



DEL RIO SPRINGS

±2,036 Acres Adjacent to Arizona's Newest State Park!

EXCLUSIVE LISTING | CHINO VALLEY, ARIZONA



Capri Barney | cbarney@landadvisors.com Greg Vogel | gvogel@landadvisors.com
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 928.445.4457 | landadvisors.com





Del Rio Springs | TABLE OF CONTENTS

Property Narrative	Page 3
Property Details	Page 4
Property Utilities	Page 5
Property Photos	Page 6
Property Maps	Page 9



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 2,036 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	

TAXES

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

PROPERTY VIDEO

[Please click here to view the Property Video](#)



Del Rio Springs | Utilities

WATER PORTFOLIO

The owners have secured water rights that are included in the offering that may be used towards development of the property. The water credits are located within the Prescott Active Management Area ("AMA") and are more specifically described as follows:

- Three Extinguishment Certificates having combined total of 29,680 unpledged extinguishment credits that may be used to obtain a Certificate of Assured Water Supply (CAWS) from the Arizona Department of Water Resources (ADWR) (i.e. 29.68 acre-feet per year). A CAWS is required for subdivisions located inside an AMA by the Arizona Department of Real Estate, and by Town Code.
- A Type 2 non-irrigation grandfathered right for 63.44 acre feet that may be pumped on annual basis for commercial or industrial purposes anywhere within the Prescott AMA.
- An Analysis of Assured Water Supply (AWS) issued for 770.80 acre-feet per year (AFY) for lands within the AMA; an Analysis of Adequate Water Supply issued for 38.2 AFY for the portion of the property located in the Big Chino sub-basin. These documents may be used to satisfy the CAWS requirement of proof of physical availability of groundwater for 100 years.
- The volumes approved by the ADWR for the Analysis of AWS are based on the number of acres per Land Use Category in the Chino Valley 2040 General Plan. With practical water conservation measures, the potential development of the project could number 2,116 single-family residential units, and approximately 350 acres of non-residential, commercial, or open space areas.

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

Greg Vogel | Capri Barney | 928.445.4457 | landadvisors.com



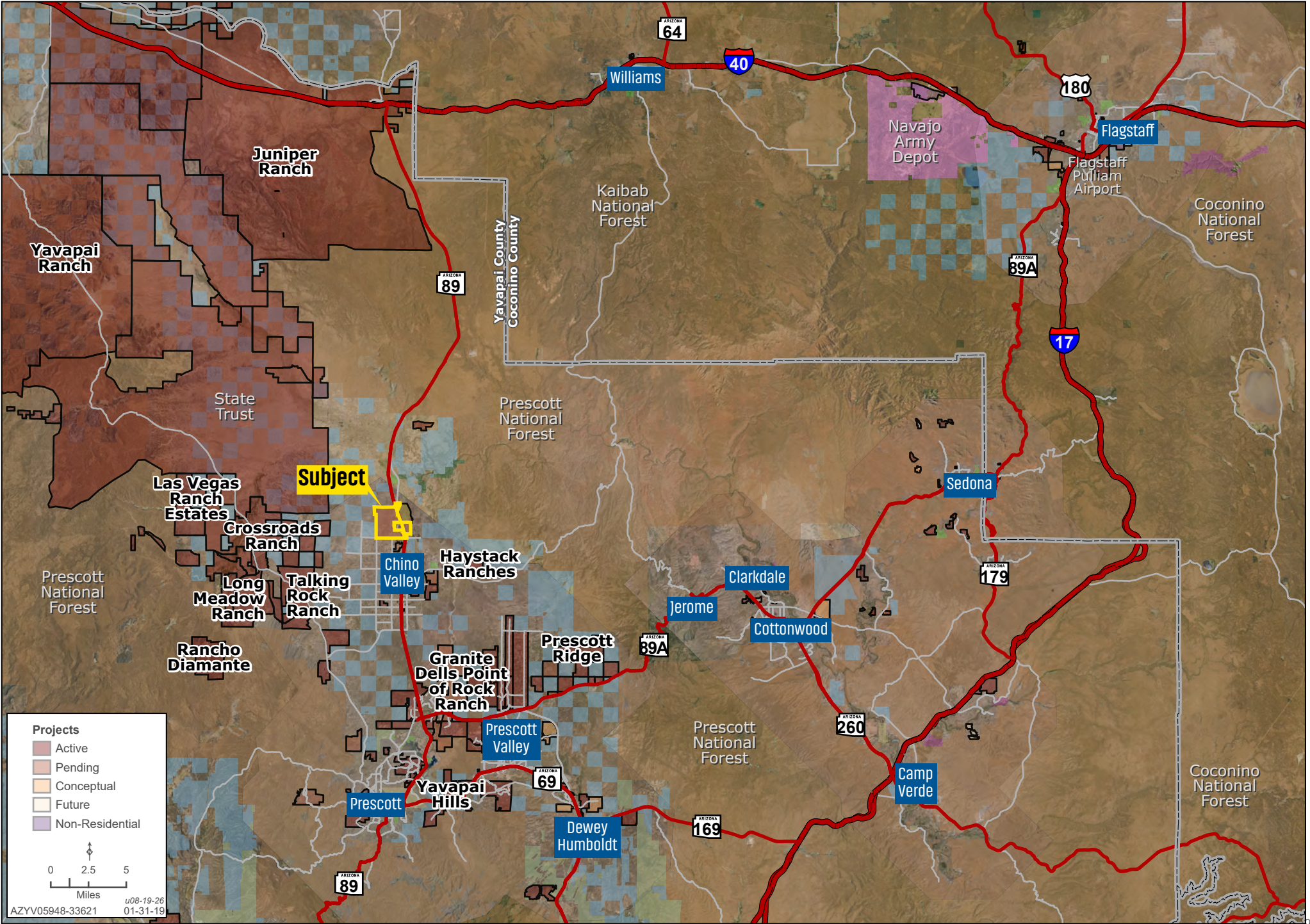
DEL RIO SPRINGS | Property Photos

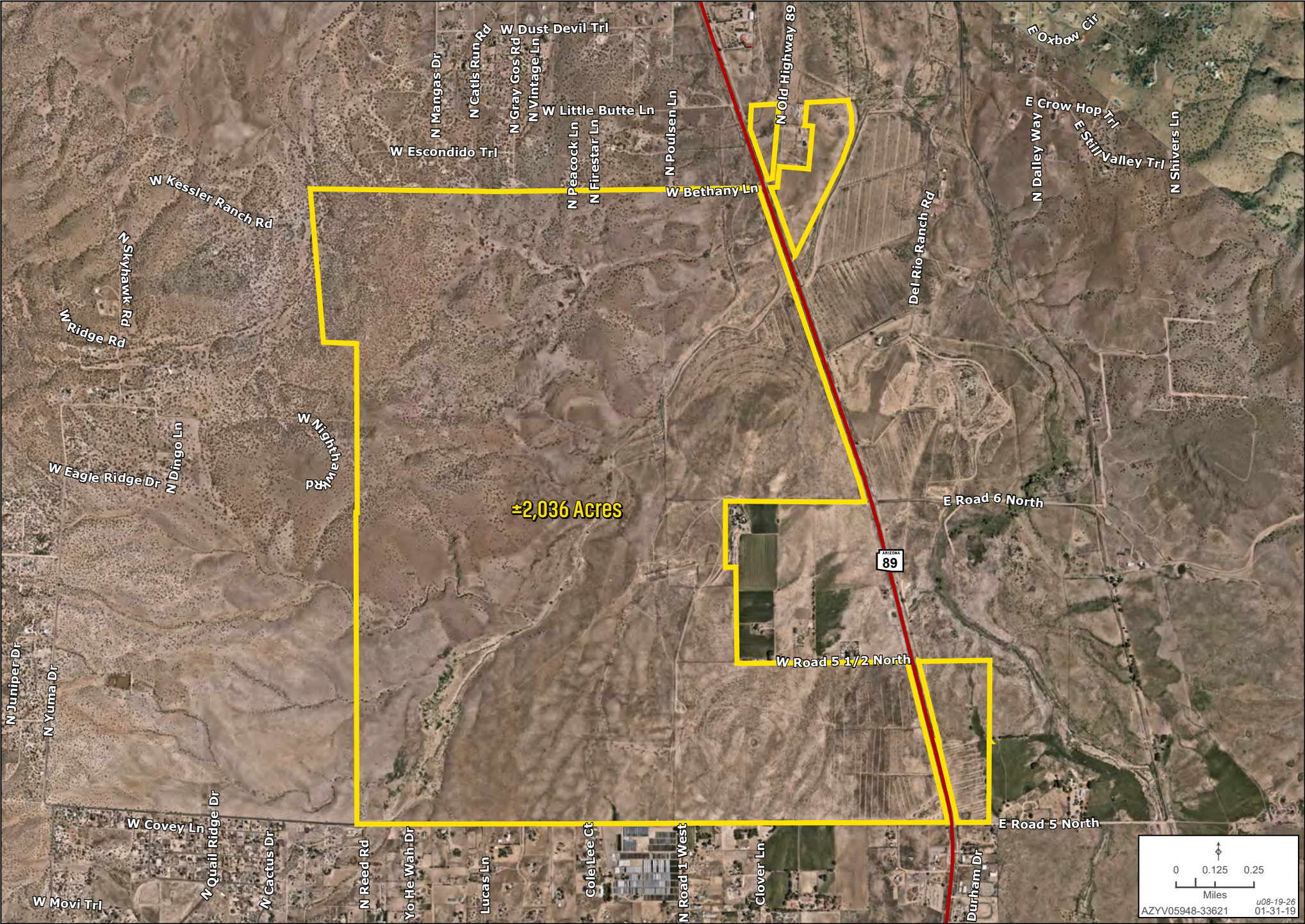
Greg Vogel | Capri Barney | 928.445.4457 | landadvisors.com



REGIONAL | DEL RIO SPRINGS, CHINO VALLEY, AZ

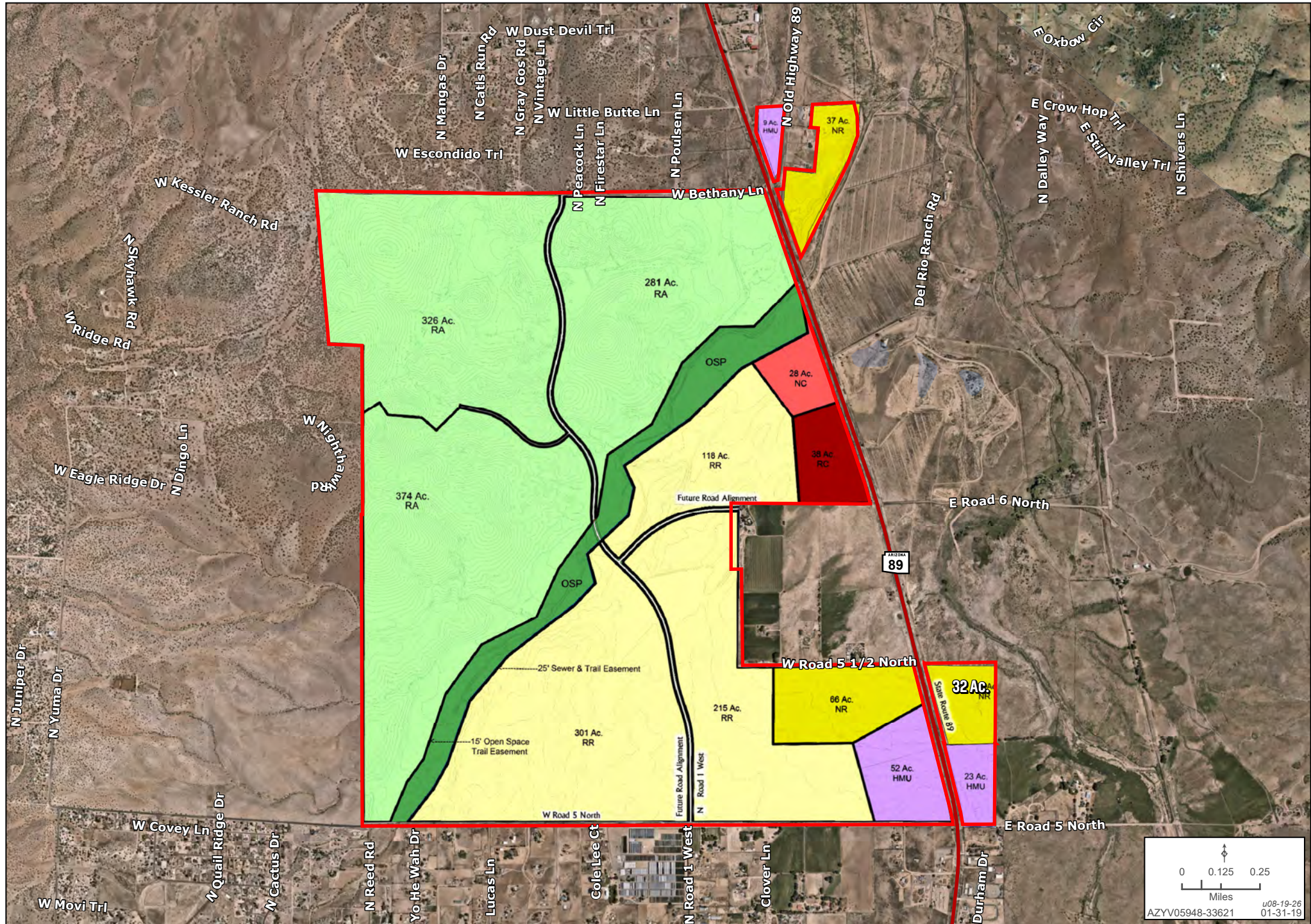
Greg Vogel | Capri Barney | 480.483.8100 | landadvisors.com





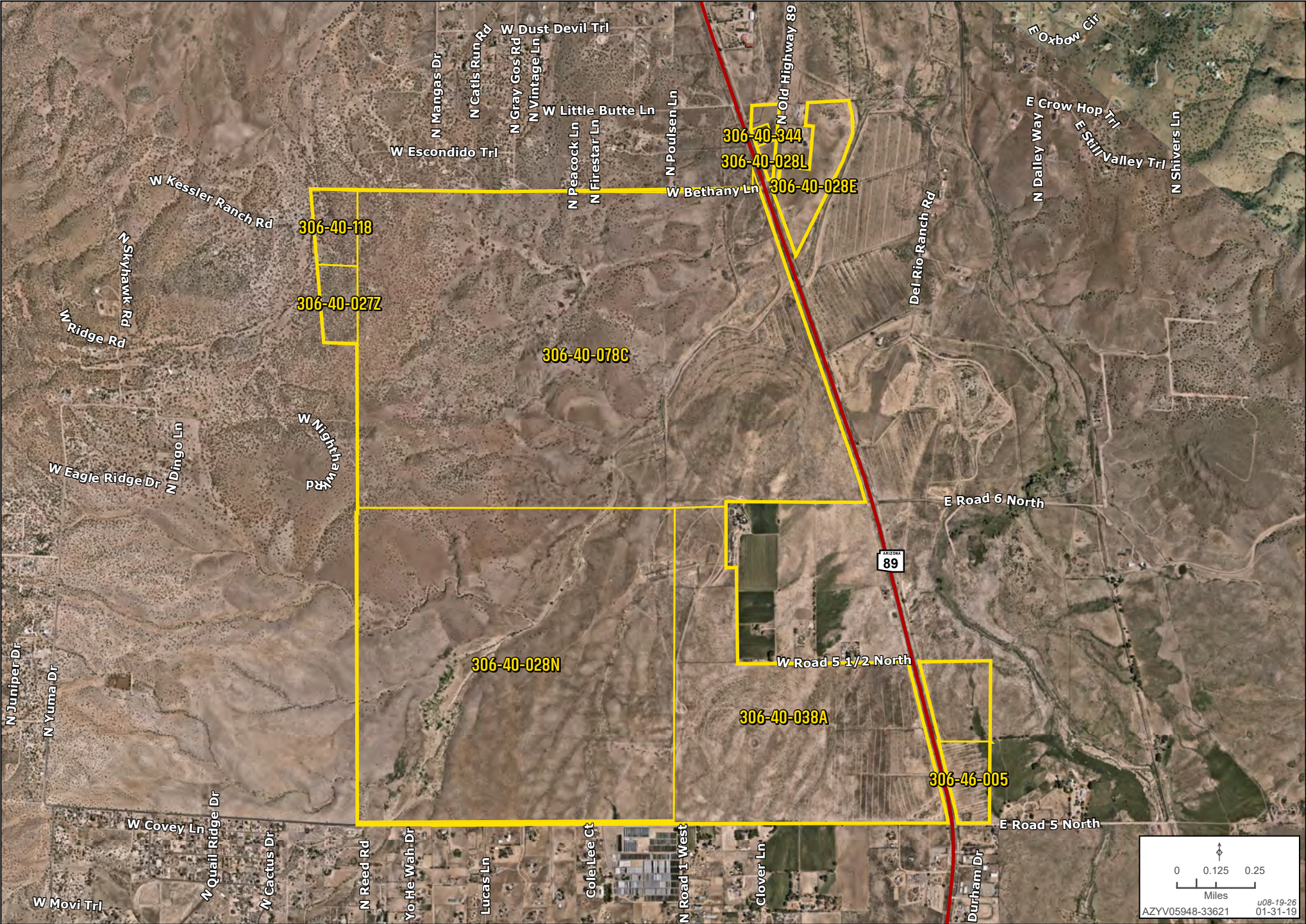
SITE PLAN | DEL RIO SPRINGS RANCH

Capri Barney | 928.445.4457 | Hunter Kotoske | 480.483.8100 | landadvisors.com



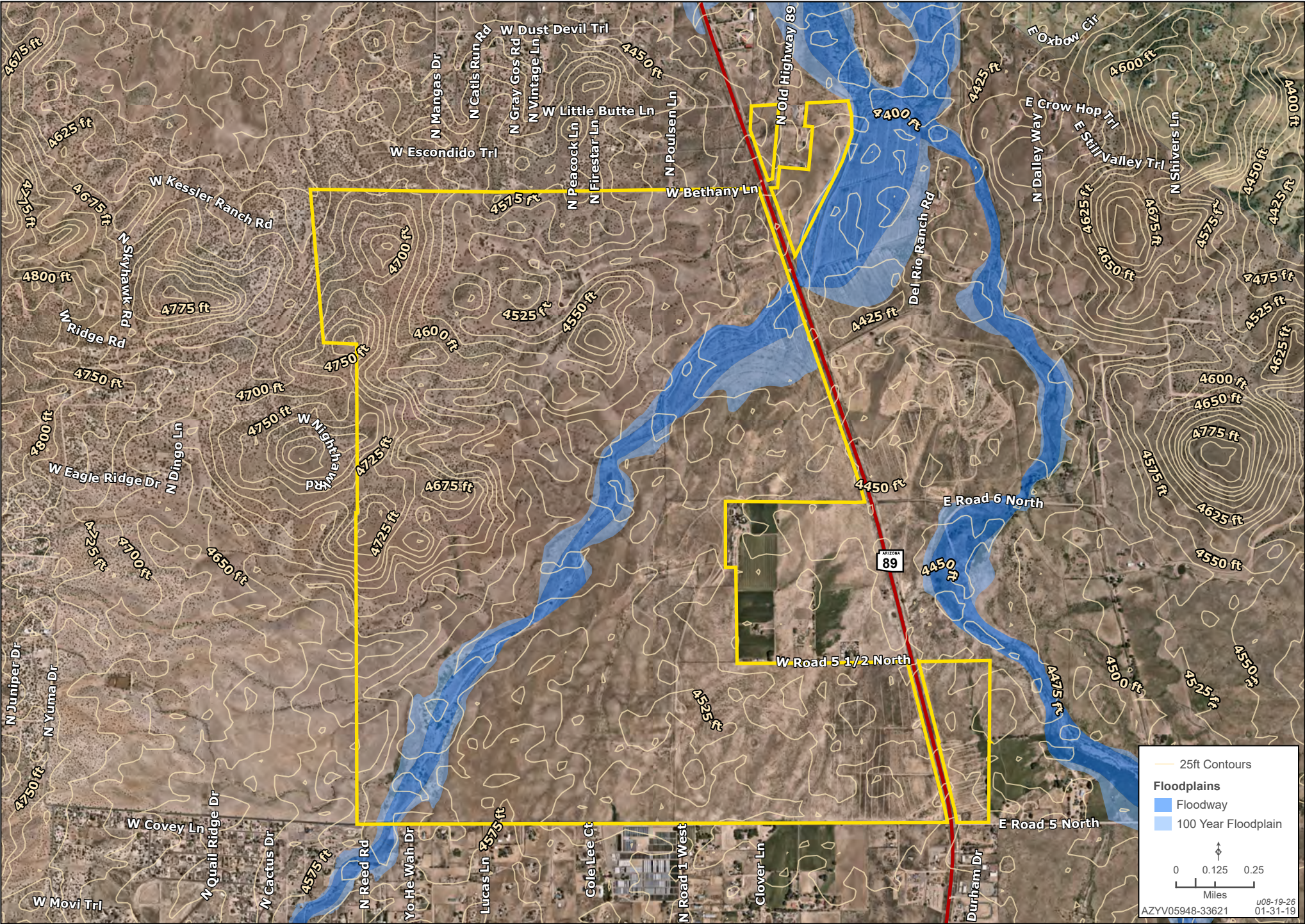
PARCEL MAP | DEL RIO SPRINGS RANCH

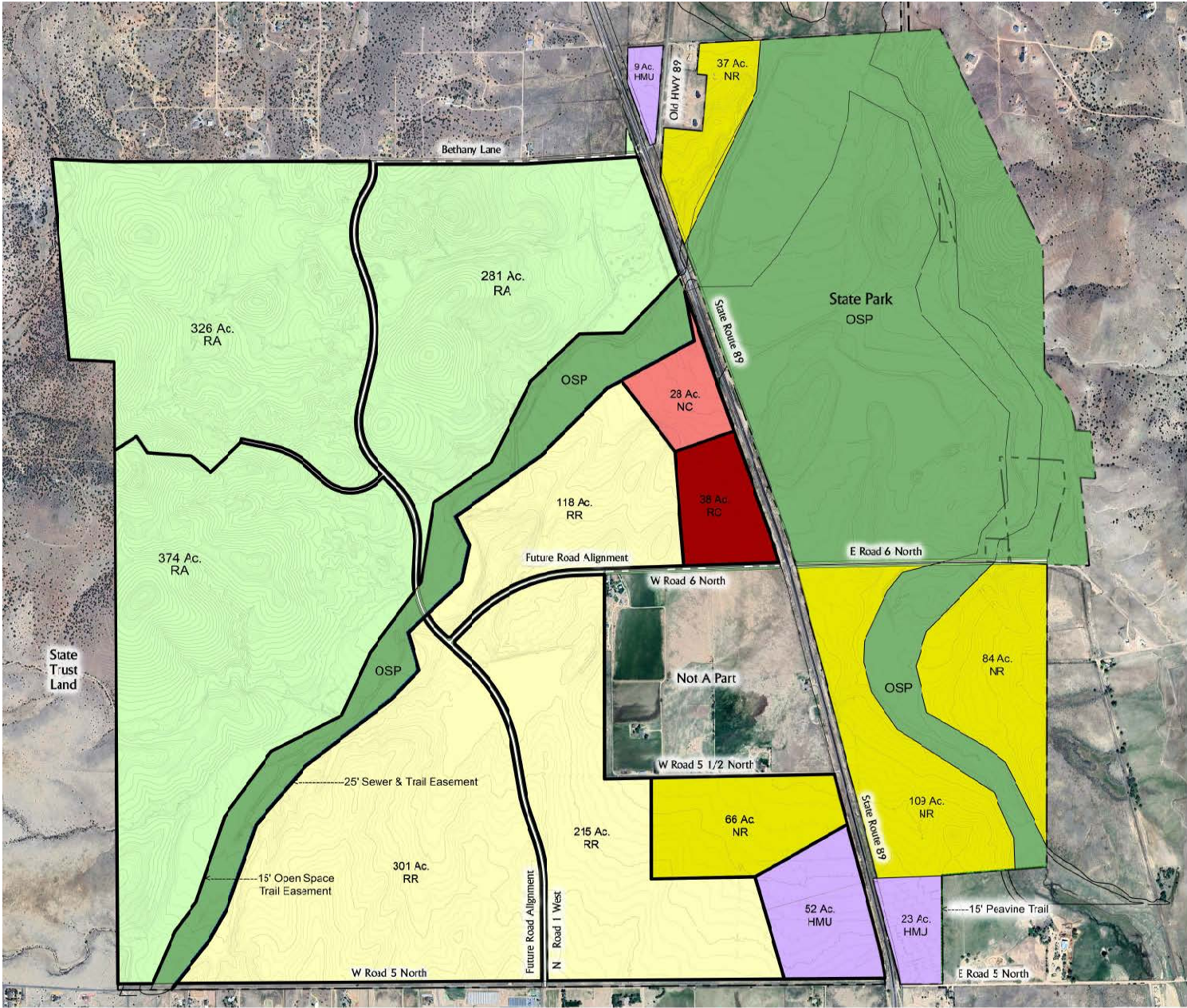
Capri Barney | 928.445.4457 | Hunter Kotoske | 480.483.8100 | landadvisors.com



CONTOUR & FLOODPLAIN | DEL RIO SPRINGS RANCH

Capri Barney | 928.445.4457 | Hunter Kotoske | 480.483.8100 | landadvisors.com





Master Plan for
Del Rio Springs

Land Use Categories		RC - Regional Commercial
RA - Ranch/Agricultural (1 du/4+ ac)	HMU - Horizontal Multi-Use (<=6 du/ac)	
RR - Rural Residential (1 du/ac)	LI - Light Industrial	
NR - Neighborhood Residential (1-4 du/ac)	HI - Heavy Industrial	
NC - Neighborhood Commercial	OSP - Open Space/Parks (1 du/ac)	

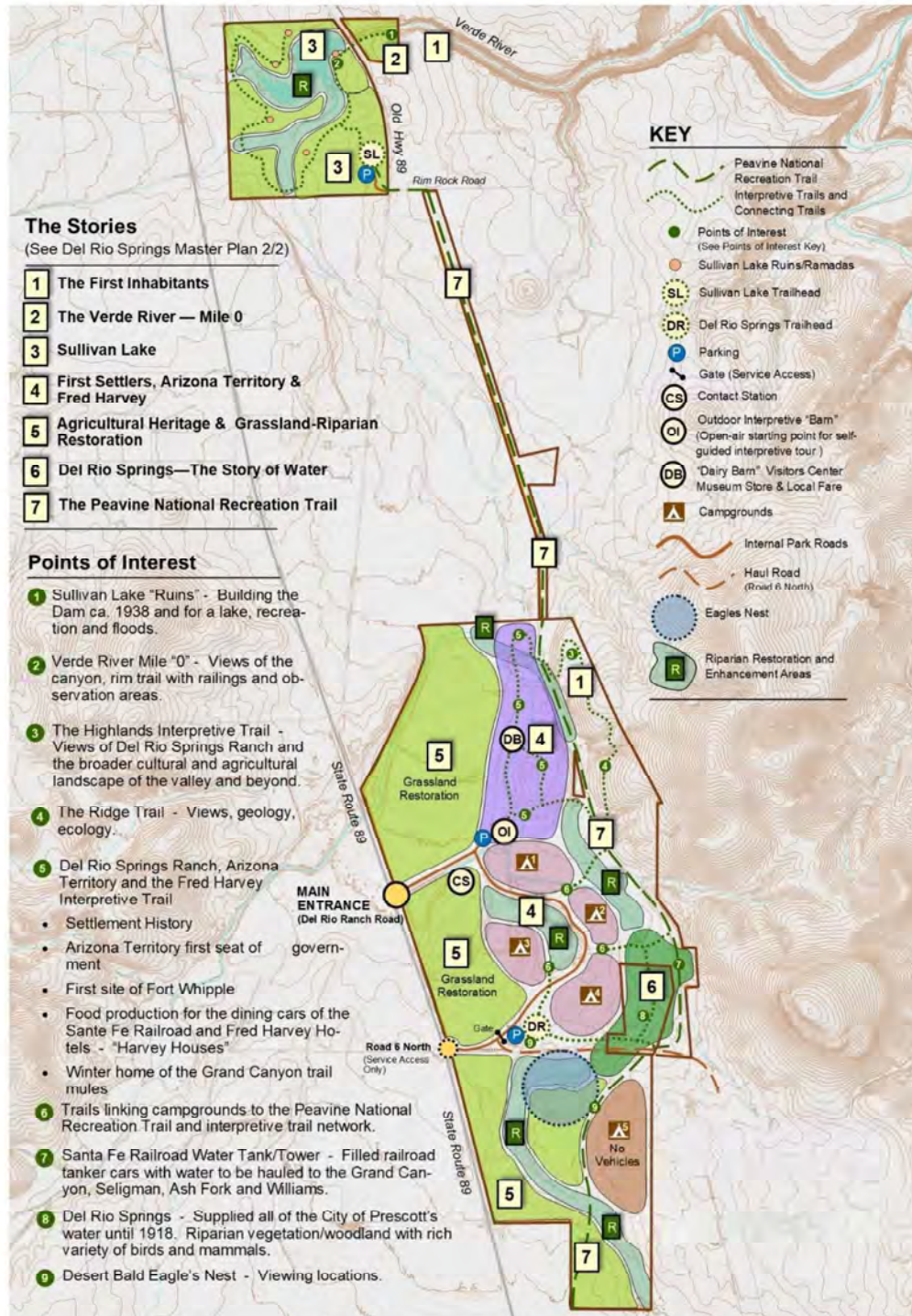
October 31, 2025

0 400 800 1200
SCALE: 1" = 400'

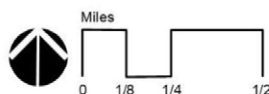


GREY|PICKETT

VERDE RIVER HEADWATERS STATE PARK MASTER PLAN



Verde River Headwaters State Park MASTER PLAN

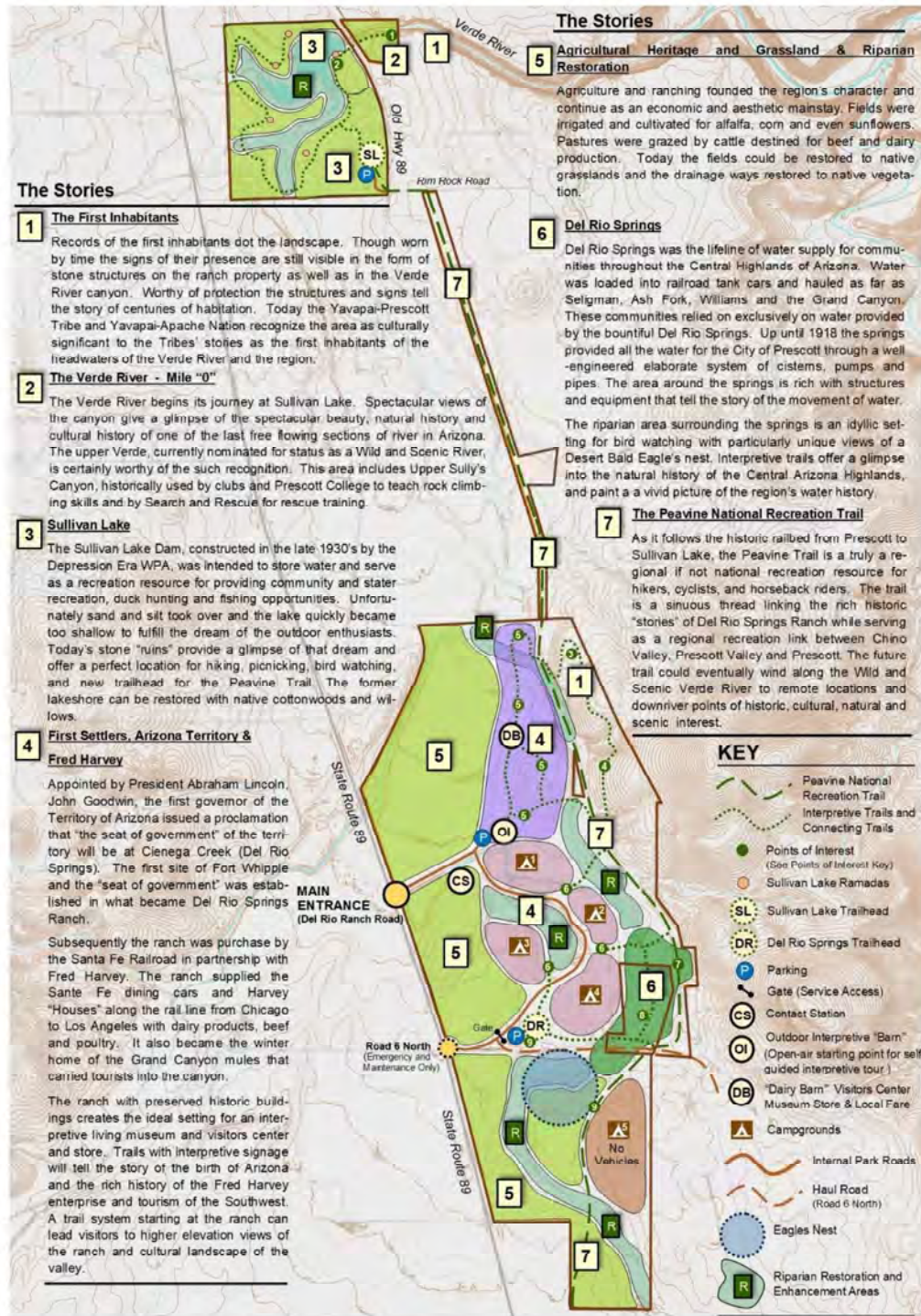


Page 1 of 2
March 22, 2024

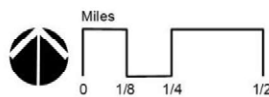
Verde River Headwaters State Park
Community-Based Master Plan - Page 5
April 5, 2024



VERDE RIVER HEADWATERS STATE PARK MASTER PLAN



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



Peter Bourgois
Landscape Architect



Page 2 of 2
January 31, 2024

Verde River Headwaters State Park
Community-Based Master Plan - Page 6
April 5, 2024



The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. AZYV05948 - 10.06.2026.



LandAdvisors.com