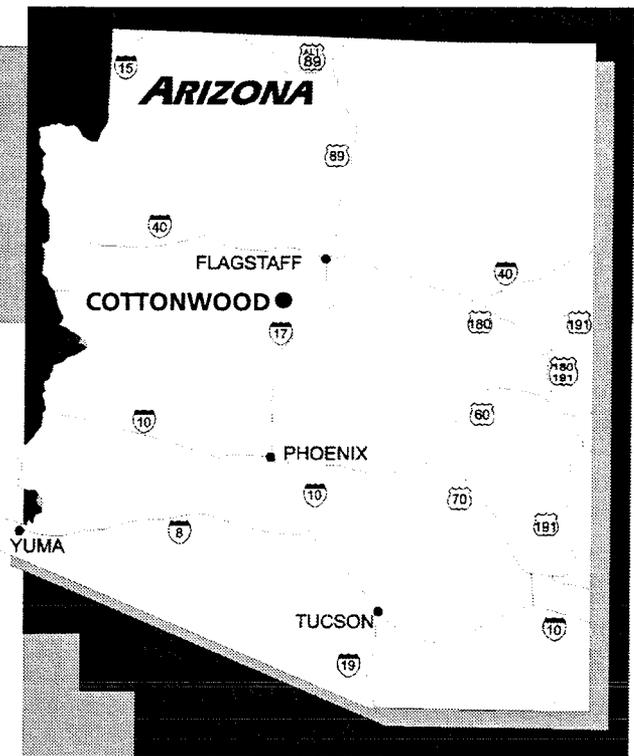


Arizona Department of Commerce

Community Profile

Cottonwood



Cottonwood is a retail and services center located about 50 miles south of Flagstaff in the picturesque Verde Valley. The community was established in 1879 and incorporated in 1960. In 1874, soldiers from Camp Verde were stationed at an adobe house where Cottonwood stands today. Settlers began moving in, developing a community that took its name from a circle of 16 cottonwood trees near the Verde River.

In Yavapai County, Cottonwood is near the geographic center of Arizona at an elevation of 3,300 feet. The city is about 101 miles north of Phoenix. Due to its location in the center of Verde Valley, Cottonwood continues to thrive.

PRINCIPAL ECONOMIC ACTIVITIES

Cottonwood serves as the trading center for the Verde Valley, with a wide variety of retail establishments, professional services and manufacturing concerns. Marcus J. Lawrence Hospital is one of the finest diagnostic and treatment centers in Northern Arizona. Other major employers include Kachina Communications, Griffith Enterprises, Phelps Truss Co., Tacstar Industries and Phoenix Cement Company in nearby Clarkdale.

The travel and tourism industry is also a significant factor in Cottonwood's economic profile. Nearby national forests, state parks, national monuments and wilderness areas attract hundreds of thousands of tourists each year. Many visit Cottonwood because of its proximity to these attractions.

SCENIC ATTRACTIONS

The Verde River flows through Cottonwood supporting one of the state's best riparian habitats. Riverfront Park and Dead Horse Ranch State Park provide access to the Verde River Greenway. The Old Town area, a popular collection of arts and crafts shops, is located on historic Main Street.

In the immediate vicinity are many diverse attractions. Tuzigoot National Monument, a 550-year-old Sinaguan Indian ruin, and

Montezuma Castle National Monument, an 11th-century cliff dwelling, provide insight into the area's pre-Columbian past. Jerome is a historic mining town. The Verde Canyon Railroad provides views into the remote Sycamore Canyon Wilderness and has become a popular excursion. Natural attractions abound with the red rocks of Sedona and Oak Creek Canyon to the north. The 7,700-foot Mingus Mountain, just west of the city in the Prescott National Forest, is a world-class mecca for hang gliding enthusiasts with launches as a regular occurrence on weekends.

Accommodations of all types are available in the city—hotels, RV parks and camping at Dead Horse Ranch State Park.

Cottonwood is near Interstate 17 on state Highways 89A and 260. From Phoenix, drive north to exit 287, then northwest on state Highway 260. From Flagstaff, drive south through the magnificent Oak Creek Canyon on state Highway 89A. 89A continues through Cottonwood to Jerome and over Mingus Mountain to Prescott as a designated scenic route.

POPULATION

	1980	1990	1997
Cottonwood	4,550	5,918	7,300
Yavapai County	68,145	107,714	142,075
Arizona	2,716,546	3,665,228	4,600,275

Sources: Arizona Department of Economic Security and U.S. Census Bureau.

* Local sources estimate the trade area population to be 50,000 for 1996.

COTTONWOOD LABOR FORCE DATA

	1980	1990	1997
Civilian Labor Force	1,744	2,411	3,151
Employed	1,646	2,308	2,987
Unemployed	98	103	164
Unemployment Rate	5.6%	4.3%	5.2%

Source: Arizona Department of Economic Security

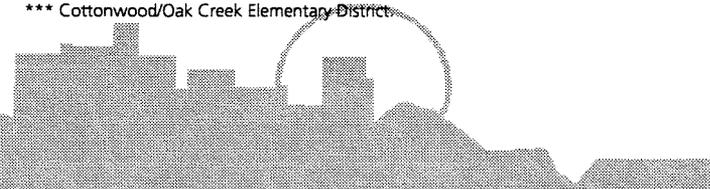
GROWTH INDICATORS

	1990	1996	1997
Taxable Sales (\$)	119,624,600	195,238,360	218,544,546
Postal Receipts (\$)*	1,066,998	1,682,195	1,768,157
New Building Permits**	106	620	888
School Enrollment***	2,932	2,151	2,295
Net Assessed Valuation (\$)	34,902,388	42,308,967	45,498,837

* Postal receipts are for fiscal year.

** Arizona Business, Arizona State University.

*** Cottonwood/Oak Creek Elementary District.



Cottonwood

PROPERTY TAX RATE PER \$100 ASSESSED VALUATION

	1990	1996	1997
AZ State Tax	\$0.47	\$0.00	\$0.00
Community College	1.68	1.64	1.57
Flood Control (Cnty.)		0.20	0.21
Library		0.10	0.10
County Fire District		0.10	0.10
County	2.99	2.51	2.34
County Total	\$5.14	\$4.58	\$4.32
Elementary School District	3.25	3.64	4.28
High School	3.01	3.07	2.98
City	0.00	0.00	0.00
Total	\$11.40	\$11.29	\$11.58

Source: Arizona Tax Research Foundation.

Note: Property tax in Arizona is based on assessed valuation which is 10 percent of market value for residential property. Average tax rate on homes in Arizona before exemptions and rebates is 1.3% of market value.

COMMUNITY FACILITIES

Cottonwood has a library, civic center, recreation center, four parks (including a major riverfront park), a bowling alley, two indoor theaters, swimming pool, multi-complex softball fields, soccer fields, and tennis courts. The community also offers senior citizen facilities such as skilled health care, supervisory care and retirement centers with nutrition programs and various activities. There are also 2 golf courses: Verde Santa Fe (18 holes), and Pine Shadows (15 holes).

Communication. In addition to communication resources from the rest of the state, Cottonwood has daily, weekly and bi-weekly newspapers, several radio stations from Cottonwood, Sedona and Flagstaff, and numerous television channels via cable and translator.

Educational. There are five public elementary and middle schools, one public high school and Yavapai College, Verde Campus. Also, Yavapai College offers day classes, evening classes and vocational education. Northern Arizona University, a four-year institution with a graduate college and nine undergraduate colleges is located in Flagstaff, 50 miles north.

Medical. There is one hospital with 104 beds; the medical staff includes over 50 physicians, dentists, naturopaths, chiropractors, optometrists, and ophthalmologists.

Financial. Cottonwood has five financial institutions with local branch offices. Cottonwood businesses are eligible for assistance in financing fixed assets through the Finance and Administration Division of the Arizona Department of Commerce. Information on private activity bonds within the city may be obtained from the same source or from the Industrial Development Authority of Cottonwood, 827 N. Main St., Cottonwood, Arizona, 86326.

Governmental. The community is governed by a mayor, six council members and a city manager. There is also a police department and a fire department with both full-time and volunteer personnel.

Airport. The Cottonwood Airport has a lighted, 4,250-foot paved runway, fuel, mechanic service and UNICOM 122.7.

Industrial Properties. There are over 160 acres of industrial parks available with electricity, gas and water. For further information, contact the Foundation for Economic Development, (520) 634-7593, 1010 S. Main Street, Cottonwood, AZ 86326.

Utilities

Electricity:	APS	(520) 634-2246
Natural Gas:	Citizens Utility	634-5555
Telephone:	U.S. West Communications	634-5833
Water:	Cottonwood Water Works, Inc. and Cordes Water	634-5559 634-8886
Sewer:	City of Cottonwood Waste Water Treatment System	634-5526

Lodging and Meeting Facilities. There are seven motels with 278 units, and four meeting facilities, with the largest seating 1,000 persons.

WEATHER

Month	Average Temperature (°F)		Average Total Precipitation (Inches)
	Daily Maximum	Daily Minimum	
January	58.2	28.4	0.85
February	63.2	31.8	0.77
March	68.4	35.5	0.87
April	76.6	42.4	0.57
May	85.1	49.4	0.35
June	94.6	57.7	0.58
July	98.4	66.0	2.02
August	95.4	64.1	2.43
September	91.6	57.5	1.12
October	82.3	46.7	0.80
November	68.6	36.0	0.74
December	59.0	29.0	1.11
Year	78.8	45.4	12.21

Average Total Snow, Sleet and Hail Annually: 5.0 inches (based on a 30-year avg.).

This profile was prepared by the Arizona Department of Commerce Communications Division in cooperation with the Cottonwood/Verde Valley Chamber of Commerce and the City of Cottonwood.

For further information, contact:

Cottonwood/Verde Valley Chamber of Commerce
1010 S. Main Street
Cottonwood, AZ 86326
(520) 634-7593

City of Cottonwood
827 N. Main St.
Cottonwood, AZ 86326
(520) 634-5526

Bulk orders and complete sets of profiles may be obtained at moderate cost from the Arizona Department of Commerce by calling (602) 280-1321.

Arizona Department of Commerce

3800 N. Central Ave., Ste. 1400
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<http://www.state.az.us/commerce>

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