

4.4 Acres Vacant Land

1688/1700/1716/1734 E. ROUTE 66, FLAGSTAFF, AZ 86001



Exclusively offered by da Vinci Realty, LLC

Mark T. Belsanti, CCIM
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Commercial Land For Sale

\$3,641,000

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.



PROPERTY PROFILE

Property Location: Dynamite high traffic location on Route 66 in the heart of Flagstaff, AZ on the northeast corner of Route 66 & Enterprise/Ponderosa Pkwy and within one mile of Interstate 40.

Property Brief: This level Highway Commercial property with utilities consists of four separate adjoining parcels. High visibility and two curb cuts off Route 66 and two off Ponderosa Pkwy. Owner may sell all or part. Current zoning allows for the following uses; schools, theatre, bar, drive thru retail, drive through service, general retail business, restaurant, equipment rental yard, lodging, medical, auto services, car wash, public service, veterinary clinic, and more. Visit the City of Flagstaff's website for further information at www.flagstaff.az.gov.

2010 traffic counts are estimated by the City of Flagstaff at 33,728 cars daily; which is amongst the highest in the City.

See aerial map for current retailers, schools, churches and expected development in the area.

As Builts available showing utilities. Please contact Listing Agent.



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PROPERTY INFORMATION

Address: 1688 & 1700 E. Route 66
Flagstaff, AZ 86004

Price: \$3,641,000

Terms: Cash, New loan, Submit to
OMC

Utilities: Water, gas, sewer, & power at
each parcel.

Size: 4.4 Acres (Seller)



Zoning: HC (Highway Commercial)

Parcel Numbers: 1 0 7 - 0 8 - 0 0 2 A ,
1 0 7 - 0 8 - 0 0 3 A ,
1 0 7 - 0 8 - 0 0 4 A ,
107-07-001G

Property Type: Commercial Vacant Land

County: Coconino

Taxes for 2012: \$21,407.16 (County)



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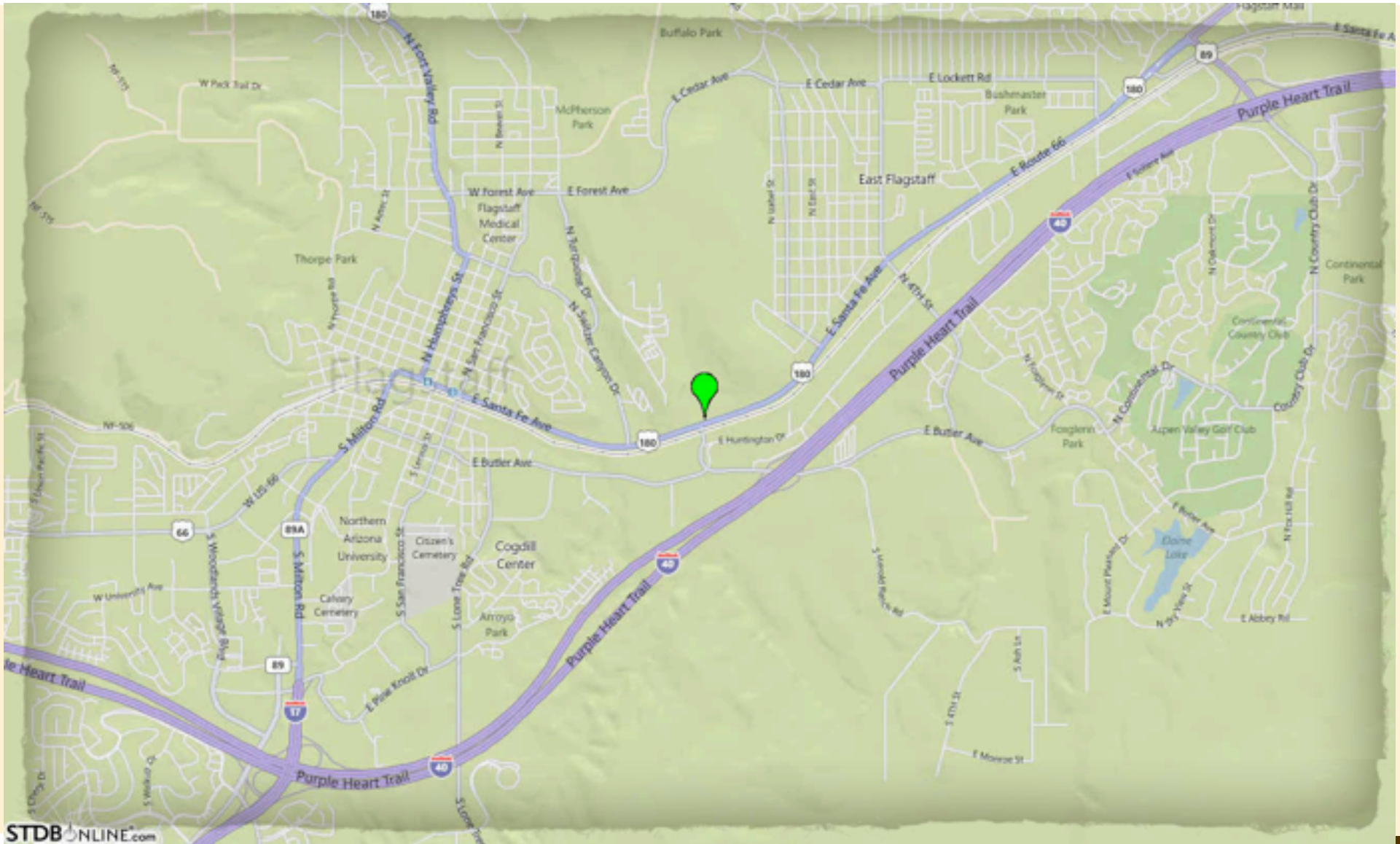
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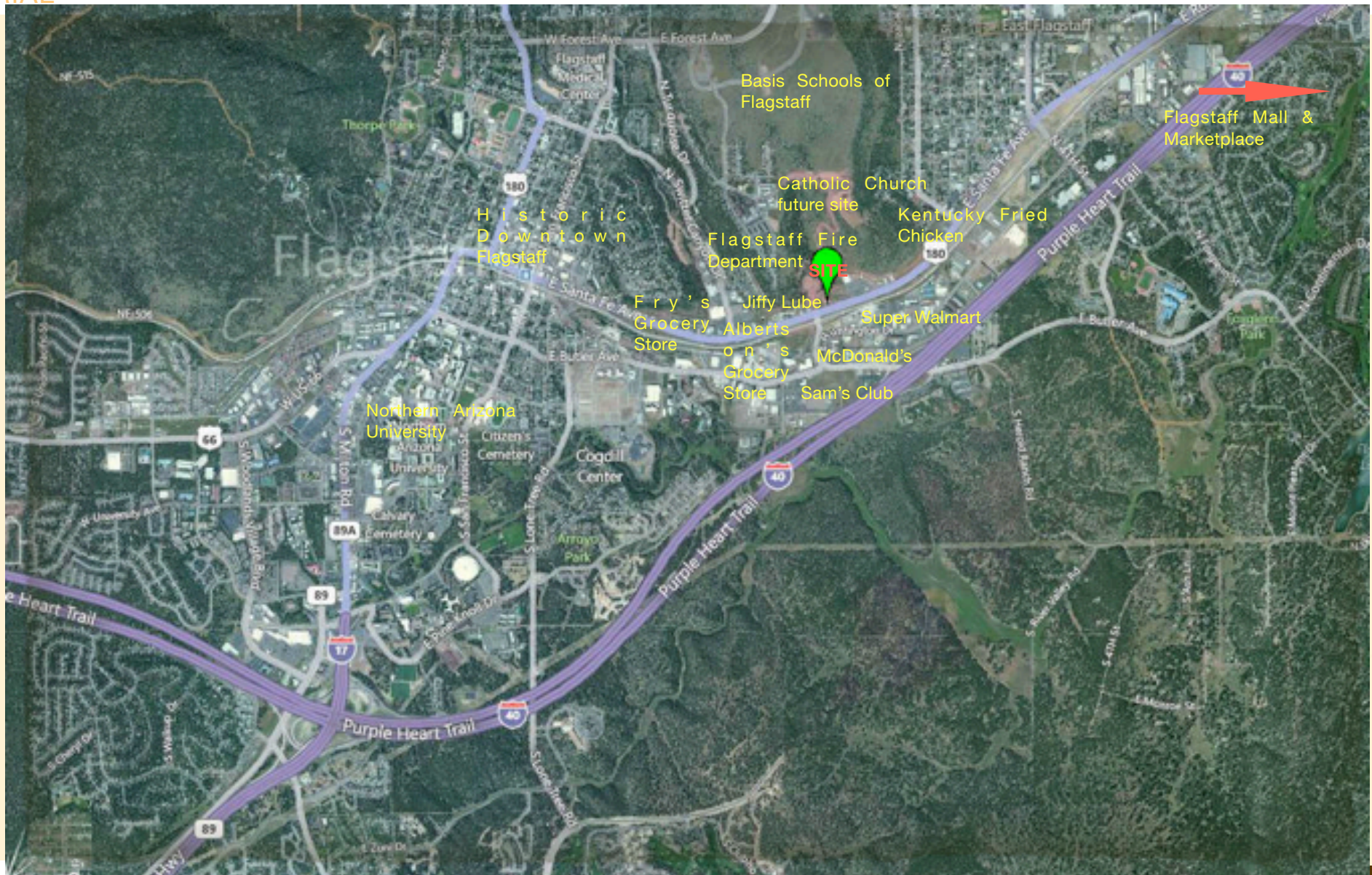
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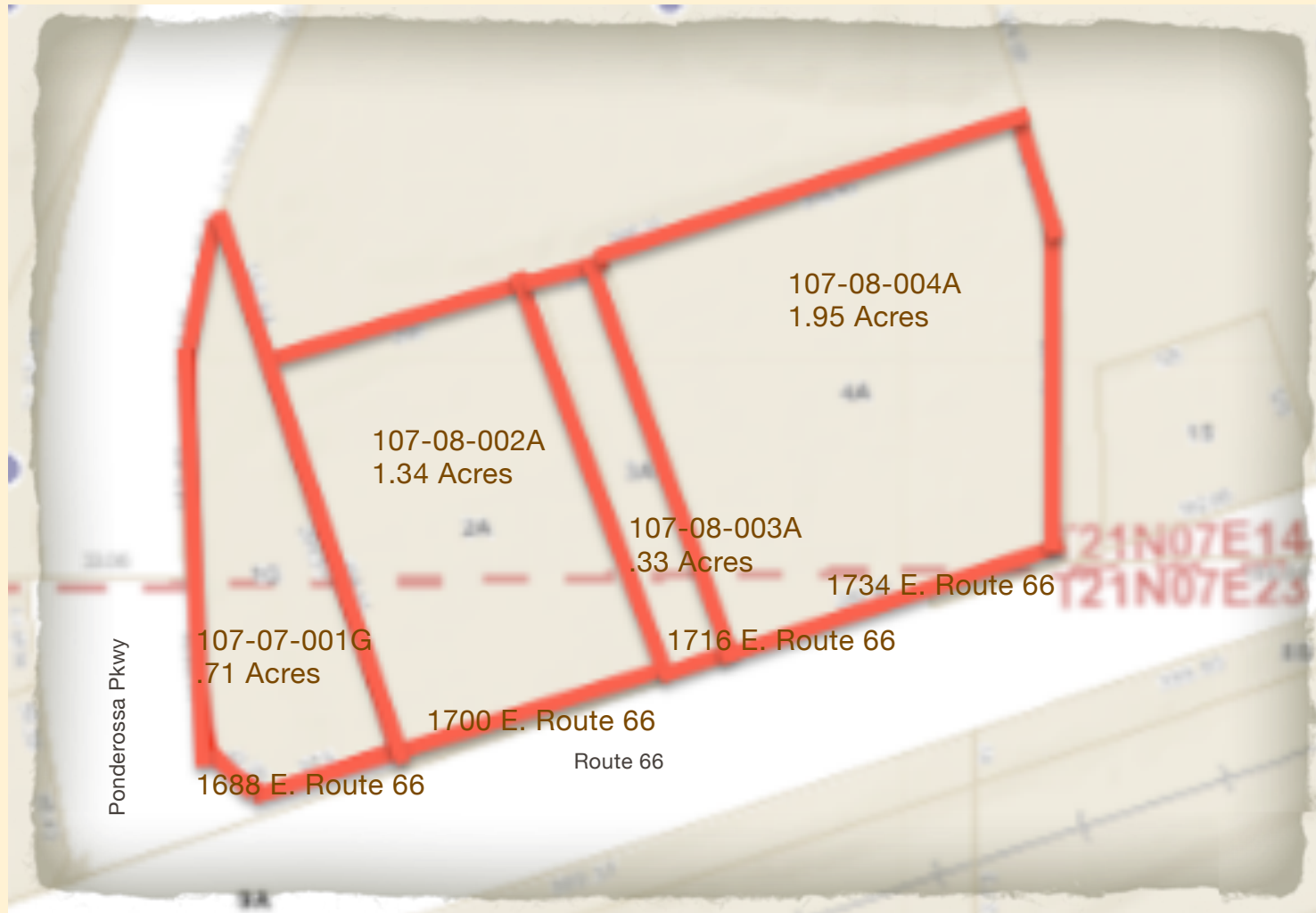
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AERIAL MAP



PARCEL MAP



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PARCEL MAP

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COMMUNITY PROFILE



1688 E Route 66, Flagstaff, ...

Executive Summary
Prepared by Mark Belsanti

Latitude: 35.195334
Longitude: -111.627845

Ring: 1, 3, 5 Miles	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	3,905	46,440	61,901
Male Population	51.0%	49.7%	49.7%
Female Population	49.0%	50.3%	50.3%
Median Age	30.2	27.7	28.8
2010 Income			
Median HH Income	\$44,218	\$48,793	\$50,949
Per Capita Income	\$24,495	\$23,543	\$24,638
Average HH Income	\$60,342	\$60,752	\$63,722
2010 Households			
Total Households	1,584	17,390	23,187
Average Household Size	2.42	2.51	2.55
2010 Housing			
Owner Occupied Housing Units	37.7%	39.4%	42.9%
Renter Occupied Housing Units	54.2%	49.7%	45.4%
Vacant Housing Units	8.0%	10.9%	11.7%
Population			
1990 Population	3,392	36,950	46,944
2000 Population	3,786	41,997	54,194
2010 Population	3,905	46,440	61,901
2015 Population	3,918	48,173	65,010
1990-2000 Annual Rate	1.1%	1.29%	1.45%
2000-2010 Annual Rate	0.3%	0.99%	1.31%
2010-2015 Annual Rate	0.07%	0.74%	0.98%

In the identified market area, the current year population is 61,901. In 2000, the Census count in the market area was 54,194. The rate of change since 2000 was 1.31 percent annually. The five-year projection for the population in the market area is 65,010, representing a change of 0.98 percent annually from 2010 to 2015. Currently, the population is 49.7 percent male and 50.3 percent female.

Households			
1990 Households	1,274	11,378	14,810
2000 Households	1,504	15,374	19,795
2010 Households	1,584	17,390	23,187
2015 Households	1,599	18,177	24,544
1990-2000 Annual Rate	1.67%	3.06%	2.94%
2000-2010 Annual Rate	0.51%	1.21%	1.56%
2010-2015 Annual Rate	0.19%	0.89%	1.14%

The household count in this market area has changed from 19,795 in 2000 to 23,187 in the current year, a change of 1.56 percent annually. The five-year projection of households is 24,544, a change of 1.14 percent annually from the current year total. Average household size is currently 2.55, compared to 2.59 in the year 2000. The number of families in the current year is 13,608 in the market area.

Housing

Currently, 42.9 percent of the 26,253 housing units in the market area are owner occupied; 45.4 percent, renter occupied; and 11.7 percent are vacant. In 2000, there were 21,938 housing units - 44.0 percent owner occupied, 46.2 percent renter occupied and 9.8 percent vacant. The rate of change in housing units since 2000 is 1.77 percent. Median home value in the market area is \$206,887, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.12 percent annually to \$229,776. From 2000 to the current year, median home value changed by 3.31 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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Ring: 1, 3, 5 Miles	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$23,357	\$26,609	\$28,583
2000 Median HH Income	\$36,436	\$35,942	\$37,538
2010 Median HH Income	\$44,218	\$48,793	\$50,949
2015 Median HH Income	\$53,787	\$56,116	\$57,957
1990-2000 Annual Rate	4.55%	3.05%	2.76%
2000-2010 Annual Rate	1.91%	3.03%	3.03%
2010-2015 Annual Rate	4%	2.84%	2.61%
Per Capita Income			
1990 Per Capita Income	\$12,011	\$11,210	\$11,601
2000 Per Capita Income	\$21,923	\$17,843	\$18,740
2010 Per Capita Income	\$24,495	\$23,543	\$24,638
2015 Per Capita Income	\$29,497	\$27,202	\$28,583
1990-2000 Annual Rate	6.2%	4.76%	4.91%
2000-2010 Annual Rate	1.09%	2.74%	2.71%
2010-2015 Annual Rate	3.79%	2.93%	3.02%
Average Household Income			
1990 Average Household Income	\$31,073	\$34,215	\$34,866
2000 Average Household Income	\$54,068	\$47,998	\$50,247
2010 Average HH Income	\$60,342	\$60,752	\$63,722
2015 Average HH Income	\$72,354	\$69,812	\$73,498
1990-2000 Annual Rate	5.7%	3.44%	3.72%
2000-2010 Annual Rate	1.08%	2.33%	2.34%
2010-2015 Annual Rate	3.7%	2.82%	2.9%

Households by Income
Current median household income is \$50,949 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$57,957 in five years. In 2000, median household income was \$37,538, compared to \$28,583 in 1990.

Current average household income is \$63,722 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$73,498 in five years. In 2000, average household income was \$50,247, compared to \$34,866 in 1990.

Current per capita income is \$24,638 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,583 in five years. In 2000, the per capita income was \$18,740, compared to \$11,601 in 1990.

Population by Employment			
Total Businesses	397	2,987	3,600
Total Employees	5,941	33,548	39,842

Currently, 92.0 percent of the civilian labor force in the identified market area is employed and 8.0 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 93.5 percent of the civilian labor force, and unemployment will be 6.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 73.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 65.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 22.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 12.6 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 69.5 percent of the market area population drove alone to work, and 3.5 percent worked at home. The average travel time to work in 2000 was 15.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education			
In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:			
• 7.6 percent had not earned a high school diploma (14.8 percent in the U.S.)			
• 17.6 percent were high school graduates only (29.6 percent in the U.S.)			
• 7.2 percent had completed an Associate degree (7.7 percent in the U.S.)			
• 26.4 percent had a Bachelor's degree (17.7 percent in the U.S.)			
• 17.1 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)			

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

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