

6.10 Acres

HUNTINGTON DR. - FLAGSTAFF, AZ



Exclusively offered by da Vinci Realty, LLC

Mark T. Belsanti, CCIM
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FOR SALE

\$1,929,000

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: This property is located alongside Huntington Dr. in the middle of Flagstaff across from Super Wal-Mart.

Property Brief: Level, buildable, compacted lot across the street from Super Wal-Mart. The property is zoned LI (Light Industrial) but could lend itself to be commercial with a zone change (buyer to verify with the City of Flagstaff).
Utilities are stubbed at property line.



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PROPERTY INFORMATION

Address: Huntington Dr.
Price: \$1,929,000
Terms: Cash/New/Submit
Lot Size: 6.10 Acres

Zoning: L-1 (Light Industrial)
Parcel Number: 107-12-008S
Property Type: Vacant Land
County: Coconino



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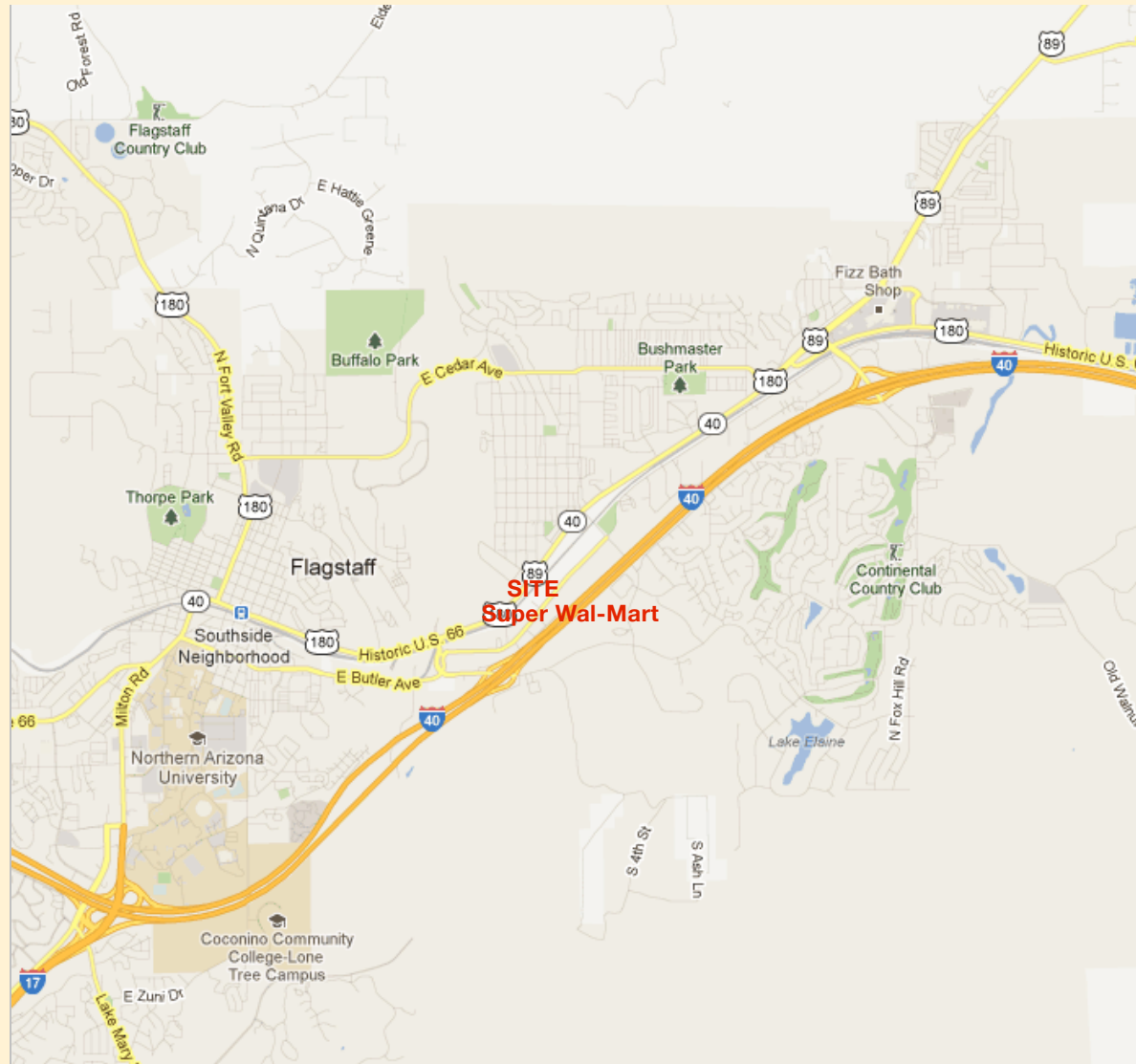
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LOCATION MAP



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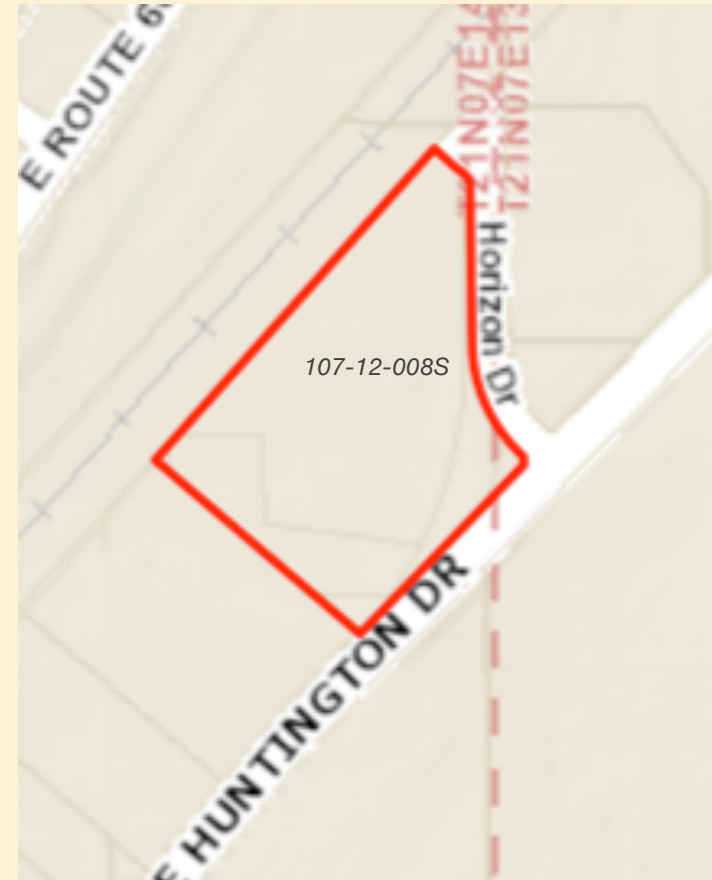
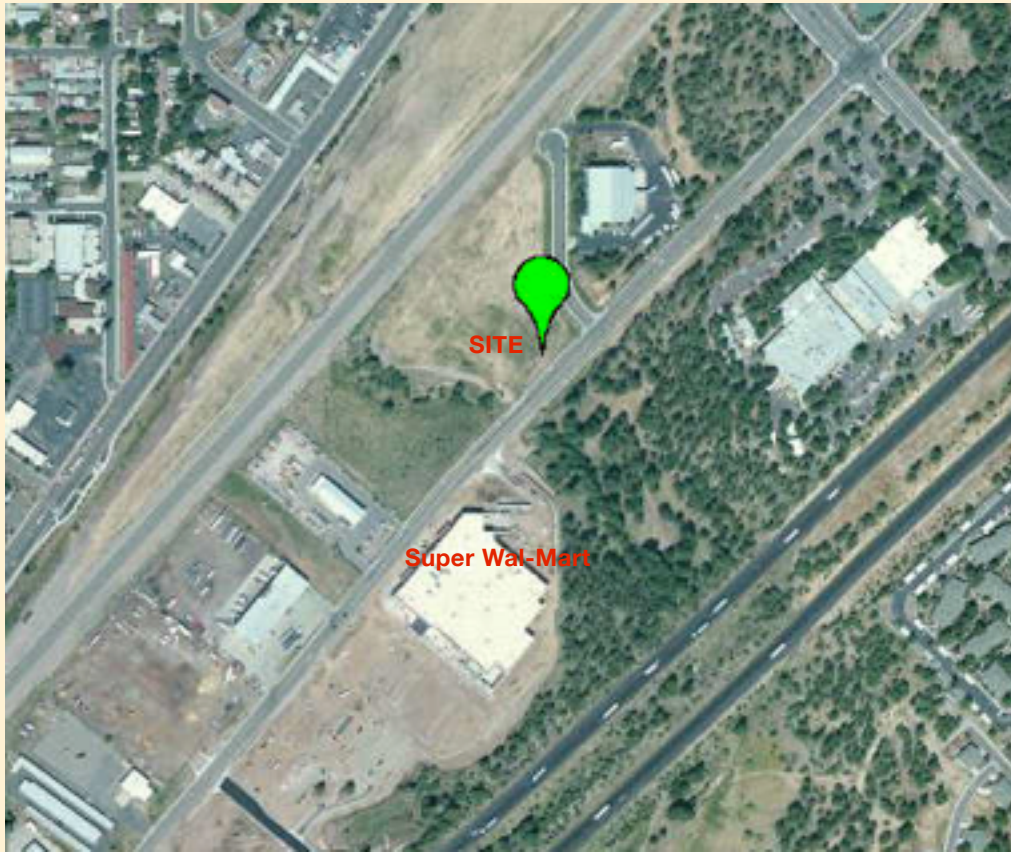
LOCATION MAP



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AERIAL & PARCEL MAPS



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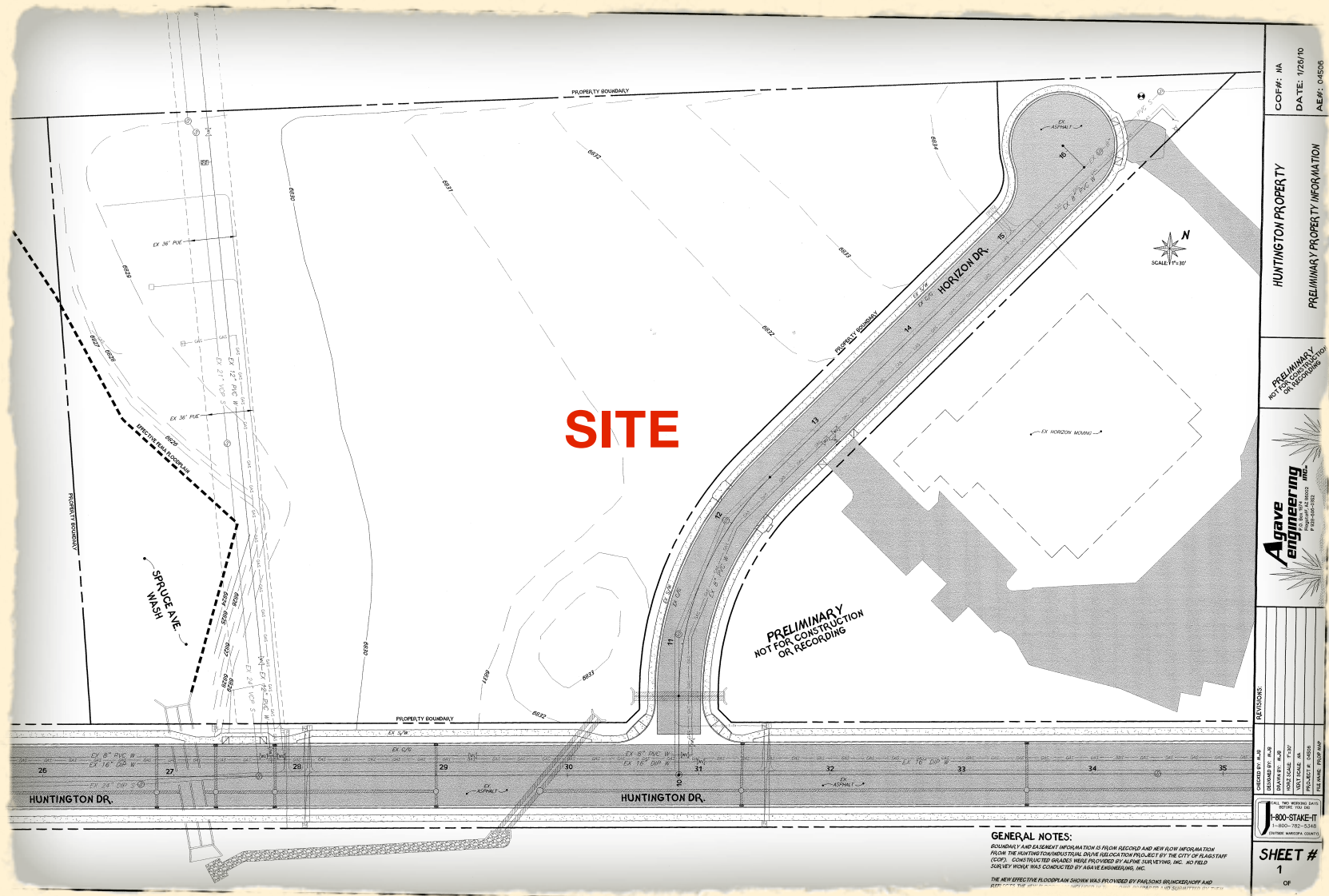
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SURVEY



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COMMUNITY PROFILE



Executive Summary
Prepared by Mark Belsanti

Lat: 4191288.477499, Lon: -1...

Latitude: 35.20143

Longitude: -111.613797

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	7,302	42,965	60,735
Male Population	51.1%	49.7%	49.7%
Female Population	48.9%	50.3%	50.3%
Median Age	27.8	28.3	28.7
2010 Income			
Median HH Income	\$46,141	\$49,744	\$50,662
Per Capita Income	\$20,745	\$24,040	\$24,395
Average HH Income	\$57,773	\$63,081	\$63,351
2010 Households			
Total Households	2,554	15,618	22,618
Average Household Size	2.84	2.58	2.56
2010 Housing			
Owner Occupied Housing Units	40.3%	40.8%	42.4%
Renter Occupied Housing Units	51.4%	46.7%	45.9%
Vacant Housing Units	8.3%	12.5%	11.7%
Population			
1990 Population	5,538	36,027	46,589
2000 Population	7,129	39,310	53,718
2010 Population	7,302	42,965	60,735
2015 Population	7,438	44,292	63,563
1990-2000 Annual Rate	2.56%	0.88%	1.43%
2000-2010 Annual Rate	0.23%	0.87%	1.2%
2010-2015 Annual Rate	0.37%	0.61%	0.91%

In the identified market area, the current year population is 60,735. In 2000, the Census count in the market area was 53,718. The rate of change since 2000 was 1.2 percent annually. The five-year projection for the population in the market area is 63,563, representing a change of 0.91 percent annually from 2010 to 2015. Currently, the population is 49.7 percent male and 50.3 percent female.

Households			
1990 Households	1,918	10,862	14,649
2000 Households	2,462	14,036	19,569
2010 Households	2,554	15,618	22,618
2015 Households	2,614	16,190	23,830
1990-2000 Annual Rate	2.53%	2.6%	2.94%
2000-2010 Annual Rate	0.36%	1.05%	1.42%
2010-2015 Annual Rate	0.47%	0.72%	1.05%

The household count in this market area has changed from 19,569 in 2000 to 22,618 in the current year, a change of 1.42 percent annually. The five-year projection of households is 23,830, a change of 1.05 percent annually from the current year total. Average household size is currently 2.56, compared to 2.60 in the year 2000. The number of families in the current year is 13,329 in the market area.

Housing

Currently, 42.4 percent of the 25,624 housing units in the market area are owner occupied; 45.9 percent, renter occupied; and 11.7 percent are vacant. In 2000, there were 21,698 housing units - 44.0 percent owner occupied, 46.3 percent renter occupied and 9.8 percent vacant. The rate of change in housing units since 2000 is 1.64 percent. Median home value in the market area is \$206,202, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.11 percent annually to \$228,911. From 2000 to the current year, median home value changed by 3.32 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	\$24,243	\$27,900	\$28,490
2000 Median HH Income	\$34,567	\$37,232	\$37,443
2010 Median HH Income	\$46,141	\$49,744	\$50,662
2015 Median HH Income	\$55,057	\$57,708	\$57,619
1990-2000 Annual Rate	3.61%	2.93%	2.77%
2000-2010 Annual Rate	2.86%	2.87%	2.99%
2010-2015 Annual Rate	3.6%	3.01%	2.61%
Per Capita Income			
1990 Per Capita Income	\$9,525	\$11,368	\$11,558
2000 Per Capita Income	\$16,024	\$18,555	\$18,668
2010 Per Capita Income	\$20,745	\$24,040	\$24,395
2015 Per Capita Income	\$24,738	\$27,999	\$28,257
1990-2000 Annual Rate	5.34%	5.02%	4.91%
2000-2010 Annual Rate	2.55%	2.56%	2.64%
2010-2015 Annual Rate	3.58%	3.1%	2.98%
Average Household Income			
1990 Average Household Income	\$27,693	\$35,245	\$34,818
2000 Average Household Income	\$43,913	\$50,598	\$50,116
2010 Average HH Income	\$57,773	\$63,081	\$63,351
2015 Average HH Income	\$68,605	\$73,242	\$73,014
1990-2000 Annual Rate	4.72%	3.68%	3.71%
2000-2010 Annual Rate	2.71%	2.17%	2.31%
2010-2015 Annual Rate	3.5%	3.03%	2.88%

Households by Income

Current median household income is \$50,662 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$57,619 in five years. In 2000, median household income was \$37,443, compared to \$28,490 in 1990.

Current average household income is \$63,351 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$73,014 in five years. In 2000, average household income was \$50,116, compared to \$34,818 in 1990.

Current per capita income is \$24,395 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,257 in five years. In 2000, the per capita income was \$18,668, compared to \$11,558 in 1990.

Population by Employment

Total Businesses	604	2,769	3,568
Total Employees	6,071	31,218	38,583

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, 73.7 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:

- 65.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 22.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 12.7 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 69.4 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:

- 7.7 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.)
- 7.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 26.3 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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