

.3 ACRES VACANT LAND

2129 NORTH 4TH STREET, FLAGSTAFF, ARIZONA 86004

FOR SALE \$225,000

WWW.DAVINCIREALTY.COM



COMMERCIAL
DIVISION



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM

928.254.1770 (C)

928.779.3800 (O)

928.222.0189 (F)

mark@davincirealty.com

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

PROPERTY PROFILE



PROPERTY LOCATION

From East Route 66, head North on Fourth Street. This property is located on the left side on the Southern corner of East Fifth Avenue.

PROPERTY DESCRIPTION

Prime Fourth Street location across from brand new Walgreens! Level building site zoned Community Commercial (CC). Great access with curb cut from both Fourth Street and East Fifth Avenue with heavy traffic flow makes this the ideal spot to build!



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM
928.254.1770 (C)
928.779.3800 (O)
928.222.0189 (F)
mark@davincirealty.com

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,

INFORMATION



ADDRESS	2129 North Fourth Street, Flagstaff, Arizona 86004	ZONING	Community Commercial
PRICE	\$225,000	PARCEL NUMBER	107-03-009B
TERMS	Cash, Cash to New Loan, Submit to OMC	PROPERTY TYPE	Commercial Vacant Land
PRICE PER SQ.FT	\$19.51	COUNTY	Coconino
LOT SIZE	.3 Acres	UTILITIES	Sewer, Water, Power, Natural Gas , Telephone and Cable Available
2012 TAXES	\$1,816.48		

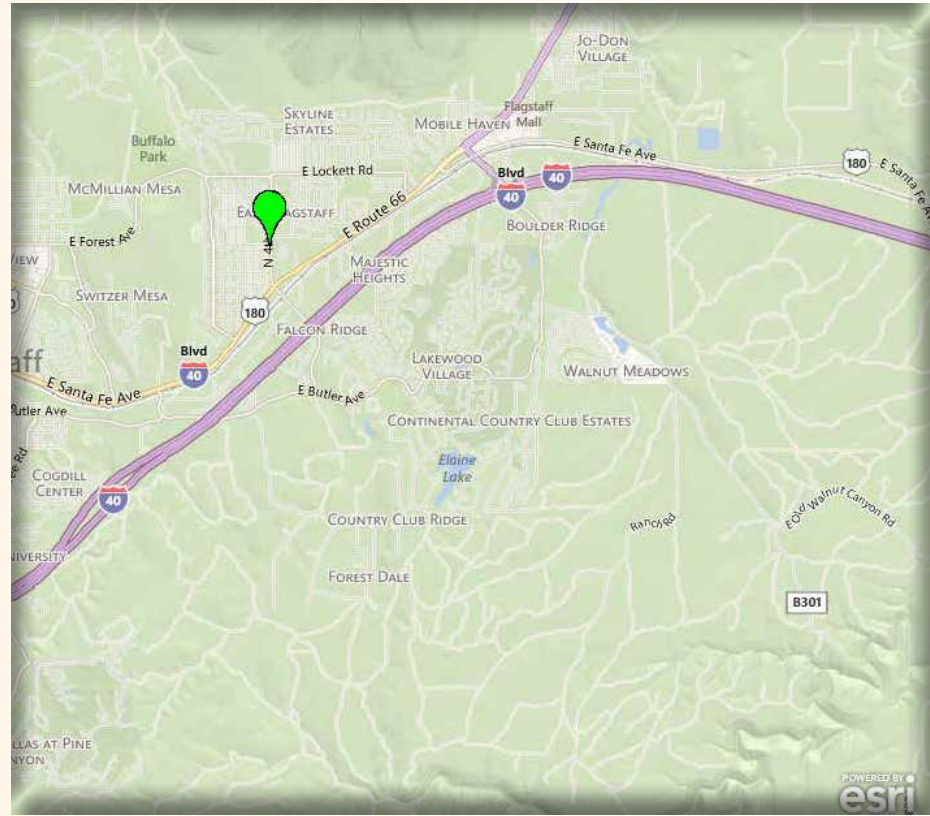
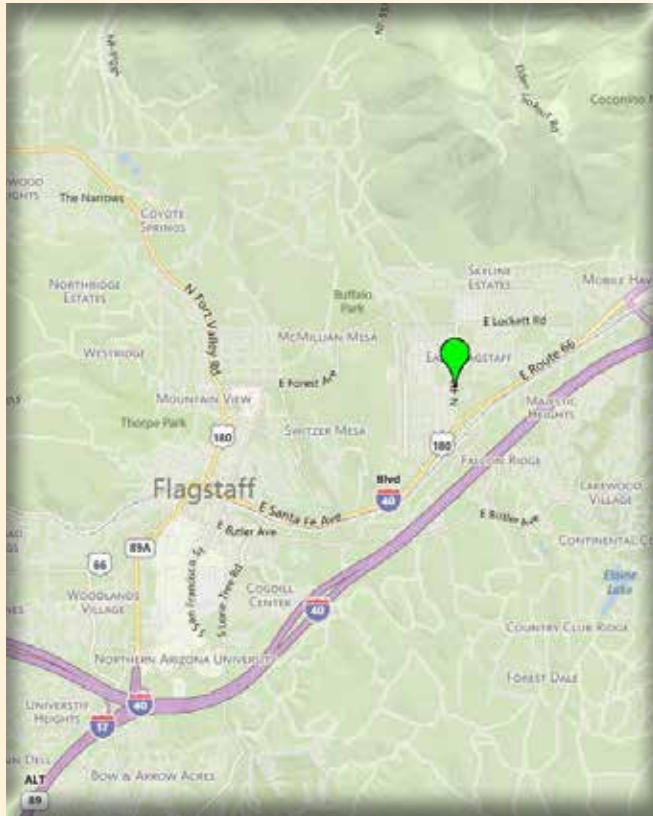


EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM
928.254.1770 (C)
928.779.3800 (O)
928.222.0189 (F)
mark@davincirealty.com

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,

LOCATION



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM
928.254.1770 (C)
928.779.3800 (O)
928.222.0189 (F)
mark@davincirealty.com

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,

AERIAL VIEW



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM
928.254.1770 (C)
928.779.3800 (O)
928.222.0189 (F)
mark@davincirealty.com

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,

PARCEL VIEW



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM
928.254.1770 (C)
928.779.3800 (O)
928.222.0189 (F)
mark@davincirealty.com

COMMUNITY PROFILE



Executive Summary

2129 N 4th St, Flagstaff, AZ, 86004
Ring: 1 mile radius

Prepared by Mark Belsanti
Latitude: 35.209900978
Longitude: -111.6134800

	1 mile	3 miles	5 miles
Population			
2000 Population	11,560	38,689	53,773
2010 Population	12,278	43,819	65,545
2012 Population	12,461	44,460	66,357
2017 Population	12,791	45,449	67,640
2000-2010 Annual Rate	0.60%	1.25%	2.00%
2010-2012 Annual Rate	0.66%	0.65%	0.55%
2012-2017 Annual Rate	0.52%	0.44%	0.38%
2012 Male Population	49.6%	50.0%	49.5%
2012 Female Population	50.4%	50.0%	50.5%
2012 Median Age	29.6	27.7	27.1

In the identified area, the current year population is 66,357. In 2010, the Census count in the area was 65,545. The rate of change since 2010 was 0.55% annually. The five-year projection for the population in the area is 67,640 representing a change of 0.38% annually from 2012 to 2017. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 27.1, compared to U.S. median age of 37.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2012 White Alone	55.1%	70.6%	72.6%
2012 Black Alone	2.6%	2.9%	2.8%
2012 American Indian/Alaska Native Alone	20.0%	12.0%	10.8%
2012 Asian Alone	1.0%	1.8%	1.9%
2012 Pacific Islander Alone	0.2%	0.2%	0.2%
2012 Other Race	16.7%	8.7%	7.9%
2012 Two or More Races	4.5%	3.9%	3.8%
2012 Hispanic Origin (Any Race)	32.0%	20.7%	19.3%

Persons of Hispanic origin represent 19.3% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.8 in the identified area, compared to 61.4 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	3,953	13,755	19,607
2010 Households	4,198	14,864	22,803
2012 Total Households	4,232	14,986	22,927
2017 Total Households	4,412	15,573	23,755
2000-2010 Annual Rate	0.60%	0.78%	1.52%
2010-2012 Annual Rate	0.35%	0.36%	0.24%
2012-2017 Annual Rate	0.84%	0.77%	0.71%
2012 Average Household Size	2.88	2.59	2.54

The household count in this area has changed from 22,803 in 2010 to 22,927 in the current year, a change of 0.24% annually. The five-year projection of households is 23,755, a change of 0.71% annually from the current year total. Average household size is currently 2.54, compared to 2.52 in the year 2010. The number of families in the current year is 12,791 in the specified area.



Executive Summary

2129 N 4th St, Flagstaff, AZ, 86004
Ring: 5 mile radius

Prepared by Mark Belsanti
Latitude: 35.209900978
Longitude: -111.6134800

	1 mile	3 miles	5 miles
Median Household Income			
2012 Median Household Income	\$41,437	\$45,002	\$44,144
2017 Median Household Income	\$51,711	\$54,205	\$53,459
2012-2017 Annual Rate	4.53%	3.79%	3.90%
Average Household Income			
2012 Average Household Income	\$56,413	\$61,893	\$60,488
2017 Average Household Income	\$64,189	\$69,888	\$68,357
2012-2017 Annual Rate	2.62%	2.46%	2.48%
Per Capita Income			
2012 Per Capita Income	\$20,081	\$25,295	\$25,083
2017 Per Capita Income	\$23,077	\$28,431	\$28,246
2012-2017 Annual Rate	2.82%	2.36%	2.40%

Households by Income

Current median household income is \$44,144 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$53,459 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$60,488 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$68,357 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$25,083 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$28,246 in five years, compared to \$29,882 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	4,144	15,350	21,793
2000 Owner Occupied Housing Units	1,893	6,905	9,607
2000 Owner Occupied Housing Units	2,060	6,850	9,999
2000 Vacant Housing Units	191	1,595	2,187
2010 Total Housing Units	4,495	17,162	26,223
2010 Owner Occupied Housing Units	1,791	6,937	10,940
2010 Renter Occupied Housing Units	2,407	7,927	11,863
2010 Vacant Housing Units	297	2,298	3,420
2012 Total Housing Units	4,535	17,385	26,454
2012 Owner Occupied Housing Units	1,680	6,588	10,409
2012 Renter Occupied Housing Units	2,551	8,398	12,518
2012 Vacant Housing Units	303	2,399	3,527
2017 Total Housing Units	4,713	18,088	27,404
2017 Owner Occupied Housing Units	1,746	6,850	10,819
2017 Renter Occupied Housing Units	2,666	8,723	12,936
2017 Vacant Housing Units	301	2,515	3,649

Currently, 39.3% of the 26,454 housing units in the area are owner occupied; 47.3%, renter occupied; and 13.3% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 26,223 housing units in the area - 41.7% owner occupied, 45.2% renter occupied, and 13.0% vacant. The annual rate of change in housing units since 2010 is 0.39%. Median home value in the area is \$233,325, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 0.72% annually to \$241,809.



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM
928.254.1770 (C)
928.779.3800 (O)
928.222.0189 (F)
mark@davincirealty.com

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.