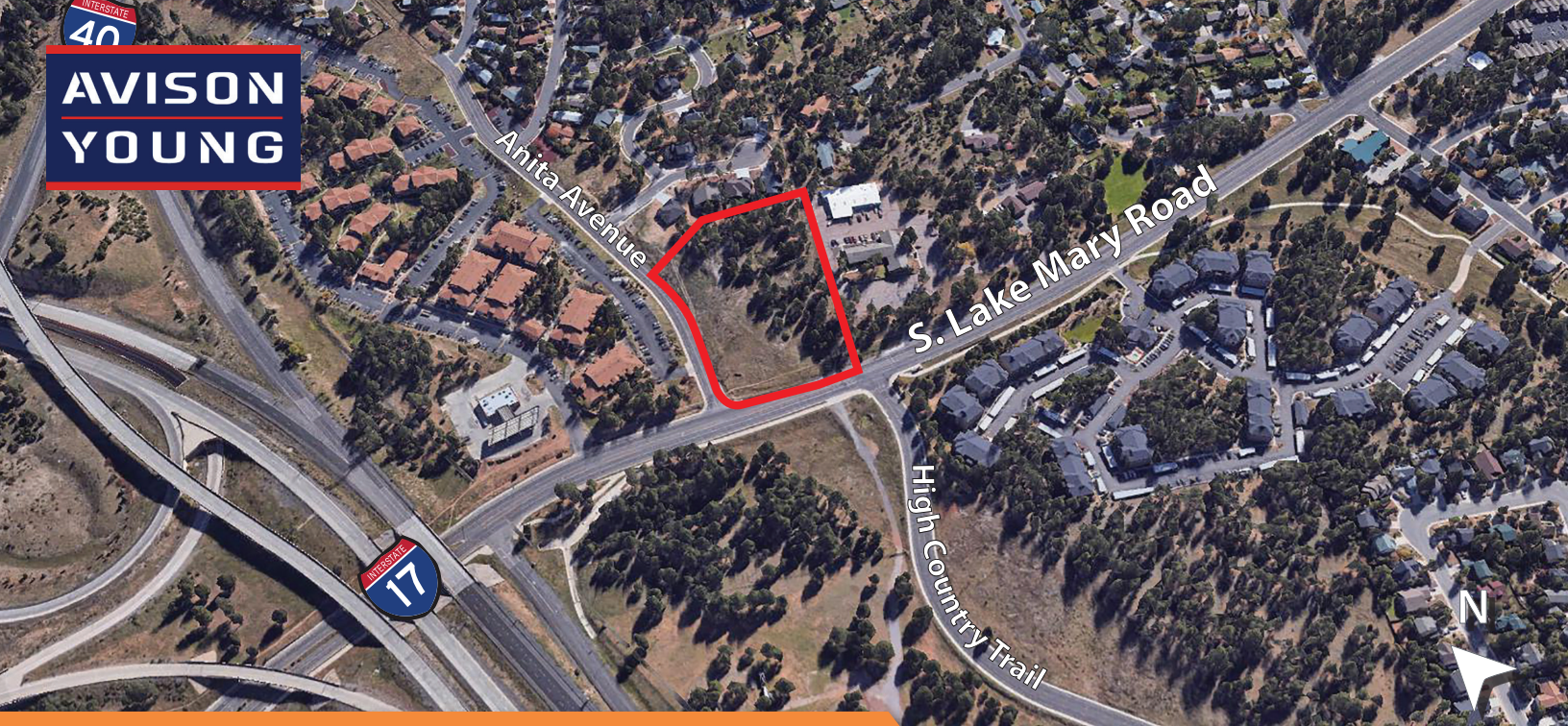


INTERSTATE  
40

**AVISON  
YOUNG**



# 3500 S LAKE MARY ROAD

**LOT 1  
FLAGSTAFF, AZ 86005**

## **Flagstaff Commercial Lot 600' from I-17 Freeway**

- Corner lot located just southeast of the I-17 Lake Mary Road exit
- 0.78 acres of buildable commercial land with approximately 2.5 additional acres for parking and landscape.
- Permitted uses include: recreational facility, school, daycare, tavern, group home, drive-thru, general retail, mixed-use, restaurant, office, veterinary clinic, service station, etc.
- Owner/Agent

**TOTAL ACREAGE**  
±3.45 AC (±151,153 SF)

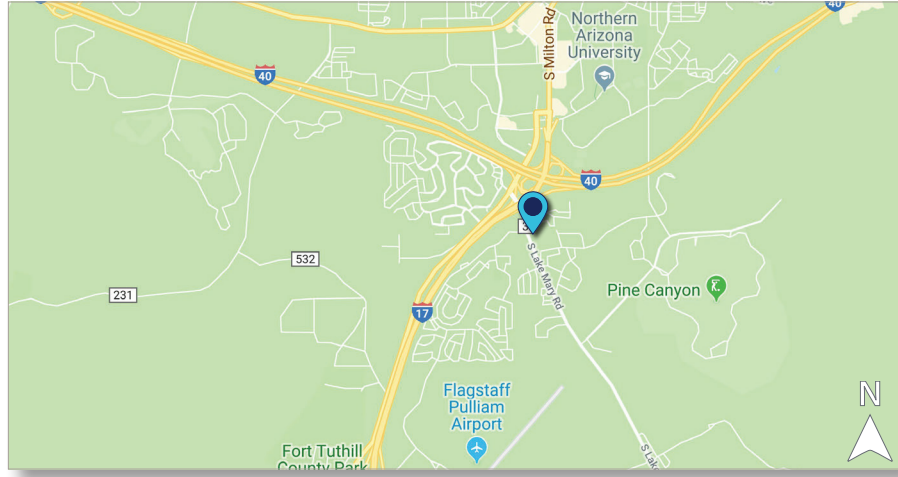
**BUILDABLE ACREAGE**  
0.78 AC  
*Buildable acreage limited by APS easements and based on maximum floor ratio of 0.8 FAR for SC zoning per Flagstaff Zoning Code (0.62 maximum gross floor area).*

**ADDITIONAL ACREAGE**  
±2.5 AC (Parking/Landscaping)

**PURCHASE PRICE**  
\$199,000

**APN**  
103-23-001

**ZONING**  
SC (Suburban Commercial)



**Gail Brown, JD**  
Associate  
602.316.2519  
gail.brown@avisonyoung.com

Partnership. Performance.

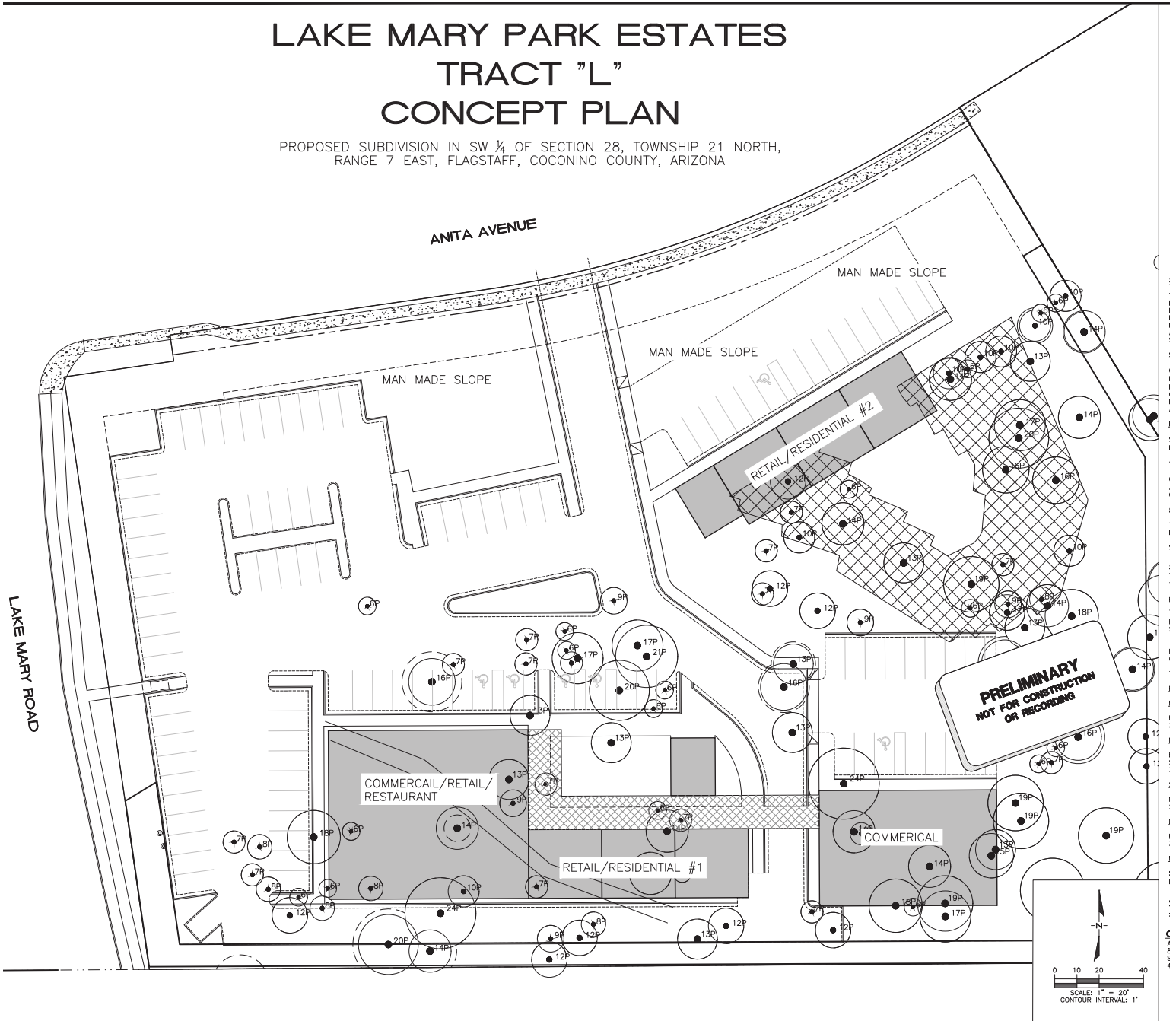
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CONCEPT PLAN

## LAKE MARY PARK ESTATES TRACT "L" CONCEPT PLAN

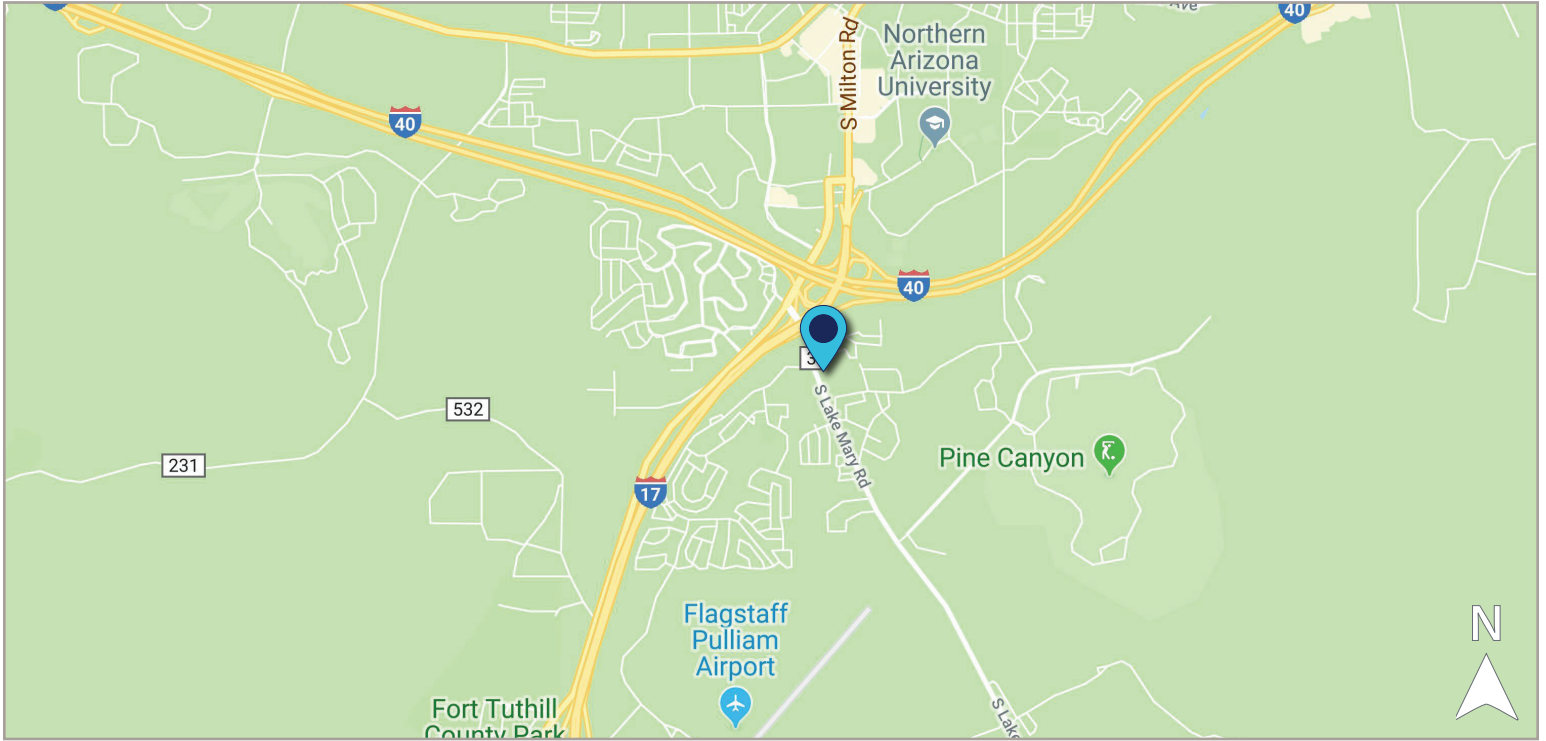
PROPOSED SUBDIVISION IN SW ¼ OF SECTION 28, TOWNSHIP 21 NORTH,  
RANGE 7 EAST, FLAGSTAFF, COCONINO COUNTY, ARIZONA



**27,000 Two-Story Multi-Use Development Building**

13,500 SF per floor

## REGIONAL MAP



## AERIAL

