



STATE OWNED PROPERTY FOR SALE

2163 N. Vickey Street
Flagstaff, Arizona 86004

Vacant Developable Land
6.646 acres (289,495 square feet)



\$2,000,000 (\$6.91 per square foot) sale price

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PROPERTY FEATURES

- 6.646 acres (289,495 square feet) of developable land
- APN #107-30-016B
- Only remaining development site available in the Northwoods Business Center complex
- Level buildable topography with publicly dedicated and maintained frontage and access on Vickey Street
- 508 feet of frontage and visibility from Interstate 40, as well as 205 feet of frontage and access on Vickey Street
- Located between Interstate 40 and US Route 66, providing easy freeway access
- Utilities to the Site:
 - Gas: Unisource Energy
 - Water: City of Flagstaff
 - Electricity: Arizona Public Service
 - Sanitary/Sewer: City of Flagstaff
 - Telephone/Internet: CenturyLink
- Light Industrial Zoning (LI), City of Flagstaff



Location Features

Flagstaff, AZ



DEMOGRAPHICS
(3-MILE RADIUS)

41,822 population
\$49,862 income
31 average age

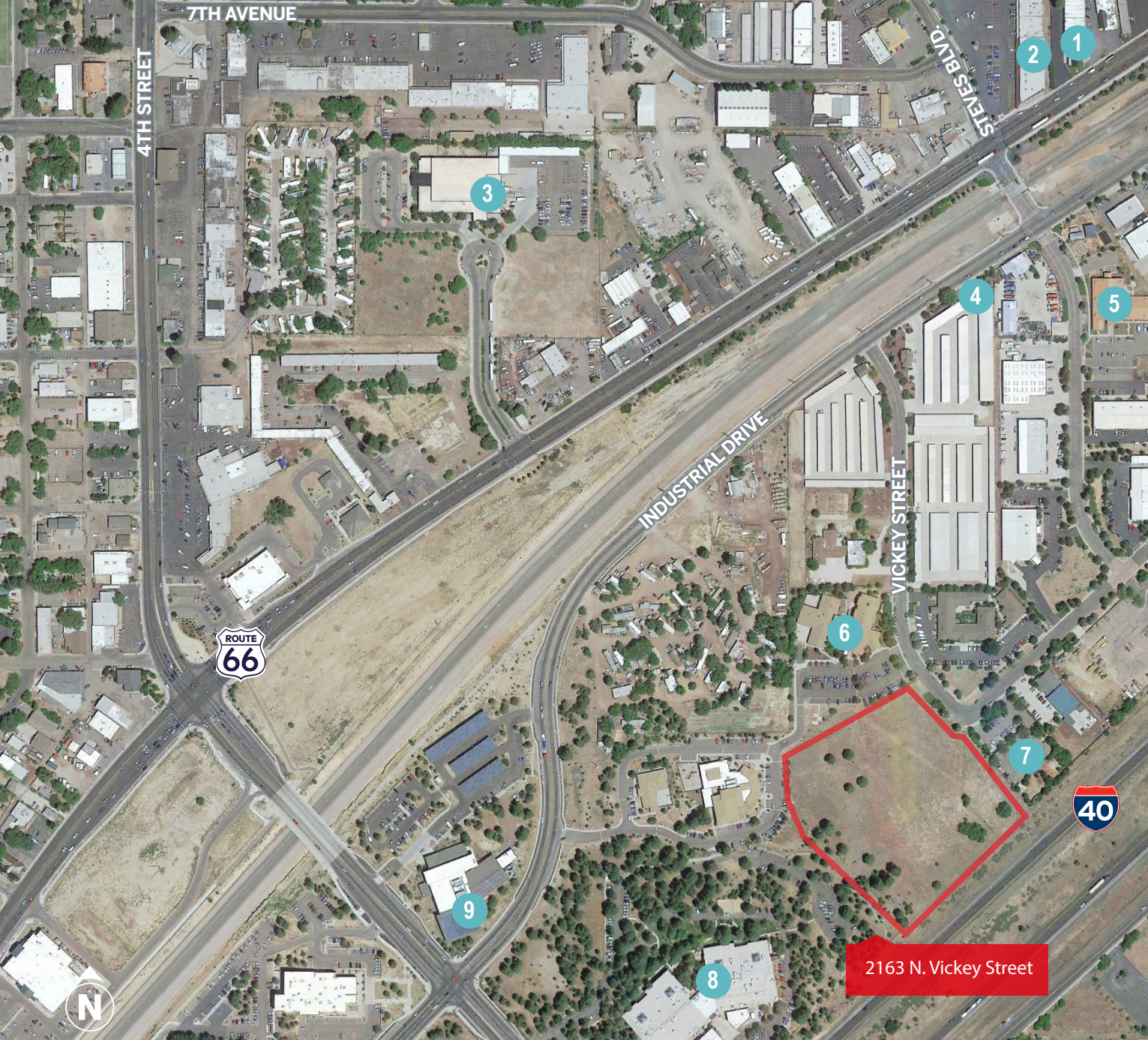


DAILY TRAFFIC
COUNTS

33,201 cars
daily travel on Route 66
36,382 cars
daily travel on Interstate 40

Map Legend

- 1 Best Western
- 2 Kachina Village
- 3 U.S. Post Office
- 4 Armour Self Storage
- 5 Ponderosa High School
- 6 The Guidance Center
- 7 Northland Family Health Center
- 8 W L Gore & Associates
- 9 Flagstaff Aquatic Center



FOR MORE INFORMATION, CONTACT:

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