

6.54 ACRES PRIME VACANT LAND

HUNTINGTON AND NORTH FOURTH STREET
FLAGSTAFF, ARIZONA

WWW.DAVINCIREALTY.COM

\$1,576,000



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

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DIVISION

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



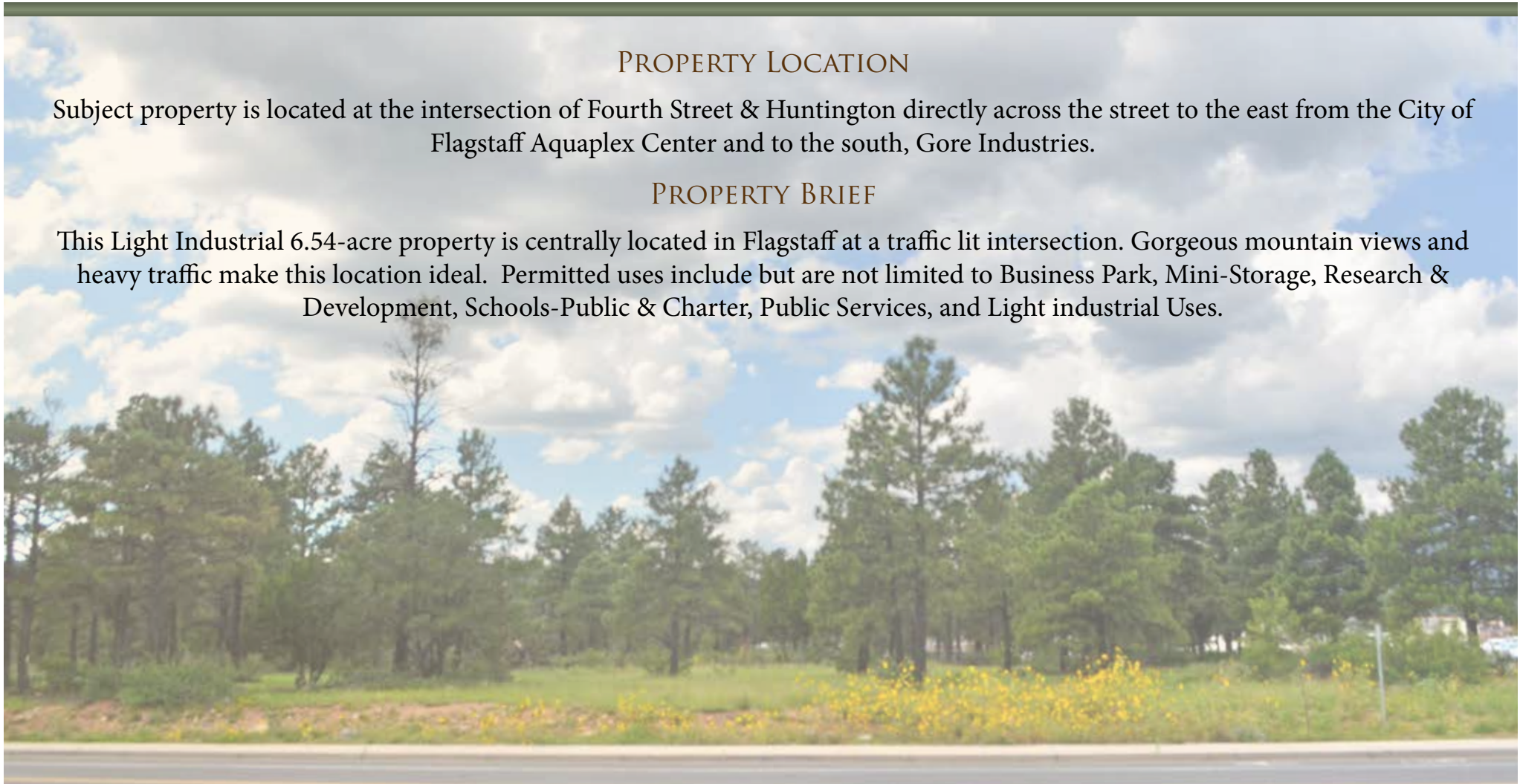
PROPERTY PROFILE

PROPERTY LOCATION

Subject property is located at the intersection of Fourth Street & Huntington directly across the street to the east from the City of Flagstaff Aquaplex Center and to the south, Gore Industries.

PROPERTY BRIEF

This Light Industrial 6.54-acre property is centrally located in Flagstaff at a traffic lit intersection. Gorgeous mountain views and heavy traffic make this location ideal. Permitted uses include but are not limited to Business Park, Mini-Storage, Research & Development, Schools-Public & Charter, Public Services, and Light industrial Uses.



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INFORMATION

PRICE	\$1,567,000
PRICE PER ACRE	\$5.50
TERMS	Cash, Cash to New Loan, Submit to OMC
PARCEL SIZE	6.54 Acres
ZONING	Light Industrial
PARCEL NUMBER	107-13-011
PROPERTY TYPE	Undeveloped Light Industrial Land
COUNTY	Coconino
UTILITIES	Electric, Gas, Cable TV, Telephone



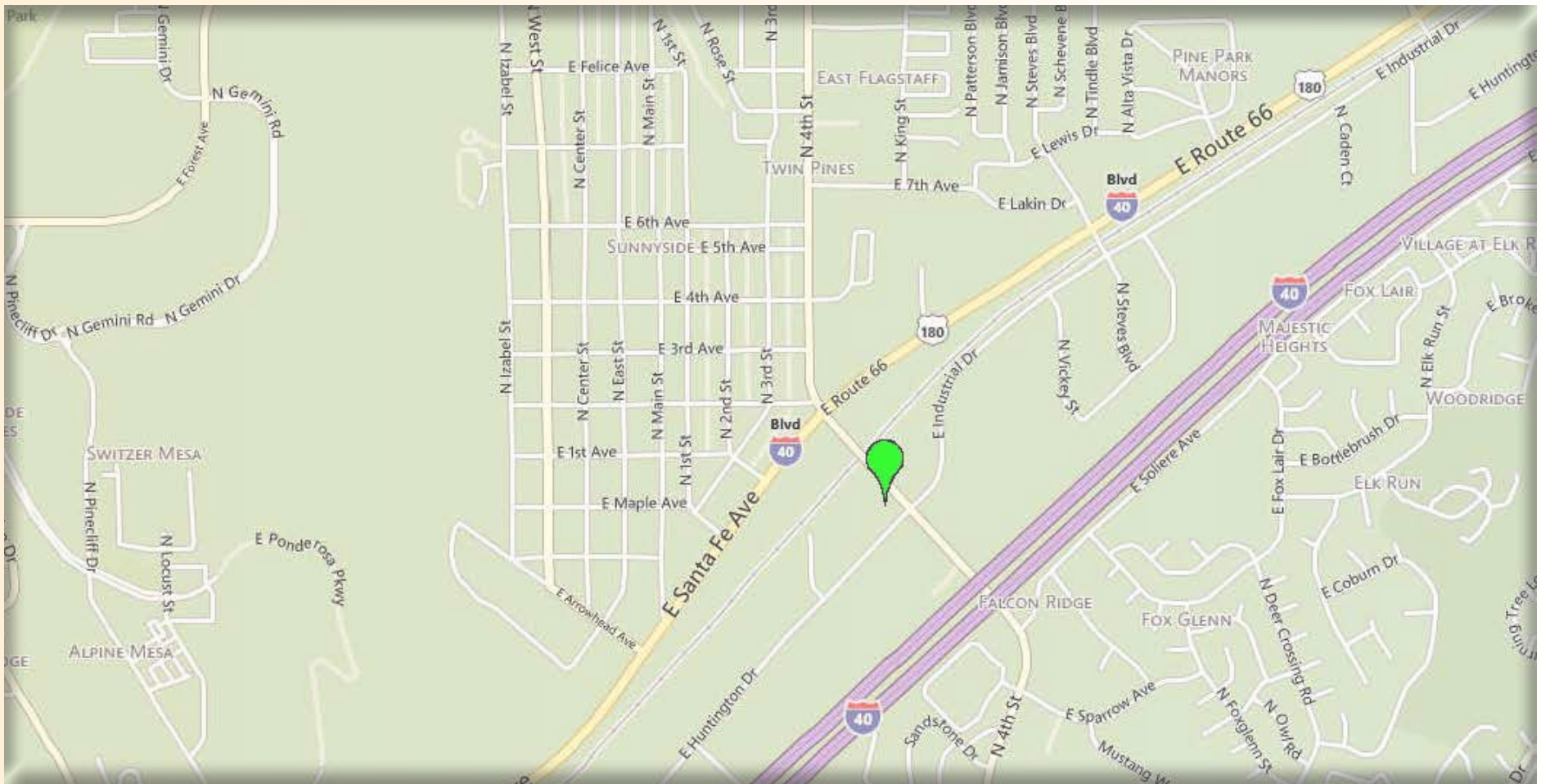
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LOCATION

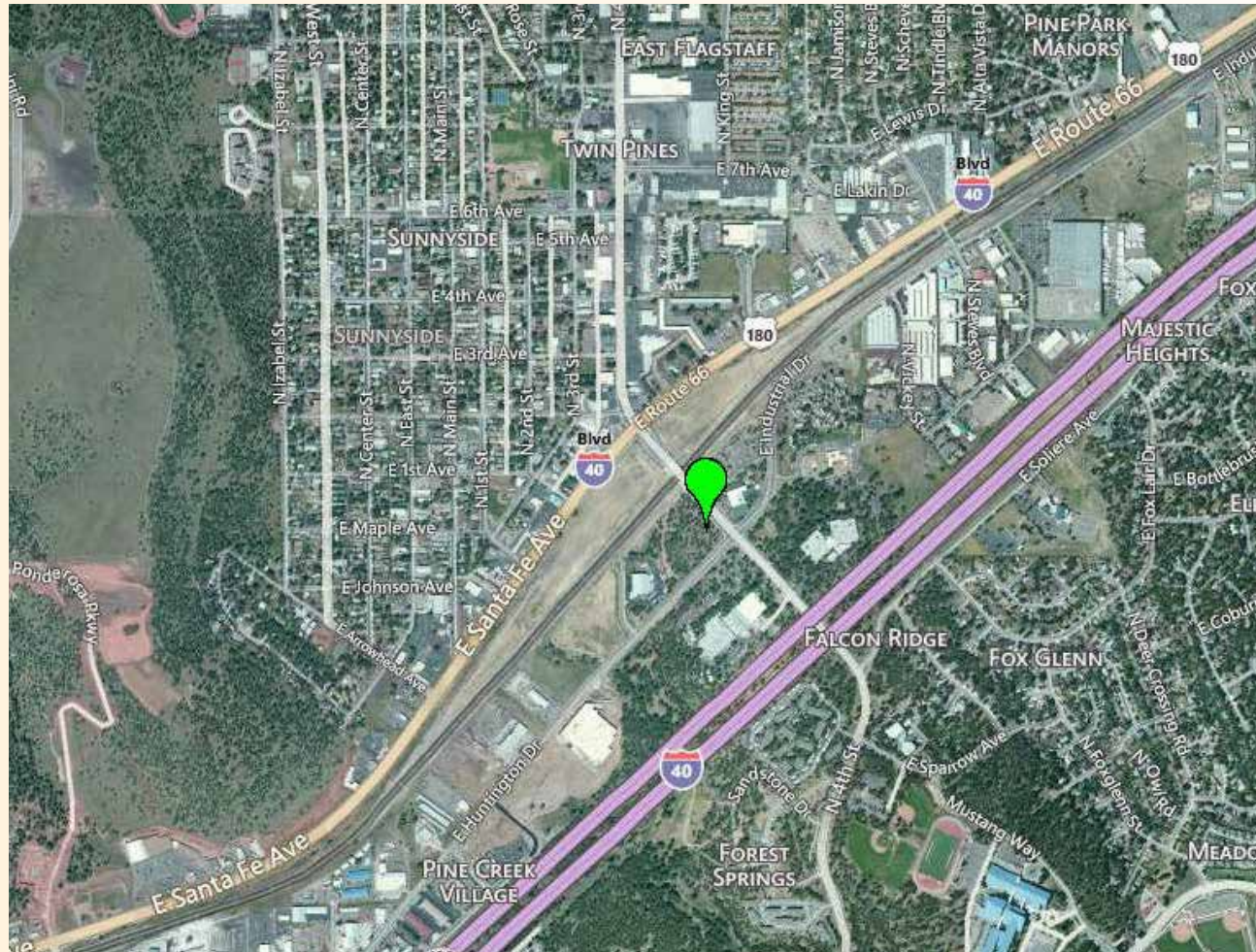


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AERIAL VIEW



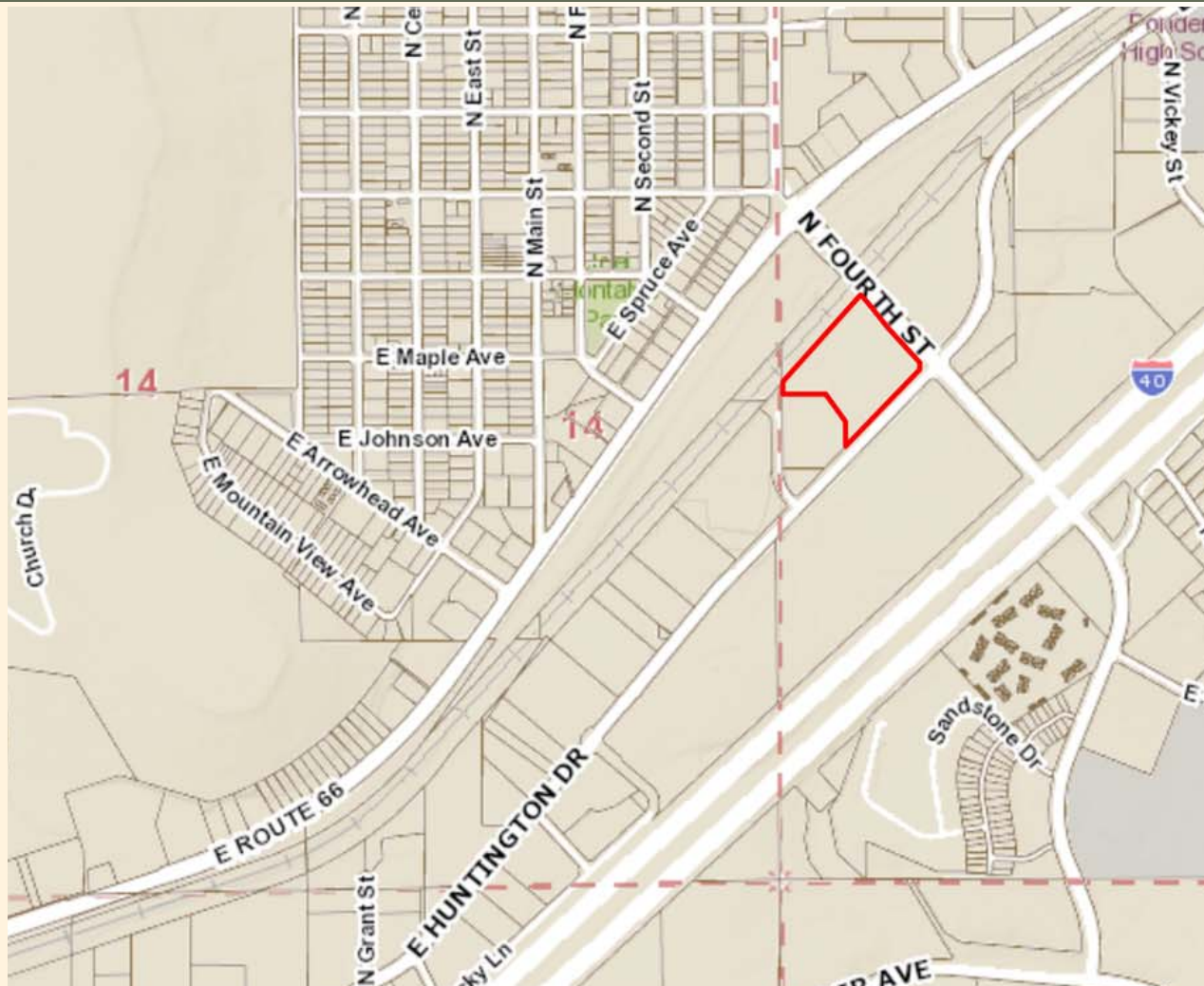
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PARCEL MAP



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COMMUNITY PROFILE



Executive Summary

Lat: 4191442.992770, Lon: -12424406.820686
Ring: 1 mile radius

Prepared by Mark Belsanti
Latitude: 35.202564174
Longitude: -111.6103454

	1 mile	3 miles	5 miles
Population			
2000 Population	8,275	37,705	54,297
2010 Population	9,097	43,474	67,161
2012 Population	9,270	44,194	68,003
2017 Population	9,580	45,287	69,317
2000-2010 Annual Rate	0.95%	1.43%	2.15%
2010-2012 Annual Rate	0.84%	0.73%	0.56%
2012-2017 Annual Rate	0.66%	0.49%	0.38%
2012 Male Population	49.6%	49.7%	49.5%
2012 Female Population	50.4%	50.3%	50.5%
2012 Median Age	29.5	26.8	27.2

In the identified area, the current year population is 68,003. In 2010, the Census count in the area was 67,161. The rate of change since 2010 was 0.56% annually. The five-year projection for the population in the area is 69,317 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 27.2, compared to U.S. median age of 37.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2012 White Alone	56.5%	70.7%	72.9%
2012 Black Alone	2.7%	3.0%	2.7%
2012 American Indian/Alaska Native Alone	19.3%	11.8%	10.7%
2012 Asian Alone	1.3%	1.8%	1.9%
2012 Pacific Islander Alone	0.2%	0.2%	0.2%
2012 Other Race	15.9%	8.6%	7.8%
2012 Two or More Races	4.2%	3.9%	3.8%
2012 Hispanic Origin (Any Race)	30.5%	20.4%	19.1%

Persons of Hispanic origin represent 19.1% 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 62.4 in the identified area, compared to 61.4 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	2,957	13,347	19,851
2010 Households	3,235	14,408	23,402
2012 Total Households	3,273	14,561	23,528
2017 Total Households	3,435	15,180	24,375
2000-2010 Annual Rate	0.90%	0.77%	1.66%
2010-2012 Annual Rate	0.53%	0.47%	0.24%
2012-2017 Annual Rate	0.97%	0.84%	0.71%
2012 Average Household Size	2.75	2.57	2.55

The household count in this area has changed from 23,402 in 2010 to 23,528 in the current year, a change of 0.24% annually. The five-year projection of households is 24,375, a change of 0.71% annually from the current year total. Average household size is currently 2.55, compared to 2.52 in the year 2010. The number of families in the current year is 13,183 in the specified area.



Executive Summary

Lat: 4191442.992770, Lon: -12424406.820686
Ring: 5 mile radius

Prepared by Mark Belsanti
Latitude: 35.202564174
Longitude: -111.6103454

	1 mile	3 miles	5 miles
Median Household Income			
2012 Median Household Income	\$41,203	\$44,757	\$44,405
2017 Median Household Income	\$51,832	\$53,965	\$53,756
2012-2017 Annual Rate	4.70%	3.81%	3.90%
Average Household Income			
2012 Average Household Income	\$56,283	\$61,781	\$60,815
2017 Average Household Income	\$64,206	\$69,653	\$68,766
2012-2017 Annual Rate	2.67%	2.43%	2.49%
Per Capita Income			
2012 Per Capita Income	\$20,977	\$25,656	\$25,115
2017 Per Capita Income	\$24,133	\$28,699	\$28,308
2012-2017 Annual Rate	2.84%	2.27%	2.42%

Households by Income

Current median household income is \$44,405 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$53,756 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$60,815 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$68,766 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$25,115 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$28,308 in five years, compared to \$29,882 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	3,189	14,913	22,008
2000 Owner Occupied Housing Units	1,326	6,485	9,725
2000 Owner Occupied Housing Units	1,631	6,863	10,126
2000 Vacant Housing Units	232	1,565	2,157
2010 Total Housing Units	3,619	16,684	26,921
2010 Owner Occupied Housing Units	1,279	6,574	11,311
2010 Renter Occupied Housing Units	1,956	7,834	12,091
2010 Vacant Housing Units	384	2,276	3,519
2012 Total Housing Units	3,658	16,907	27,151
2012 Owner Occupied Housing Units	1,195	6,258	10,762
2012 Renter Occupied Housing Units	2,079	8,303	12,766
2012 Vacant Housing Units	385	2,346	3,623
2017 Total Housing Units	3,818	17,608	28,118
2017 Owner Occupied Housing Units	1,236	6,532	11,185
2017 Renter Occupied Housing Units	2,199	8,648	13,190
2017 Vacant Housing Units	383	2,428	3,743

Currently, 39.6% of the 27,151 housing units in the area are owner occupied; 47.0% are 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 26,921 housing units in the area - 42.0% owner occupied, 44.9% renter occupied, and 13.1% vacant. The annual rate of change in housing units since 2010 is 0.38%. Median home value in the area is \$234,886, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 0.69% annually to \$243,113.



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