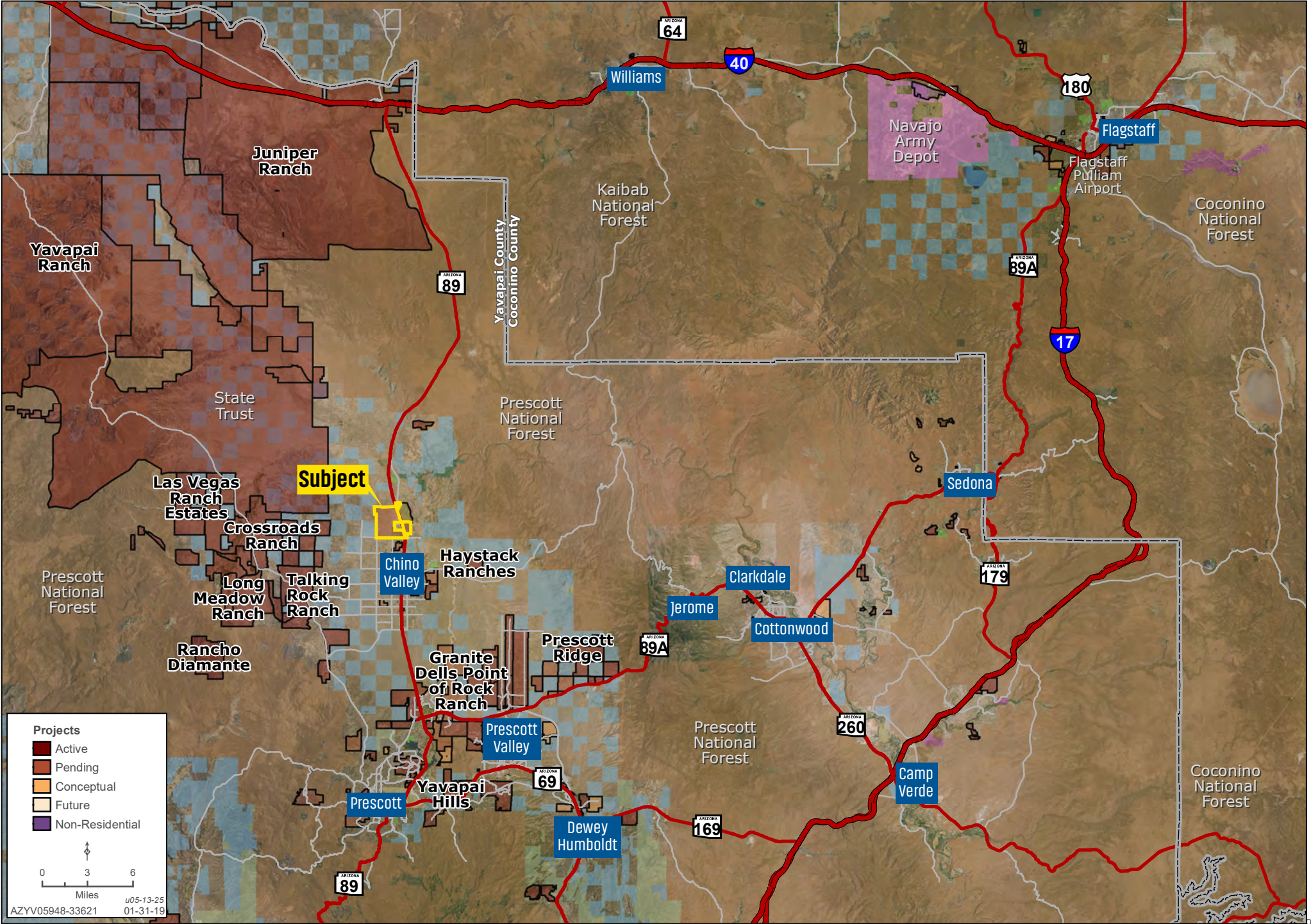
DEL RIO SPRINGS | Property Photos

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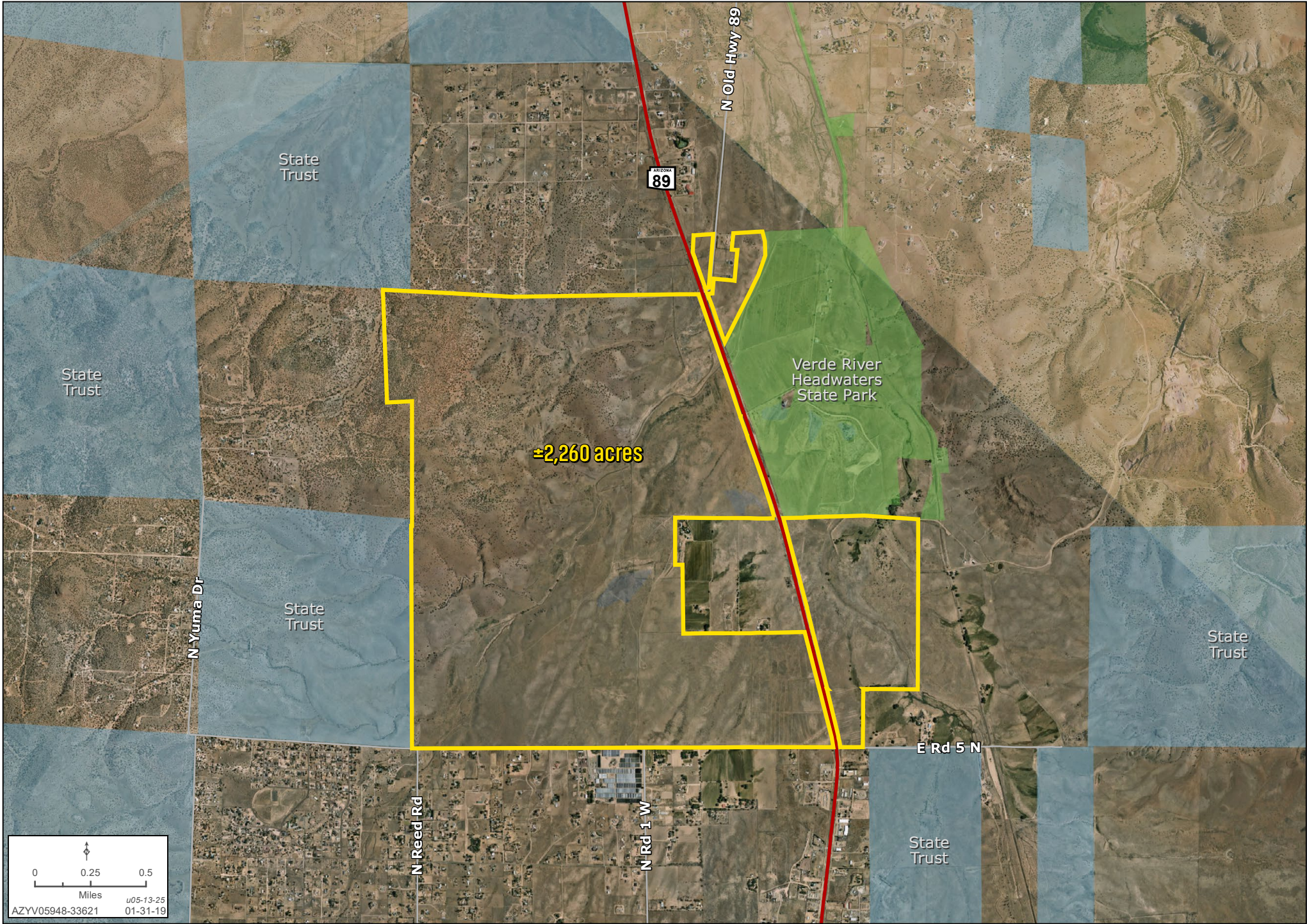
REGIONAL | DEL RIO SPRINGS, CHINO VALLEY, AZ

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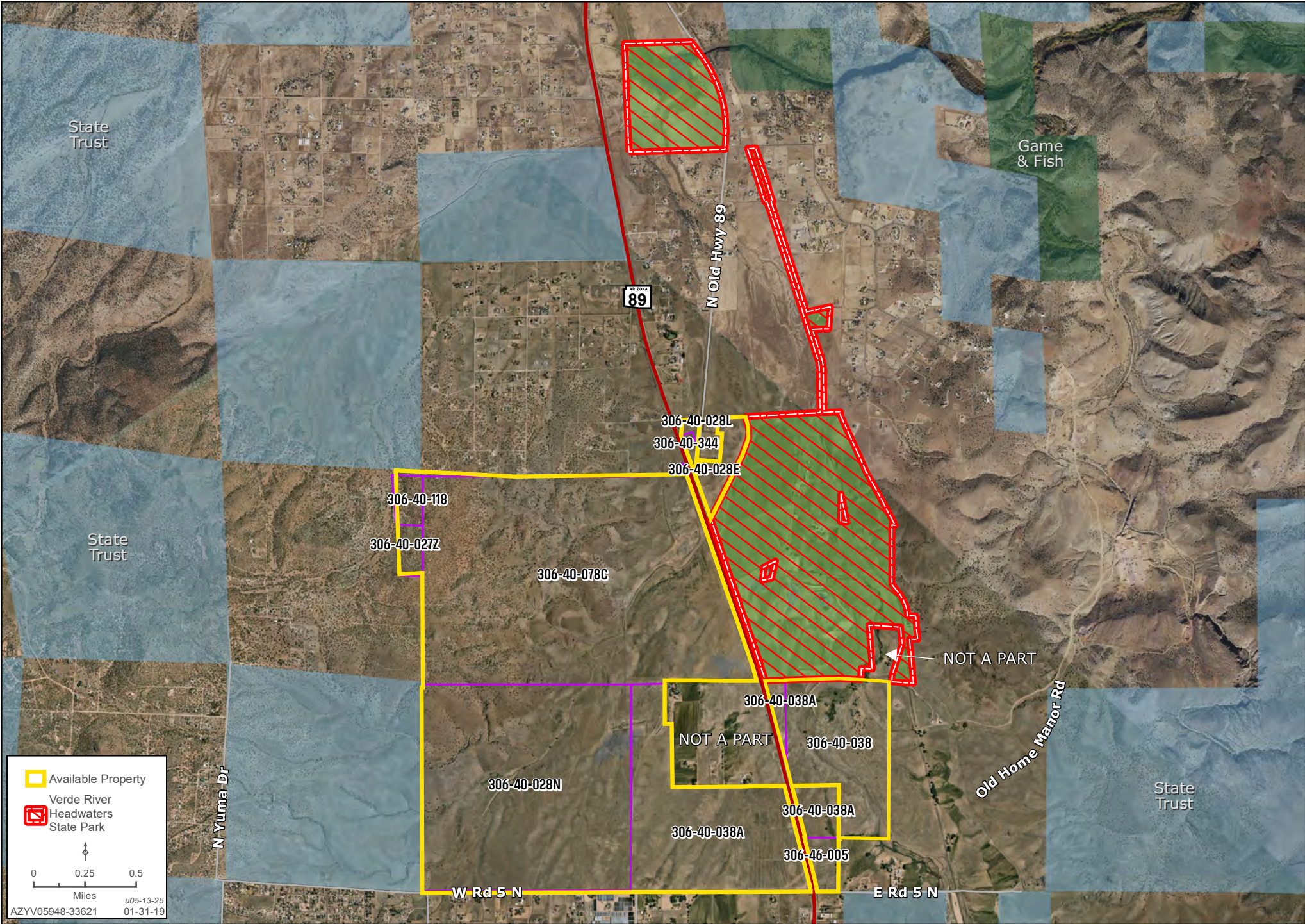
AVAILABLE LAND | DEL RIO SPRINGS, CHINO VALLEY, AZ

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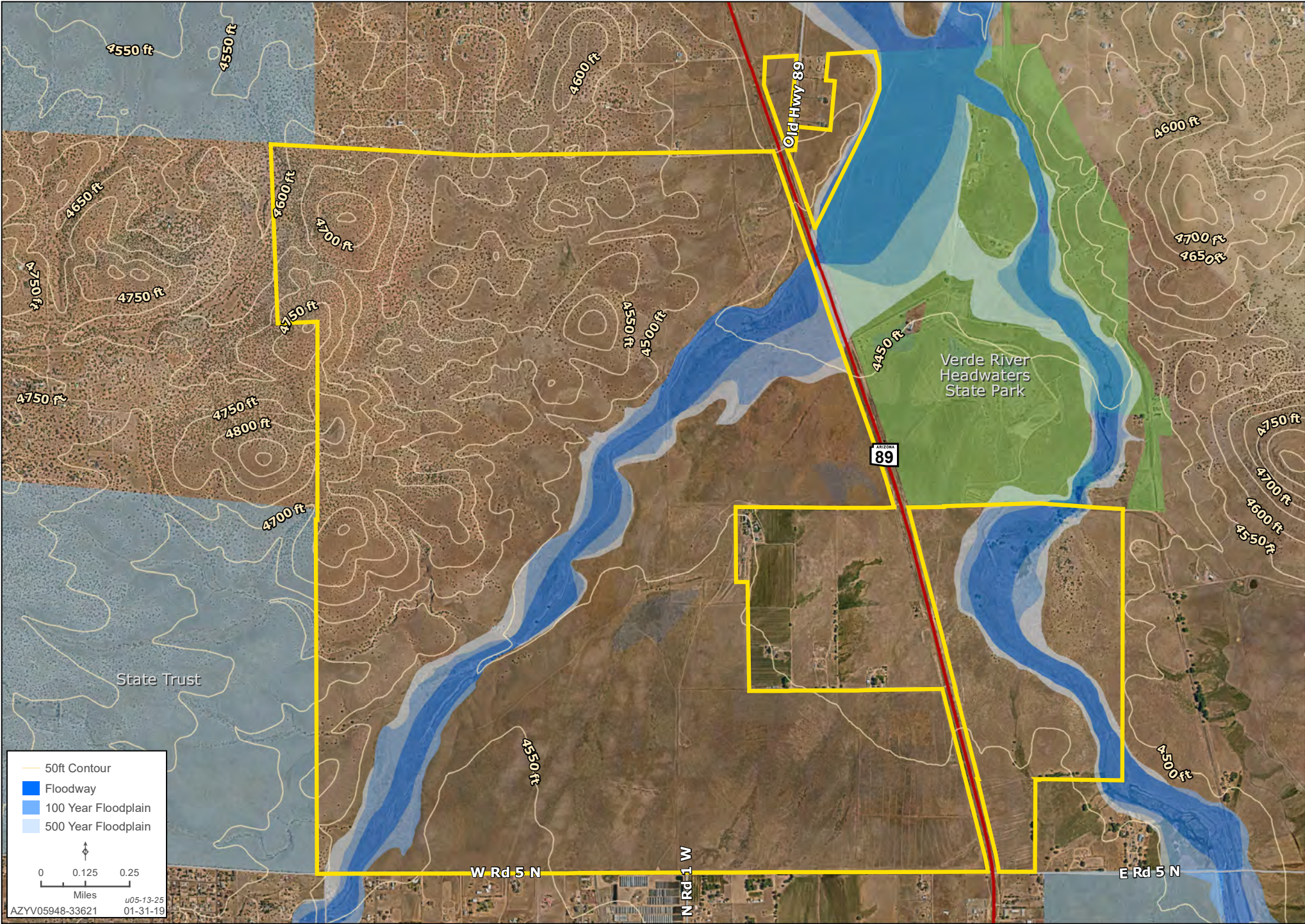
PARCEL MAP | DEL RIO SPRINGS, CHINO VALLEY, AZ

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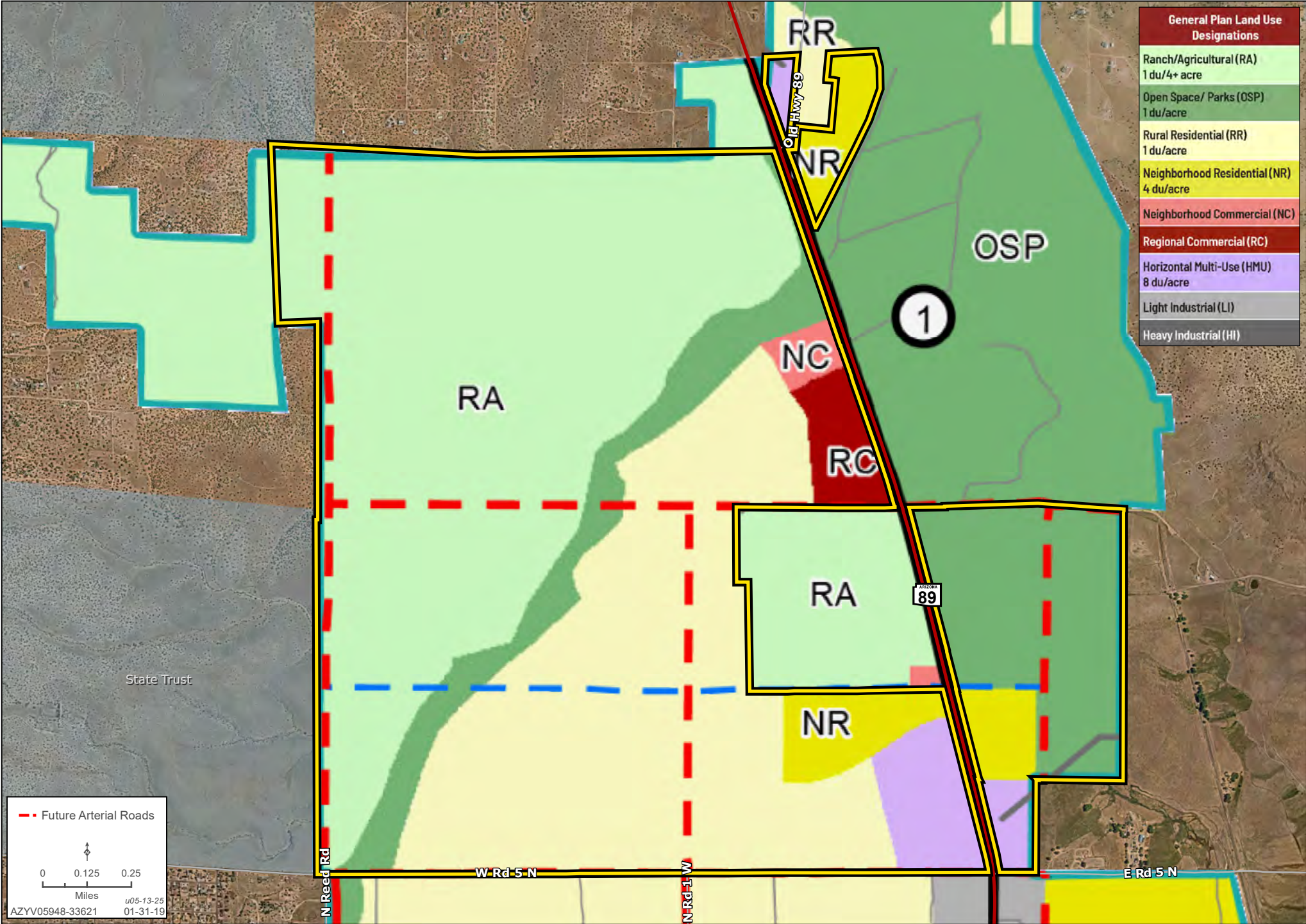
CONTOUR & FLOODPLAIN | DEL RIO SPRINGS, CHINO VALLEY, AZ

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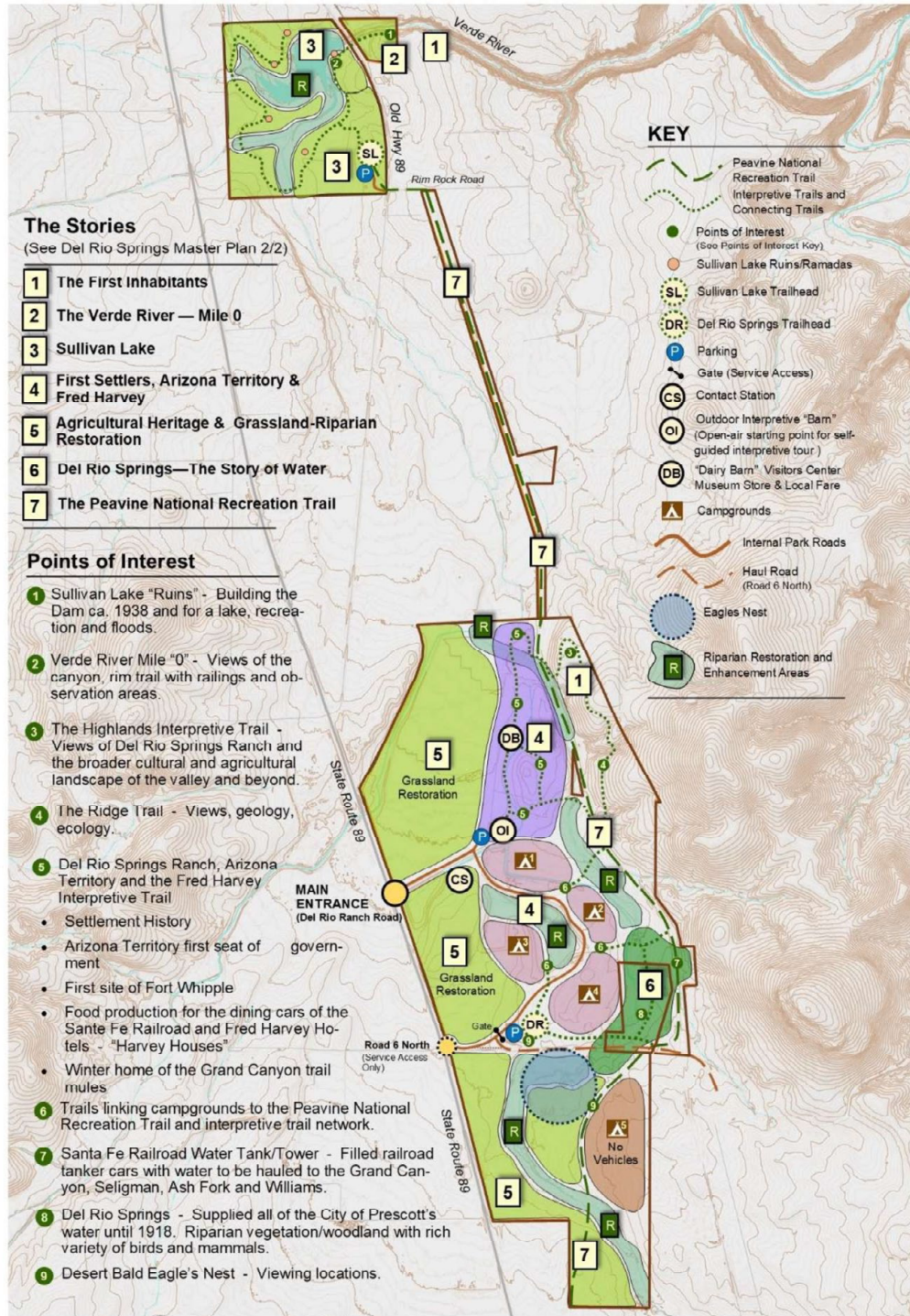


GENERAL PLAN | DEL RIO SPRINGS, CHINO VALLEY, AZ

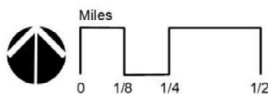
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VERDE RIVER HEADWATERS STATE PARK MASTER PLAN



Verde River Headwaters State Park MASTER PLAN



Peter Bourgeois
Landscape Architect



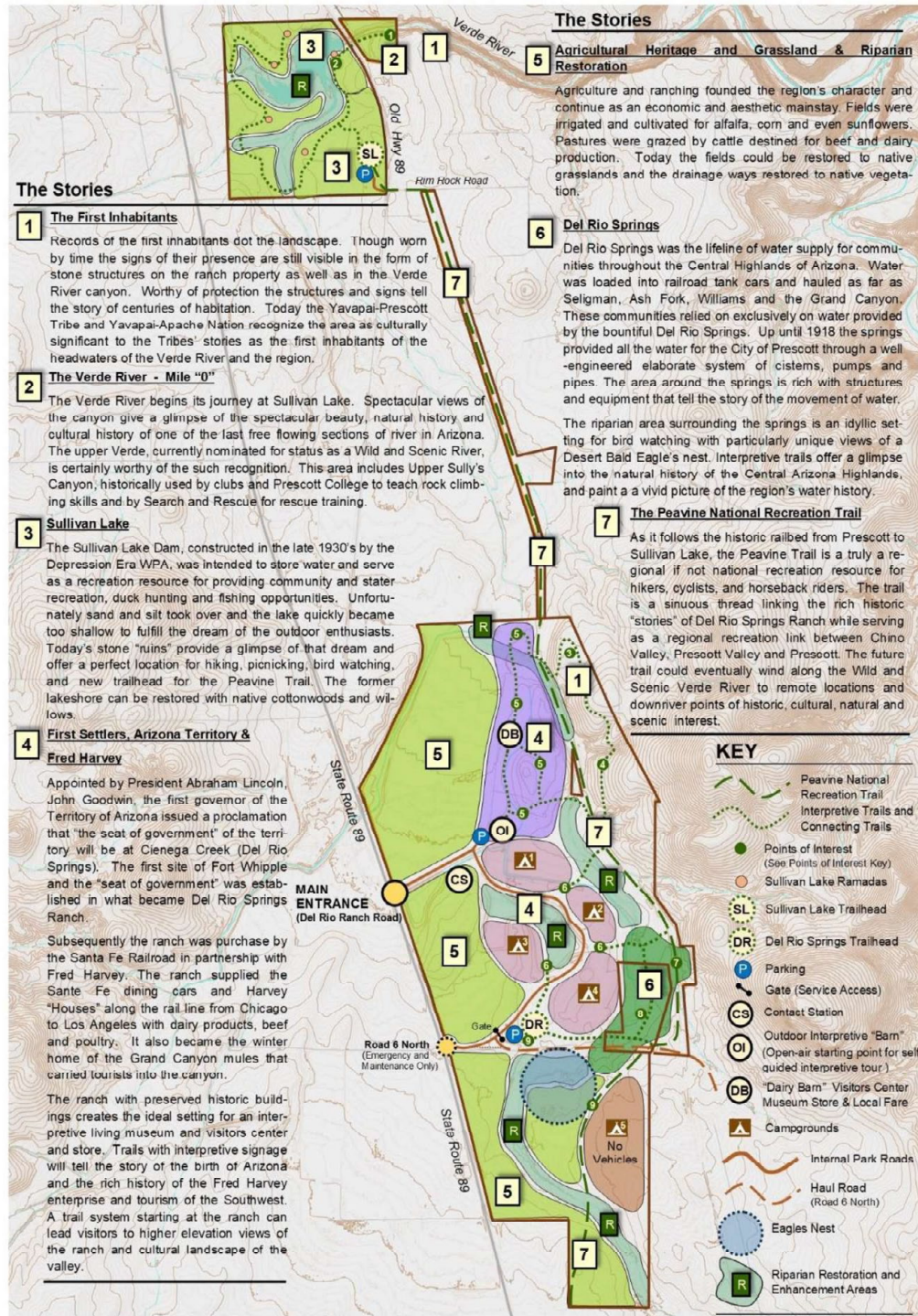
TRUST FOR
PUBLIC LAND

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March 22, 2024

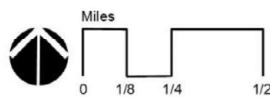
Verde River Headwaters State Park
Community-Based Master Plan - Page 5
April 5, 2024



VERDE RIVER HEADWATERS STATE PARK MASTER PLAN



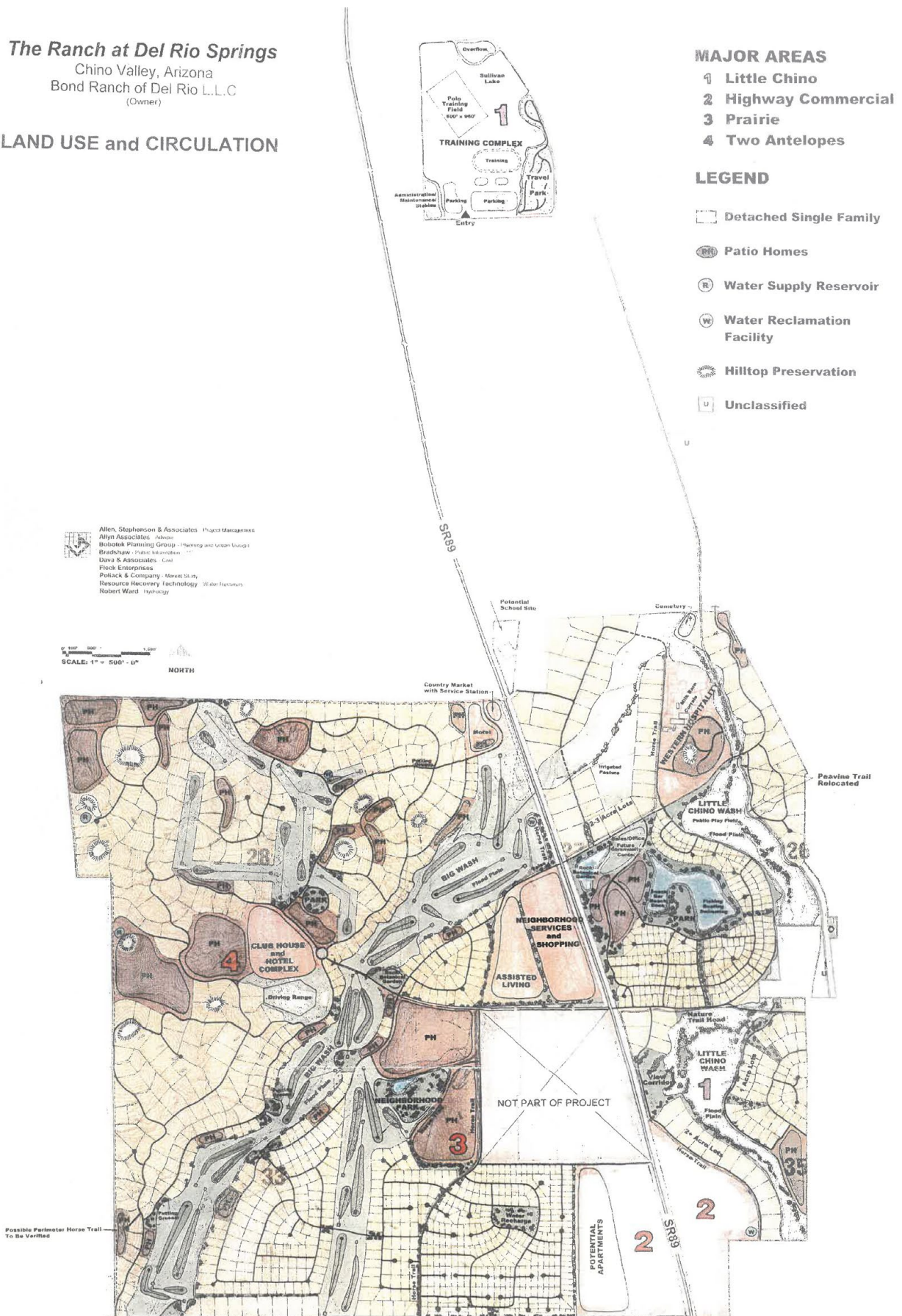
Verde River Headwaters State Park MASTER PLAN - THE "STORIES"



Chino Valley, Arizona
Bond Ranch of Del Rio L.L.C.
(Owner)

LAND USE and CIRCULATION

 Allen, Stephenson & Associates Project Management
Alyn Associates Advisors
Bobotek Planning Group Planning and Urban Design
Bradshaw Public Information
Dava & Associates Law
Fleck Enterprises
Poliack & Company Market Study
Resource Recovery Technology Waste Resources
Robert Ward Hydrology



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