The Art of Real Estate
da Vinci
REALTY
COMMERCIAL INVESTMENTS

Exclusively offered by da Vinci Realty, LLC

Mark T. Belsanti, CCIM
1(928) 254-1770 cell
mark@davincirealty.com email
www.davincirealty.com
(928) 779-3800 office
(928) 222-0189 fax

1.30 Acres FOR SALE

$575,000

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

CCIM Individual Member MLS

Property Location: Property is located on 1.3 acres of Commercial/Retail land directly across from the new Super Wal-Mart in East Flagstaff, AZ. Flagstaff is heavily visited by tourists as it is just 82 miles southeast of the Grand Canyon, approximately 27 miles north of Sedona, and 144 miles north of Phoenix. There is convenient access off Interstate 40.

Property Brief: Commercial/Retail land directly across from the new Super Wal-Mart in east Flagstaff. Opportunities exist for fast food eateries, retail establishments, etc etc. Be the first on the block! Property is currently zoned I-I-E (Industrial) therefore a zone change to commercial will be required. Submit to Owner Carry.

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Address:	*2646 E. Huntington Dr.*
Price:	*$575,000*
Terns:	*Cash, New loan, Submit to Owner Carry*
Lot Size:	*1.30 Acres*

Zoning:	*I-I-E*
Parcel Number:	*107-12-009C*
Property Type:	*Retail land*
County:	*Coconino*

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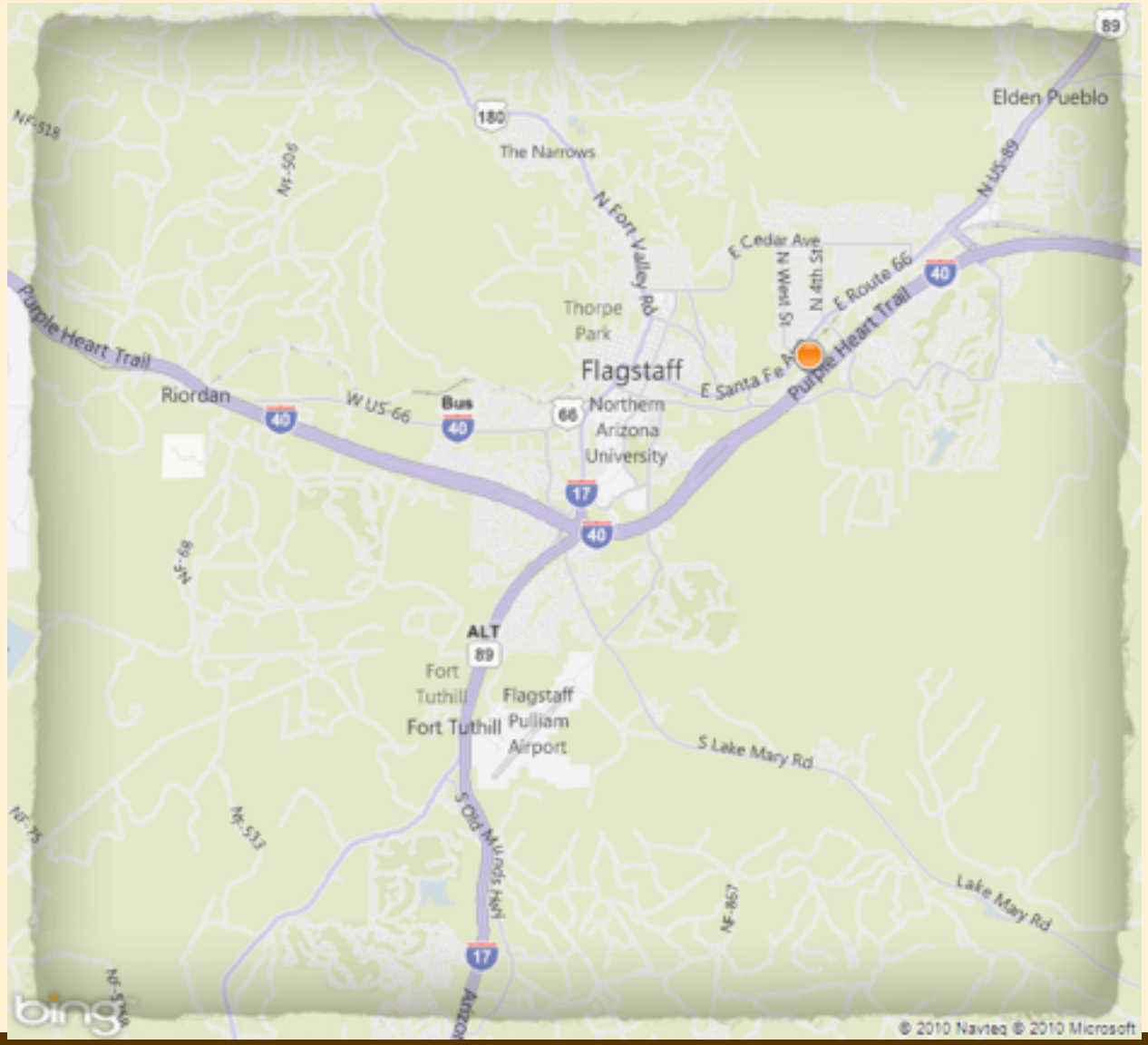
LOCATION



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AERIAL MAP

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SITE PLAN

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AERIAL

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Flagstaff

Community Profile

Prepared by the ARIZONA DEPARTMENT OF COMMERCE

Flagstaff's name comes from a pine tree made into a flagpole in 1876 to celebrate the Declaration of Independence Centennial. It's the largest city & regional center of northern Arizona & the seat of Coconino County. One of the highest US cities, Flagstaff sits at the base of the 12,633-ft San Francisco Peaks. It's a year-round mecca for visitors & many Arizonans maintain second homes here. Flagstaff has long been a transportation hub. Located along an old wagon road to California, Flagstaff was founded in conjunction with the arrival of the railroad in 1882. Today the town links I-40 to I-17, Hwy 89 to Page & Utah, & Hw 180 to the Grand Canyon. Historic Route 66 passes through Flagstaff.

A REDI accredited community

Basic Information

Founded: 1882
Incorporated: 1894
Elevation: 7,000
Located in Coconino County
Nearby Highways: HWYS I-17; I-40; US 89; US 180
Enterprise Zone available

Distance to Major Cities:
Phoenix: 142 miles
Tucson: 257 miles

Population

	1990	2000	2008
Flagstaff	45,857	52,894	64,693
Coconino County	96,591	116,320	135,613
Arizona	3,665,228	5,130,632	6,629,455

Sources: Arizona Department of Commerce and US Census Bureau

Principal Economic Activities

Flagstaff is a governmental, educational, transportation, cultural and commercial center. Tourism is a major source of employment. Traditional economic activities continue to employ people. New scientific and high tech research and development industries have located in Flagstaff. Approximately 19,000 students attend Northern Arizona University. More than 200,000 people do business in Flagstaff, both in the historic downtown area and at several shopping centers.

County Employment	2008
Government	19,900
Leisure and Hospitality	13,200
Trade, Transportation, and Utilities	10,300
Educational and Health Services	7,200
Manufacturing	3,900
Mining and Construction	3,200
Professional and Business Services	3,100
Other Services	1,900
Financial Activities	1,600
Information	400

Source: Arizona Department of Commerce
Figures are organized under the North American Industrial Classification System (NAICS).

Private Employers

Machine Solutions
Nestle Purina
SCA Tissue
Southwest Windpower
W.L. Gore & Associates
Walgreens Distribution

Public Employers

City of Flagstaff
Coconino County
Flagstaff Medical Center
Flagstaff Unified School District
Northern Arizona University

Labor Force Data

	1990	2000	2008
Civilian Labor Force	26,111	31,617	37,041
Unemployed	1,604	982	1,309
Unemployment Rate	6.1%	3.1%	3.5%

Source: Arizona Department of Commerce

Growth Indicators	1990	2000	2008
New Bldg. Permits	869	823	275
Taxable Sales ($)	511.9 million	1 billion	1.6 billion
Net Assessed Value ($)	230.9 million	408.6 million	878 million

Sources: Arizona State Univ., AZ Dept. of Revenue, AZ Tax Research Assoc.

Scenic Attractions

Flagstaff and the surrounding area are abundant with attractions. The Grand Canyon is the top area attraction with some 5 million visitors annually. Other popular sites nearby are the San Francisco Peaks, the dormant volcanos at Sunset Crater Volcano National Monument, the Indian ruins at Wupatki and Walnut Canyon, Meteor Crater, Oak Creek Canyon, red rocks of Sedona & Monument Valley. Many recreational activities are found in the city itself. Lowell Observatory, where Pluto was discovered, has both historic and modern telescopes and is open to the public. The Museum of Northern Arizona has Native American displays. Riordan State Park features a mansion built by two brothers prominent in the lumber industry. Flagstaff Winterfest is held annually to celebrate that season.

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Flagstaff

Community Profile

Community Facilities

Flagstaff offers a wide range of community and cultural facilities. There are two museums, 34 art galleries, a symphony orchestra, six recreation centers, three libraries, 29 parks, two swimming pools, one public and five private golf courses, an ice skating/roller rink, 19 tennis courts, one bowling alley, 13 indoor theater screens, and one ski resort. For the younger crowd there are two skate parks and one BMX facility.

Educational Institutions	Public	Private
Elementary	Y	Y
Middle School	Y	Y
High School	Y	Y
Community College	Y	Y
University 4 year	Y	N

Financial
Number of banks: 13

Government
Fire Department: Staffed City/Local Fire Department
Law Enforcement: City Police Department

Airports
Pulliam Airport - (2.5 miles south), with a 8,800-ft. runway. Daily flights to Los Angeles & Phoenix available.

Medical
Extensive medical facilities.

Hotel & Lodging
Number of Rooms: 4,905
Meeting Rooms: 71
Capacity of Largest Facility: 1,000

Industrial Properties:
Several parks and parcels varying in acreage and size are available. Contact: Greater Flagstaff Economic Council, (928) 779-7658 or www.gfec.org for specific information..

Utilities

Electricity	APS (Statewide)	800.253-9405
Natural Gas	Unisource Energy Services	928.634.5555
Telephone	Qwest (statewide)	800.244.1111
Water & Sewer	Municipal (Flagstaff)	928.779.7637

Cable Providers: Y
Digital Switching Station: Y
Internet Service Provider: Y
Cable Internet Service Provider: Y
Fiber Optics: Y

Taxes

Property Tax Rate	1990	2000	2008
Elementary/High Schools	5.93	6.69	4.88
City/Fire District	1.89	1.71	1.52
Countywide	1.66	1.71	1.23
Totals	**9.48**	**10.11**	**7.63**

Source: Arizona Tax Research Association
Note: Tax rate per $100 assessed valuation
NOTE: School district participates in the Coconino Association for Vocations, Industry, and Technology (CAVIAT).

Sales Tax	2008
City/Town	1.00%
County	1.13%
State	5.60%

Sources: League of Arizona Cities & Towns, Arizona Dept. of Revenue

Weather

	Avg. Low (°F)	Avg. High (°F)	Precip. (in.)
	31.0	61.2	1.7
January	15.2	42.1	2.1
February	18.0	44.9	2.0
March	22.4	50.1	2.1
April	28.0	58.5	1.3
May	34.3	67.9	0.6
June	41.7	77.9	0.5
July	50.8	81.6	2.4
August	50.8	79.0	2.8
September	41.9	73.5	1.9
October	31.4	63.4	1.5
November	22.4	51.6	1.6
December	16.7	43.5	2.0

Source: Western Regional Climate Center
Western Regional Climate Center, wrcc@dri.edu. Period of record 1950-2005.
Average Total Snowfall 99.1".

This profile was prepared by the Arizona Department of Commerce Communications Division in cooperation with local sources.

For further information contact:

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Phone: 928.774.4505, Fax: 928.779.1209
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211 W. Aspen
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Email: bdaggett@ci.flagstaff.az.us
Website: www.CityofInnovation.com

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1700 W. Washington St., Suite 600, Phoenix, AZ 85007
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