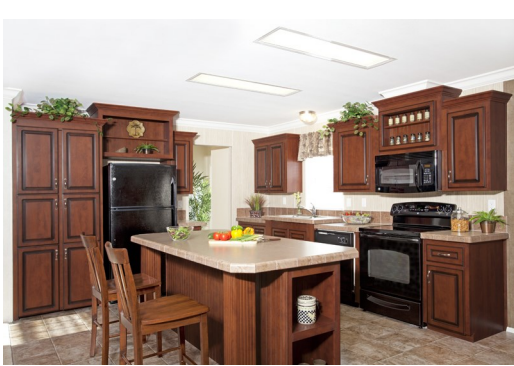


**Have you seen *today's*  
Manufactured Home?**



Modern elegance, as well as, easily affordable, are two of the best reasons you should consider a manufactured home. Manufactured/ Modular housing is a growing construction trend across America. Think about it- Tightly controlled factory environments, bulk purchasing power and reduction of costly on-site construction delays are just a few of the benefits of purchasing pre-fab housing.

Select your Mesquite Springs homesite and then select from a wide variety of styles and floor plans at the dealer of your choice, where and when your ready. Todays manufactured home can easily suit any home buyer! Developer financing available on select lots.



#### Distance from Mesquite Springs To:

Verde Valley Medical Center	1.0 mi
Dr Daniel Bright School	1.49 mi
Cottonwood Elementary	1.38 mi
Phoenix Cement	4.38 mi
Old Town Cottonwood	1.94 mi
Cottonwood Rec Center/ Library	1.0 mi
Grocery Store	1.1 mi
Home Depot	1.83 mi
Wal-Mart	2.53 mi
Dead Horse State Park	3.57 mi
Pine Shadows Golf Course	2.21 mi
Verde Santa Fe Golf Course	5.56 mi
Jerome	8.75 mi
Uptown Sedona	21.1 mi
Cornville Wineries	7.11 mi
Cliff Castle Casino	21.6 mi
Grand Canyon	152 mi
Phoenix	104 mi
Flagstaff	51.2 mi
Prescott	54.2 mi

#### Directions to Mesquite Springs:

Interstate I-17 to Exit 287. Turn North on Hwy 260. Travel Approx 14 miles, turn left on Main St./Alt 89A. Take left onto Cottonwood St/ remain on Alt 89A. Take left on 6th st. Right to entrance on Boulder Ln .



# Mesquite Springs

## Manufactured Home Lots For Sale

## Starting in the 20's

**Sales & Marketing by:  
Options & Opportunities, LLC**

For more information:  
Visit us at: [www.optionsaz.com](http://www.optionsaz.com)

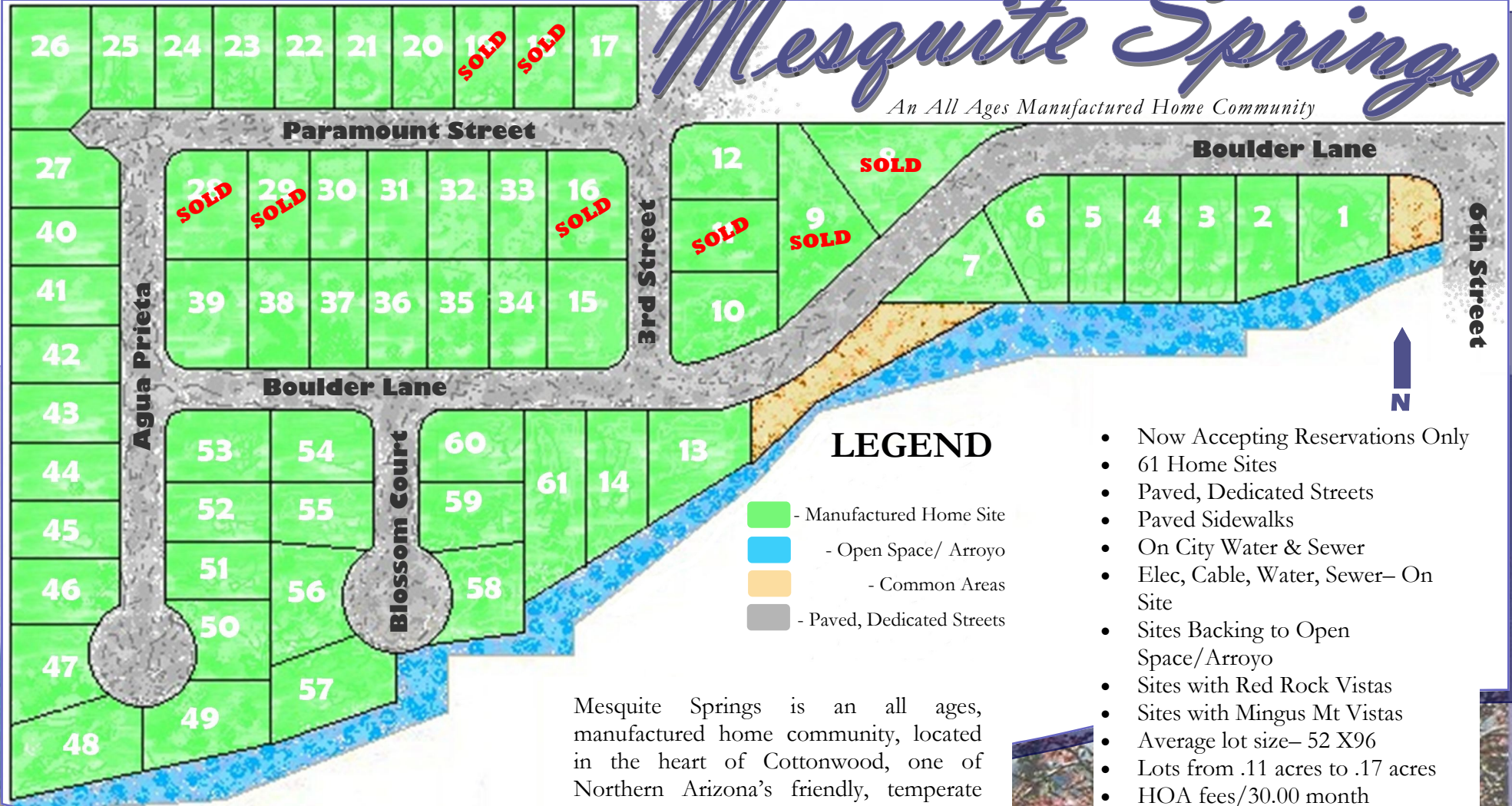
928.284.9367 Office  
800.641.9071 Toll Free  
928.247.6225 E-fax

 **Options & Opportunities**  
REAL ESTATE



# Mesquite Springs

*An All Ages Manufactured Home Community*



## LEGEND

- Manufactured Home Site
- Open Space/ Arroyo
- Common Areas
- Paved, Dedicated Streets

Mesquite Springs is an all ages, manufactured home community, located in the heart of Cottonwood, one of Northern Arizona's friendly, temperate communities. Residents enjoy quick and easy access to nearly everything in Cottonwood, all while enjoying beautiful sunset views over Mingus Mountain, or the day breaking against the red hues of Sedona sandstones. Home sites are offered for immediate or future development. Home selection/installation is with a dealer of your choice.

- Now Accepting Reservations Only
- 61 Home Sites
- Paved, Dedicated Streets
- Paved Sidewalks
- On City Water & Sewer
- Elec, Cable, Water, Sewer— On Site
- Sites Backing to Open Space/Arroyo
- Sites with Red Rock Vistas
- Sites with Mingus Mt Vistas
- Average lot size— 52 X96
- Lots from .11 acres to .17 acres
- HOA fees/30.00 month
- Smart & Reasonable Restrictions
- No Time Requirement for Construction
- Home Purchase from Dealer of your choice
- RV parking permitted
- Developer Financing Available - Select Lots

**Sales & Marketing by:**



**Options & Opportunities**  
REAL ESTATE