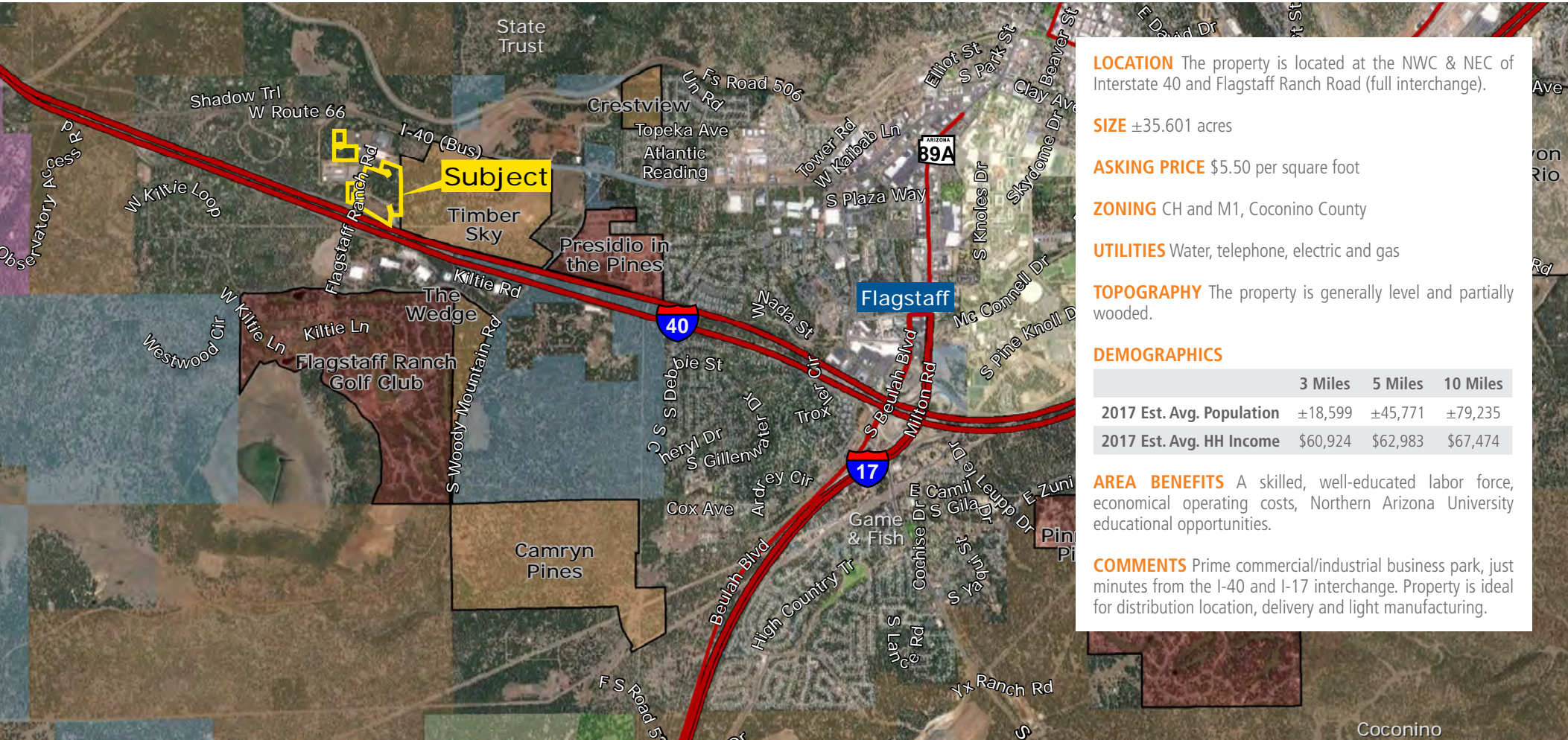


BULK COMMERCIAL LAND OPPORTUNITY

FLAGSTAFF RANCH BUSINESS PARK

EXCLUSIVE LISTING | COCONINO COUNTY, ARIZONA



LOCATION The property is located at the NWC & NEC of Interstate 40 and Flagstaff Ranch Road (full interchange).

SIZE ±35.601 acres

ASKING PRICE \$5.50 per square foot

ZONING CH and M1, Coconino County

UTILITIES Water, telephone, electric and gas

TOPOGRAPHY The property is generally level and partially wooded.

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
2017 Est. Avg. Population	±18,599	±45,771	±79,235
2017 Est. Avg. HH Income	\$60,924	\$62,983	\$67,474

AREA BENEFITS A skilled, well-educated labor force, economical operating costs, Northern Arizona University educational opportunities.

COMMENTS Prime commercial/industrial business park, just minutes from the I-40 and I-17 interchange. Property is ideal for distribution location, delivery and light manufacturing.

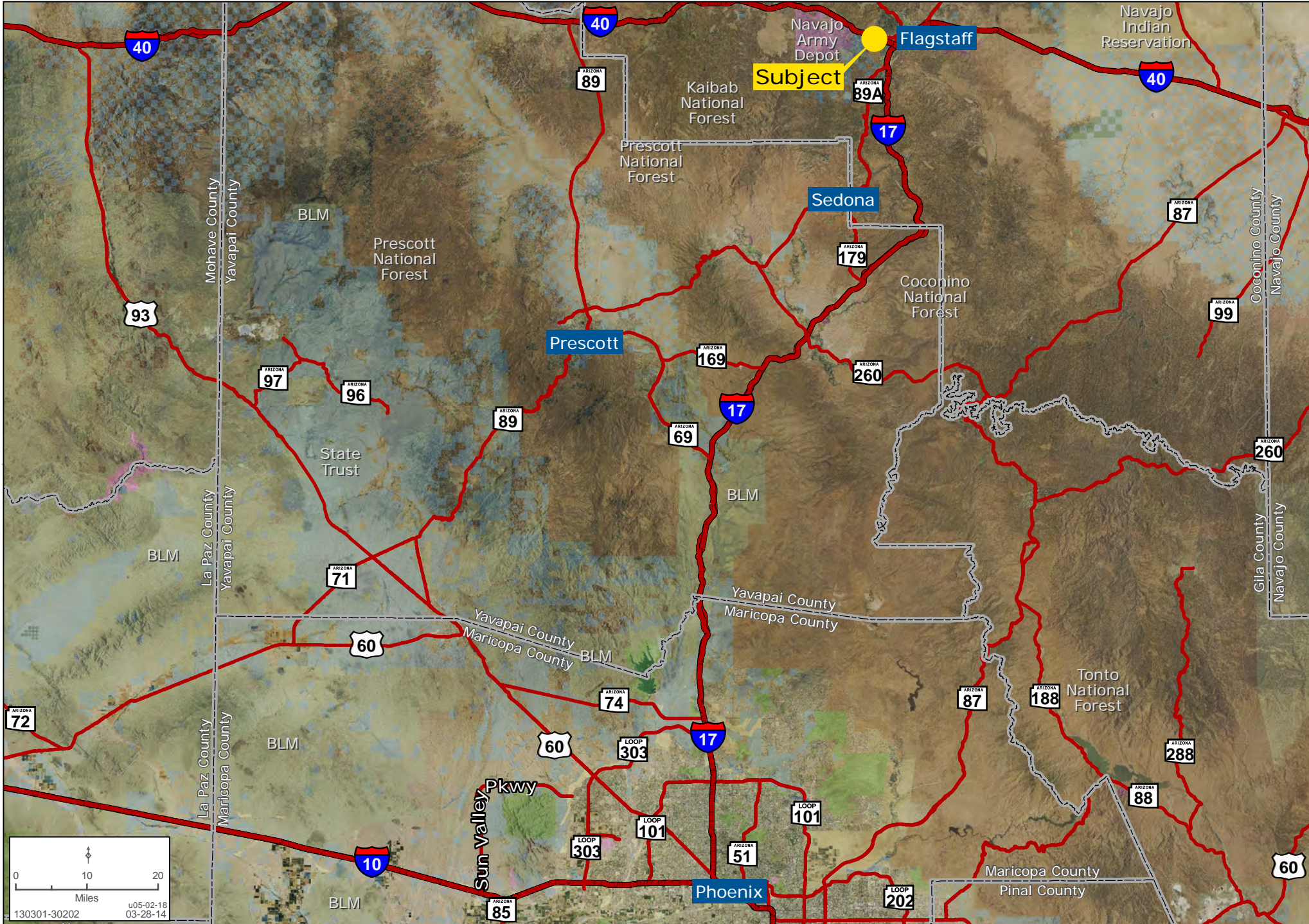
Capri Barney | cbarney@landadvisors.com Chad T. Russell, P.C. | crussell@landadvisors.com
 4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZ-Coconino-130301-7.19.18



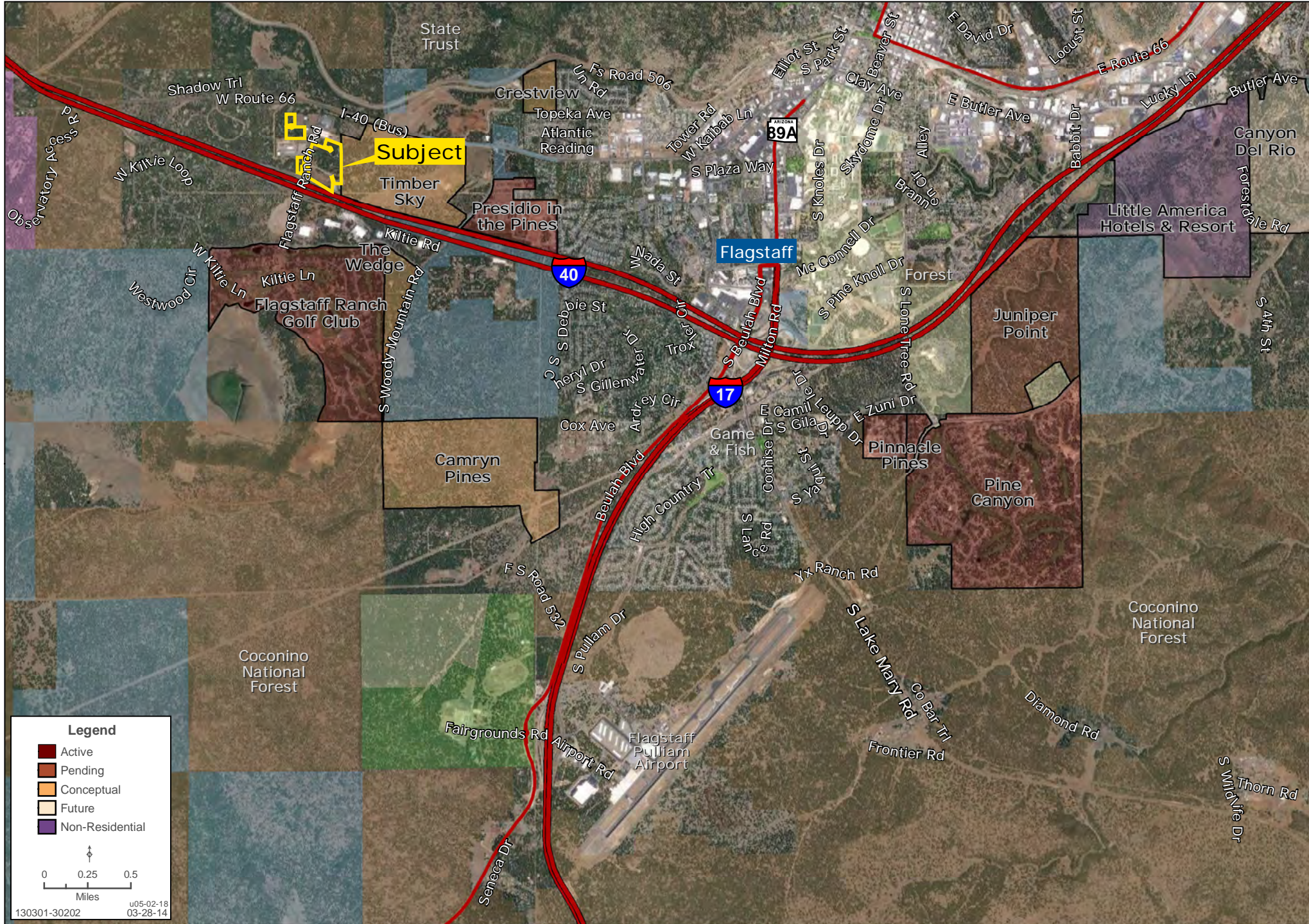
LOCALITY MAP

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SURROUNDING DEVELOPMENT MAP

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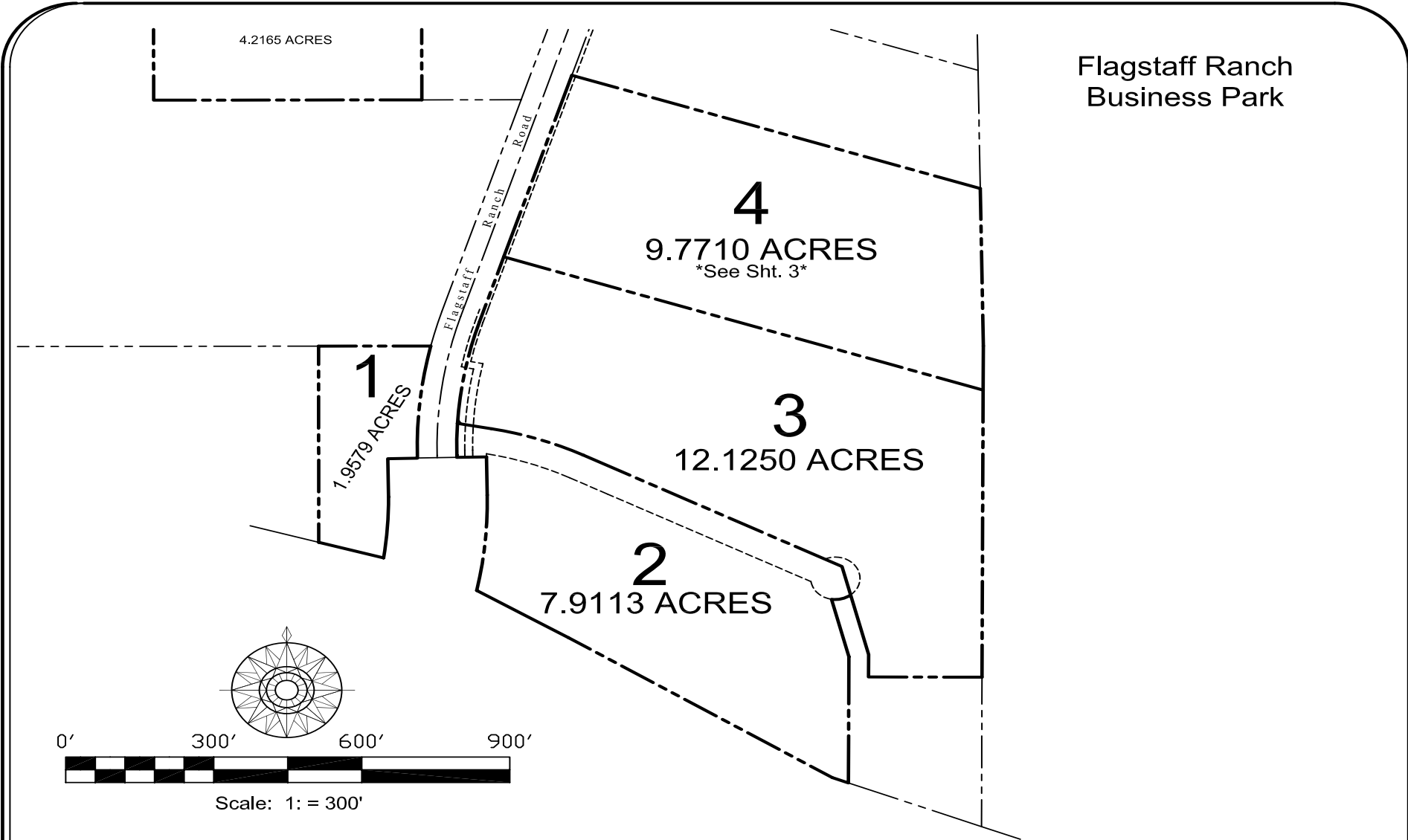
PROPERTY DETAIL MAP

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PHASE 1		
Parcel	Acreage	Zoning
1	1.958	CH
2	7.911	CH
3	12.125	CH
5	4.216	M1
6	2.213	M1

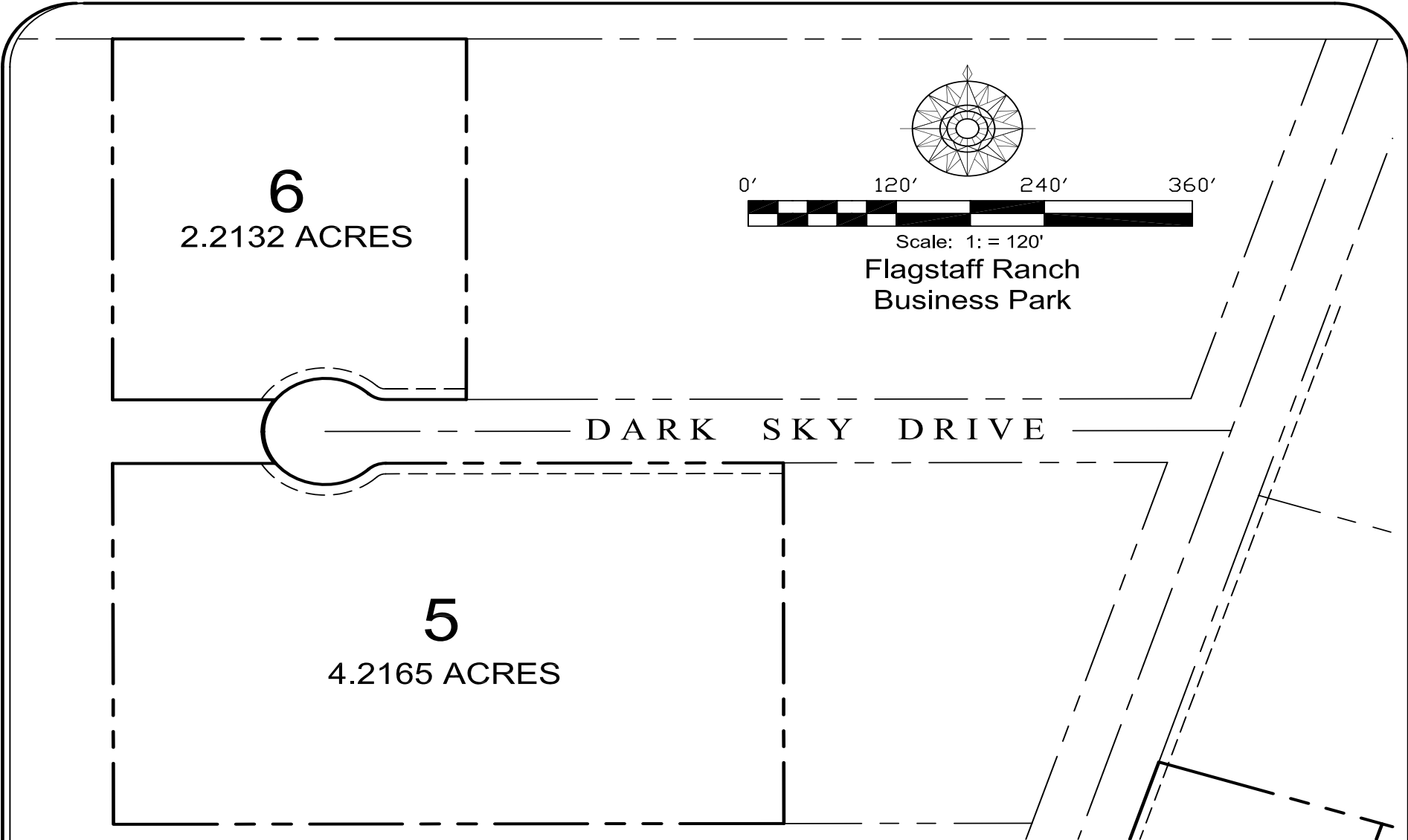
PHASE 2		
Parcel	Acreage	Zoning
9	0.837	M1
10	1.701	M1
11	2.083	M1
12	0.86	M1
13	0.85	M1
14	0.85	M1



528 W. Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-5058 FAX (928) 774-3089

NORTHLAND EXPLORATION SURVEYS, INC.

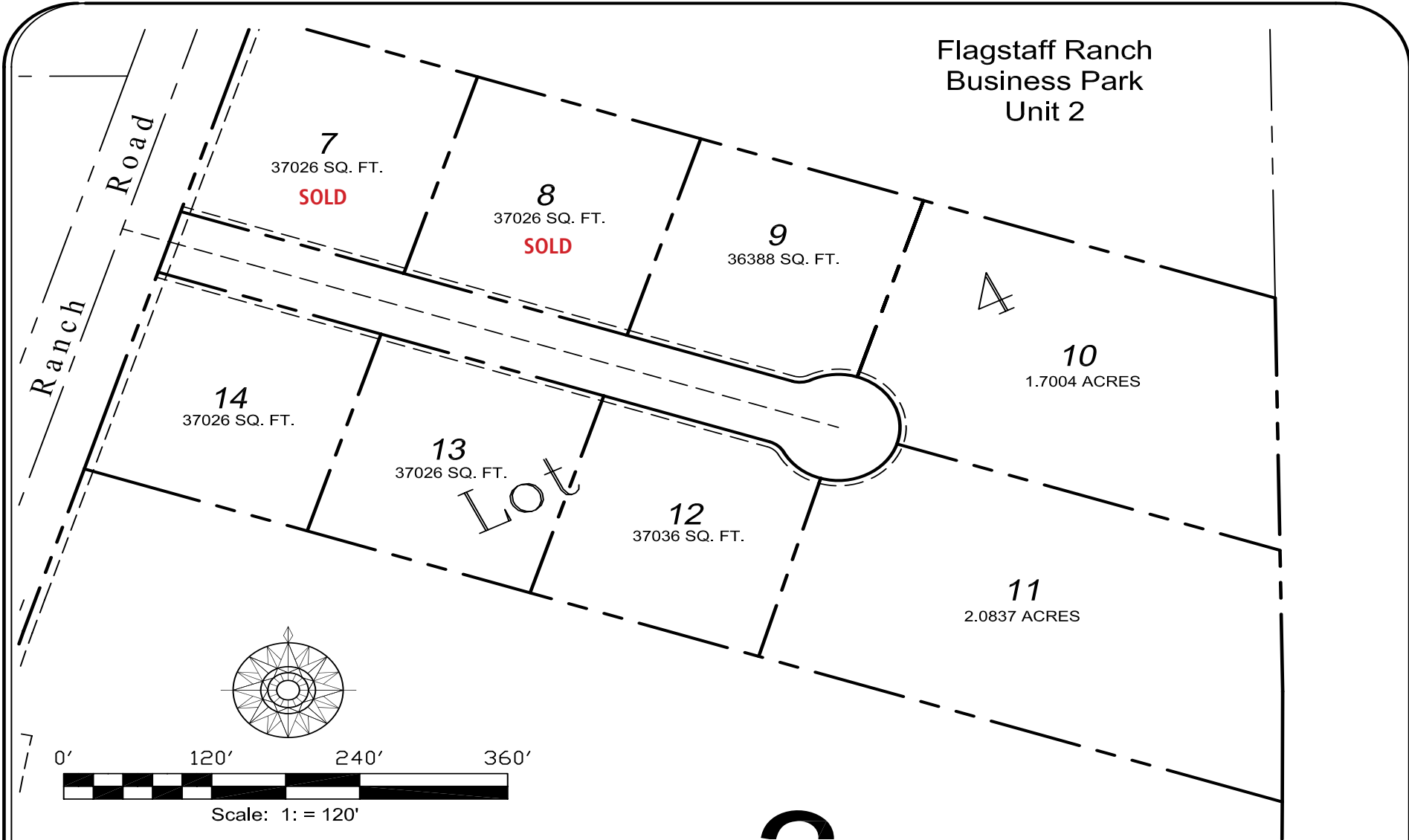
Sheet 2 - Lots 1-4



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NORTHLAND EXPLORATION SURVEYS, INC.

Sheet 1 - Lots 5 & 6



528 W. Aspen Avenue, Flagstaff, Arizona 86001 (928) 774-5058 FAX (928) 774-3089

NORTHLAND EXPLORATION SURVEYS, INC.

Sheet 3 - Unit 2
Lots 7-14