

# 2.53 Acres Vacant Land

FLAGSTAFF, AZ



*Exclusively offered by da Vinci Realty, LLC*

**Mark T. Belsanti, CCIM**

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**(928) 779-3800 office**

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## FOR SALE

**\$2,100,000**



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:** Centrally located in Flagstaff, directly across from Super Wal-Mart, adjacent to Outback Steak House and across Bronco Way from Cracker Barrel, this property is easily visible from I-40 and visible and/or accessible from Huntington Drive, Bronco Way and Lucky Lane.

**Property Brief:** Level and accessible, with utilities stubbed at Property line, curbs, gutters and sidewalks already in place, this 2.53 acre site is ready for building. There is a lighted intersection at Huntington and Lucky Lane with a right turn signal and decel lane in place. It's location next to big box retailers, its current zoning, the mountainous views of the San Francisco Peaks and with visibility from I-40 makes this acreage appealing to a lodging use.

Other permitted uses within the zoning code allow for theaters, bars/taverns, drive through retail, general retail, restaurant or cafe. See the City of Flagstaff for more in depth information on permitted uses ([www.flagstaff.az.gov](http://www.flagstaff.az.gov)).



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## PROPERTY INFORMATION

<b>Address:</b>	<i>Southwest corner Huntington Drive and Lucky Lane, Flagstaff, AZ</i>
<b>Price:</b>	<i>\$2,100,000</i>
<b>Terms:</b>	<i>Cash, New loan, Submit</i>
<b>Size:</b>	<i>2.53 Acres</i>
<b>Property Type:</b>	<i>Vacant Land</i>
<b>Zoning:</b>	<i>H-C Highway Commercial</i>
<b>Parcel Number:</b>	<i>107-11-009</i>
<b>County:</b>	<i>Coconino</i>



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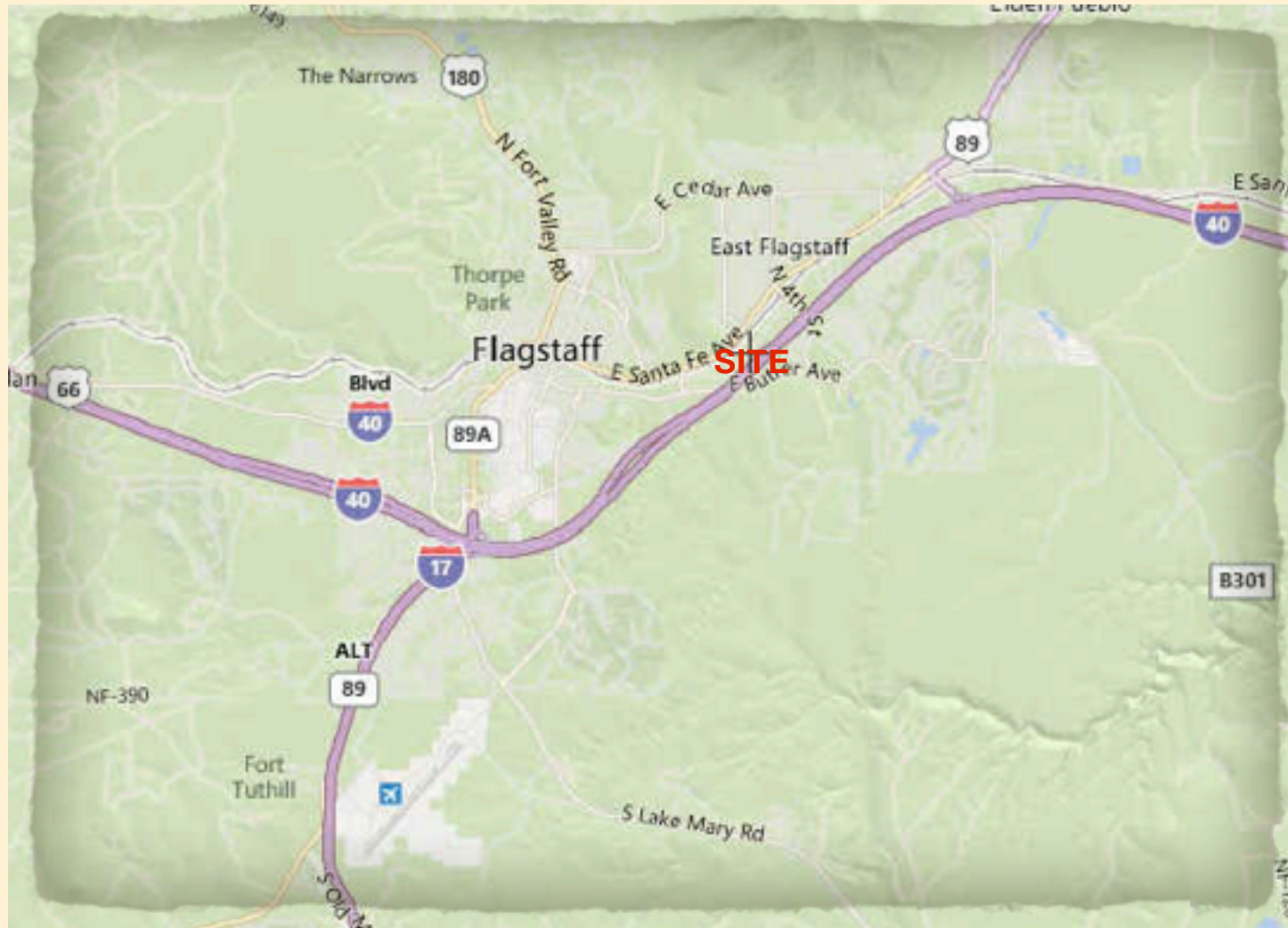
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## LOCATION



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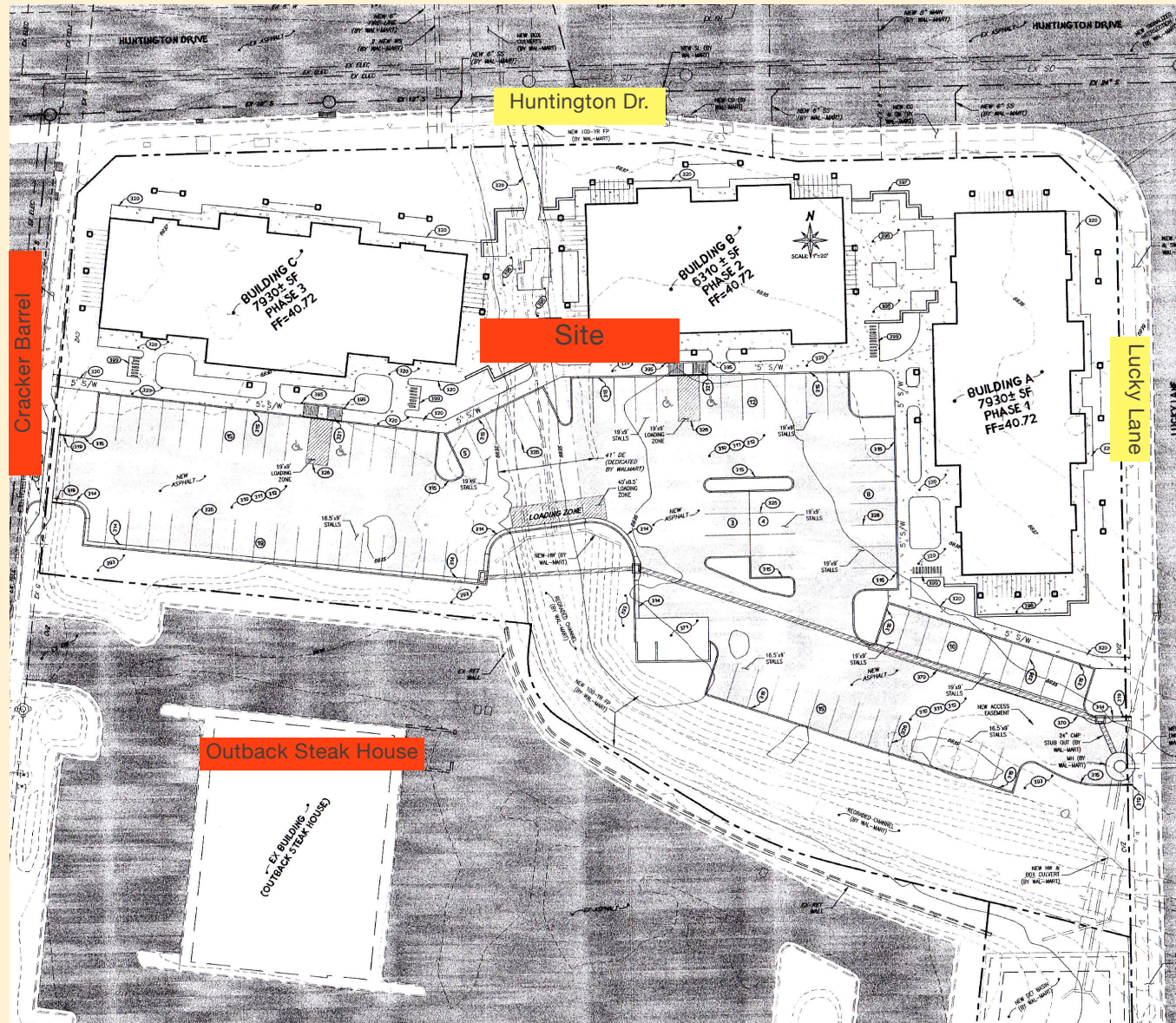
**AERIAL MAP**

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# SITE PLAN



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COMMUNITY PROFILE



Lat: 4190719.570828, Lon: -1...

Latitude: 35.197254  
Longitude: -111.617002

Ring: 1, 5, 10 Miles	1 mile radius	5 miles radius	10 miles radius
<b>2010 Population</b>			
Total Population	4,850	61,817	76,133
Male Population	51.5%	49.7%	49.7%
Female Population	48.5%	50.3%	50.3%
Median Age	28.3	28.8	29.9
<b>2010 Income</b>			
Median HH Income	\$46,223	\$50,911	\$53,943
Per Capita Income	\$21,880	\$24,604	\$25,199
Average HH Income	\$60,034	\$63,632	\$66,024
<b>2010 Households</b>			
Total Households	1,741	23,171	28,355
Average Household Size	2.75	2.54	2.58
<b>2010 Housing</b>			
Owner Occupied Housing Units	39.0%	42.9%	46.9%
Renter Occupied Housing Units	52.9%	45.4%	38.9%
Vacant Housing Units	8.1%	11.7%	14.2%
<b>Population</b>			
1990 Population	3,576	46,946	54,841
2000 Population	4,586	54,134	66,772
2010 Population	4,850	61,817	76,133
2015 Population	4,965	64,902	79,930
1990-2000 Annual Rate	2.52%	1.43%	1.99%
2000-2010 Annual Rate	0.55%	1.3%	1.29%
2010-2015 Annual Rate	0.47%	0.98%	0.98%

In the identified market area, the current year population is 76,133. In 2000, the Census count in the market area was 66,772. The rate of change since 2000 was 1.29 percent annually. The five-year projection for the population in the market area is 79,930, representing a change of 0.98 percent annually from 2010 to 2015. Currentlty, the population is 49.7 percent male and 50.3 percent female.

Housing

Currently, 46.9 percent of the 33,067 housing units in the market area are owner occupied; 38.9 percent, renter occupied; and 14.2 percent are vacant. In 2000, there were 27,683 housing units - 48.3 percent owner occupied, 39.3 percent renter occupied and 12.4 percent vacant. The rate of change in housing units since 2000 is 1.75 percent. Median home value in the market area is \$208,349, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.29 percent annually to \$233,317. From 2000 to the current year, median home value changed by 3.48 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.

Executive Summary  
Prepared by Mark Belsanti



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Executive Summary  
Prepared by Mark Belsanti

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Ring: 1, 5, 10 Miles	1 mile radius	5 miles radius	10 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$24,115	\$28,546	\$29,026
2000 Median HH Income	\$35,078	\$37,522	\$40,223
2010 Median HH Income	\$46,223	\$50,911	\$53,943
2015 Median HH Income	\$55,450	\$57,910	\$60,713
1990-2000 Annual Rate	3.82%	2.77%	3.32%
2000-2010 Annual Rate	2.73%	3.02%	2.9%
2010-2015 Annual Rate	3.71%	2.61%	2.39%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$9,494	\$11,585	\$11,702
2000 Per Capita Income	\$17,099	\$18,724	\$19,104
2010 Per Capita Income	\$21,880	\$24,604	\$25,199
2015 Per Capita Income	\$26,131	\$28,552	\$29,028
1990-2000 Annual Rate	6.06%	4.92%	5.02%
2000-2010 Annual Rate	2.43%	2.7%	2.74%
2010-2015 Annual Rate	3.61%	3.02%	2.87%
<b>Average Household Income</b>			
1990 Average Household Income	\$27,540	\$34,820	\$35,269
2000 Average Household Income	\$45,103	\$50,201	\$51,774
2010 Average HH Income	\$60,034	\$63,632	\$66,024
2015 Average HH Income	\$71,328	\$73,410	\$75,634
1990-2000 Annual Rate	5.06%	3.73%	3.91%
2000-2010 Annual Rate	2.83%	2.94%	2.4%
2010-2015 Annual Rate	3.51%	2.9%	2.76%
<b>Households by Income</b>			
Current median household income is \$53,943 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$60,713 in five years. In 2000, median household income was \$40,223, compared to \$29,026 in 1990.			
Current average household income is \$66,024 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$75,634 in five years. In 2000, average household income was \$51,774, compared to \$35,269 in 1990.			
Current per capita income is \$25,199 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$29,028 in five years. In 2000, the per capita income was \$19,104, compared to \$11,702 in 1990.			
<b>Population by Employment</b>			
Total Businesses	437	3,601	3,935
Total Employees	5,163	39,533	42,113

Currently, 92.5 percent of the civilian labor force in the identified market area is employed and 7.5 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 93.9 percent of the civilian labor force, and unemployment will be 6.1 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, 74.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

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

- 65.5 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 20.9 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 13.6 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 70.9 percent of the market area population drove alone to work, and 3.7 percent worked at home. The average travel time to work in 2000 was 17.3 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:

- 7.3 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 17.7 percent were high school graduates only (29.6 percent in the U.S.)
- 7.4 percent had completed an Associate degree (7.7 percent in the U.S.)
- 26.1 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 17.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

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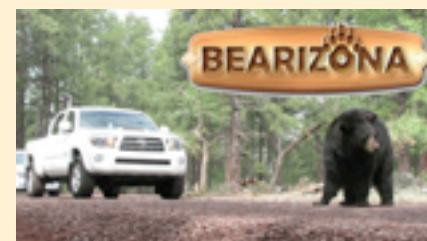


**Flagstaff** is an attractive and vibrant city of 65,000 people that serves as the geographical, retail, legal, medical, cultural and recreational center of Northern Arizona. It is surrounded by national forests and sits at the foot of Arizona's highest mountain, 12,634-foot Humphrey's Peak, which provides a wonderful backdrop.

At 7,000 feet, Flagstaff offers numerous year-round activities. In summer there is hiking and mountain biking in the cool air of the mountains. Winter brings plenty of snow with cross-country and downhill skiing. Three national monuments are nearby, and 78 miles away is the Grand Canyon. Numerous other tourism sites abound in the region.

Flagstaff is conveniently located along I-40 and I-17 in the northern part of Arizona. It is 78 miles south of the Grand Canyon and 125 miles north of Phoenix.

To view a video on Flagstaff, right click on the following link and copy to your browser [Visit Flagstaff, AZ](http://player.vimeo.com/video/8267364?color=9E490F).  
or go direct to: <http://player.vimeo.com/video/8267364?color=9E490F>.



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