

MERRILL RANCH
±2,816.65 ACRES

ANTELOPE MESA
±898.91 ACRES

FLAGSTAFF
29 MINUTES - 24 MILES



TWIN ARROWS
±50.09 ACRES

WINSLOW
37 MINUTES - 36 MILES

Twin Arrows

±3,765.65 Acres
Coconino County, AZ

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Executive Summary

The Twin Arrows Portfolio presents a rare opportunity to acquire $\pm 3,765.65$ acres strategically positioned along the Interstate 40 corridor in eastern Coconino County, Arizona, approximately 20 miles east of Flagstaff near the Twin Arrows Navajo Casino Resort. The portfolio includes three distinct land assemblages: Merrill Ranch ($\pm 2,816.65$ acres), Antelope Mesa (± 898.91 acres), and Twin Arrows (± 50.09 acres).

The properties offer significant long-term investment potential driven by:

- Proximity to Flagstaff's expanding growth corridor
- Interstate 40 visibility and accessibility
- Twin Arrows Casino Resort economic anchor
- Increasing northern Arizona housing demand
- Large-scale development optionality
- Renewable energy and commercial development potential

Property Overview

Merrill Ranch ±2,816.65 Acres

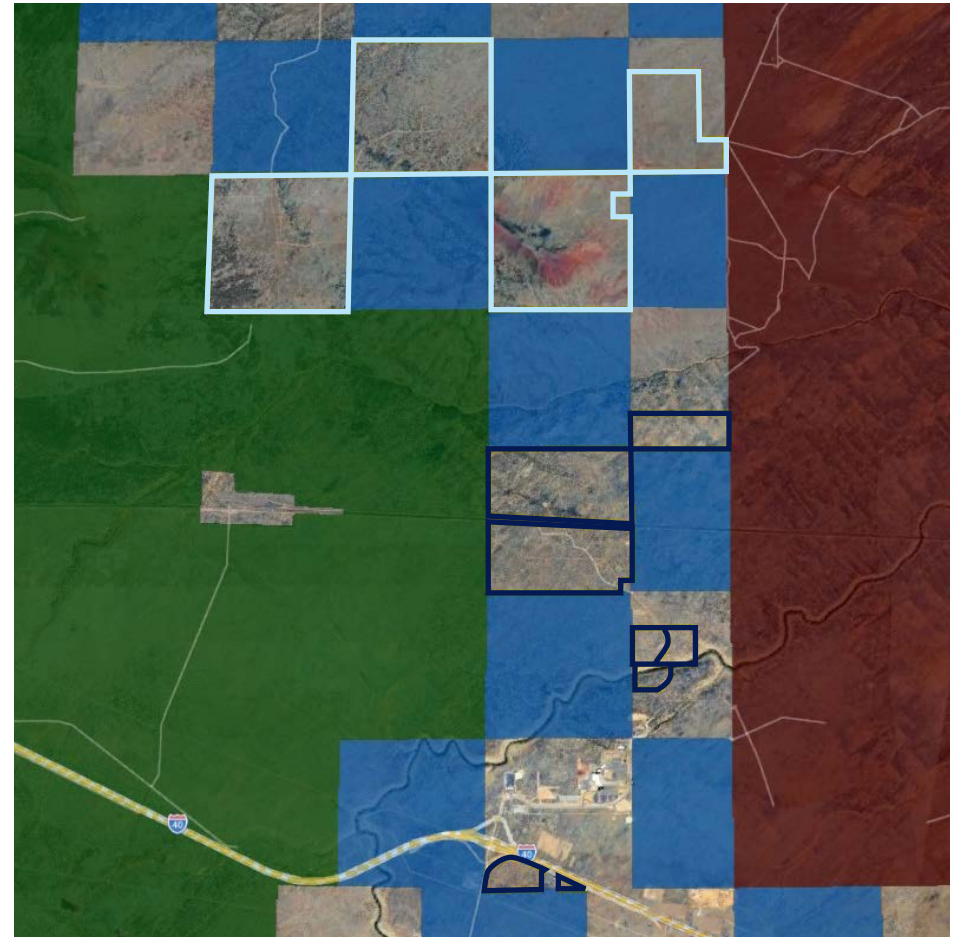
A large-scale land assemblage offering exceptional long-term land banking and future master-planned development potential.

HIGHLIGHTS

- Four separate sections totaling ±2,816.65 acres
- Located along the I-40 growth corridor
- High-desert landscape with panoramic views
- Suitable for:
 - Master-planned development
 - Renewable energy projects
 - Ranching operations
 - Conservation uses
 - Long-term investment hold

KEY ATTRIBUTES

- Zoning: Coconino County General Zone ("G")
- 10-acre minimum lot size
- Elevation: ±5,800–6,200 feet
- Unimproved raw land
- Access via county roads from I-40
- No existing utilities
- Deep aquifer well potential



Property Overview

Antelope Mesa ±898.91 Acres

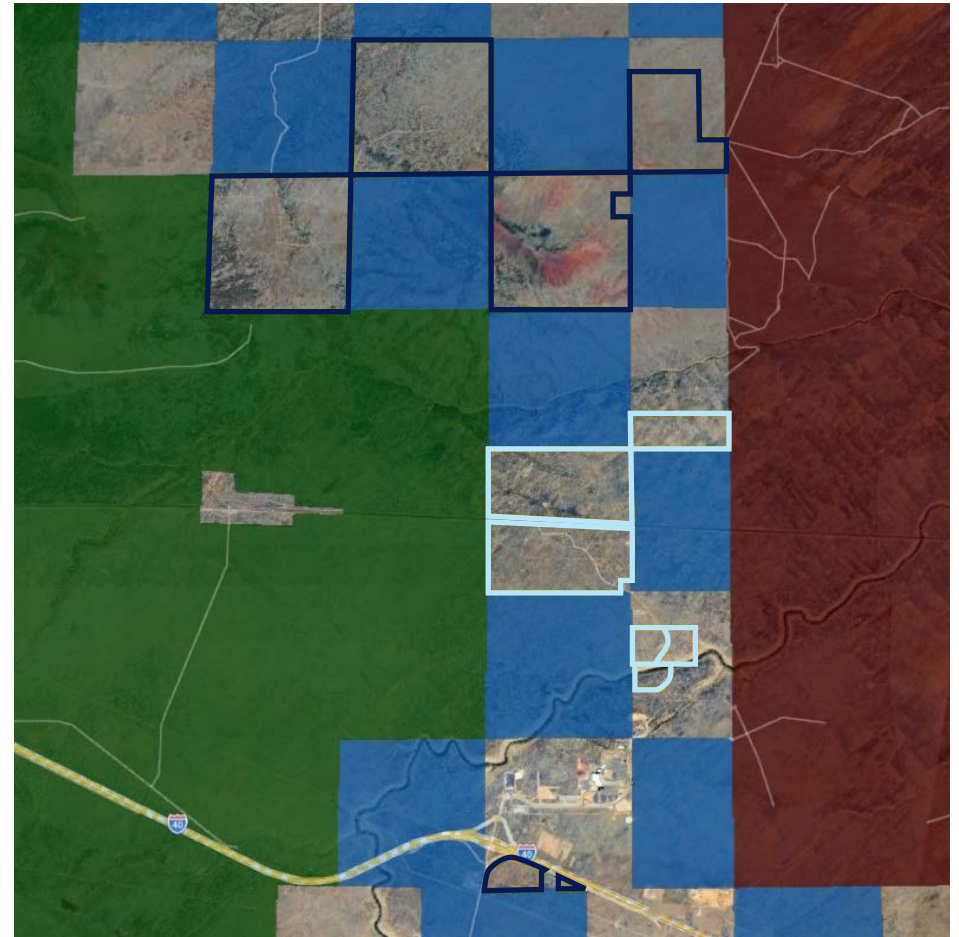
A diversified land assemblage with smaller parcel configurations ideal for ranchette or rural residential positioning.

HIGHLIGHTS

- Multiple parcel groupings
- Existing smaller parcel layouts
- Strong appeal to rural lifestyle buyers
- Potential phased resale strategy

IDEAL USES

- Ranchette subdivision
- Rural residential development
- Recreational land investment
- Speculative land banking



Property Overview

Twin Arrows ±50.09 Acres

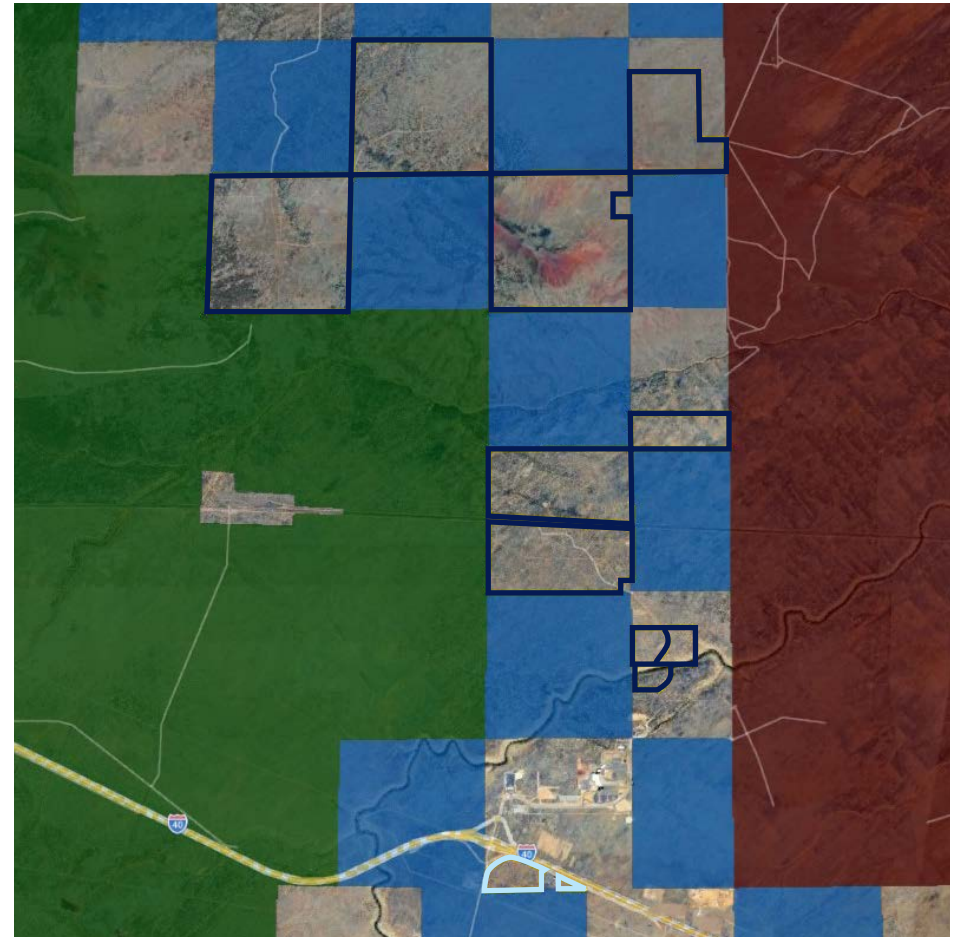
The portfolio's premier commercial opportunity positioned directly near the Twin Arrows Casino interchange.

HIGHLIGHTS

- Immediate proximity to I-40 Exit 219
- Adjacent to Twin Arrows Navajo Casino Resort
- Strong commercial and hospitality potential
- High visibility location
- Potential interchange overlay benefits

KEY ATTRIBUTES

- Hospitality development
- RV park / campground
- Fuel & travel center
- Retail or mixed-use development
- Tribal enterprise expansion



Location & Regional Advantages

STRATEGIC NORTHERN ARIZONA LOCATION

The properties are situated along Interstate 40 between Flagstaff and Winslow in one of Northern Arizona's most supply-constrained growth corridors.



**NORTHERN ARIZONA
UNIVERSITY**



**LONG-TERM
POPULATION GROWTH**

TOURISM ECONOMY



**TWIN ARROWS
CASINO RESORT**

**INTERSTATE COMMERCE
AND TRAVEL**



NEARBY DESTINATIONS

 **Flagstaff**
±20 MILES WEST

Winslow 
±40 MILES EAST

 **Grand Canyon**
**REGIONAL
ACCESS**

Sedona 
**REGIONAL TOURISM
DESTINATION**

Twin Arrows Economic Node

The Twin Arrows Navajo Casino Resort serves as the area's primary economic anchor and catalyst for future growth.



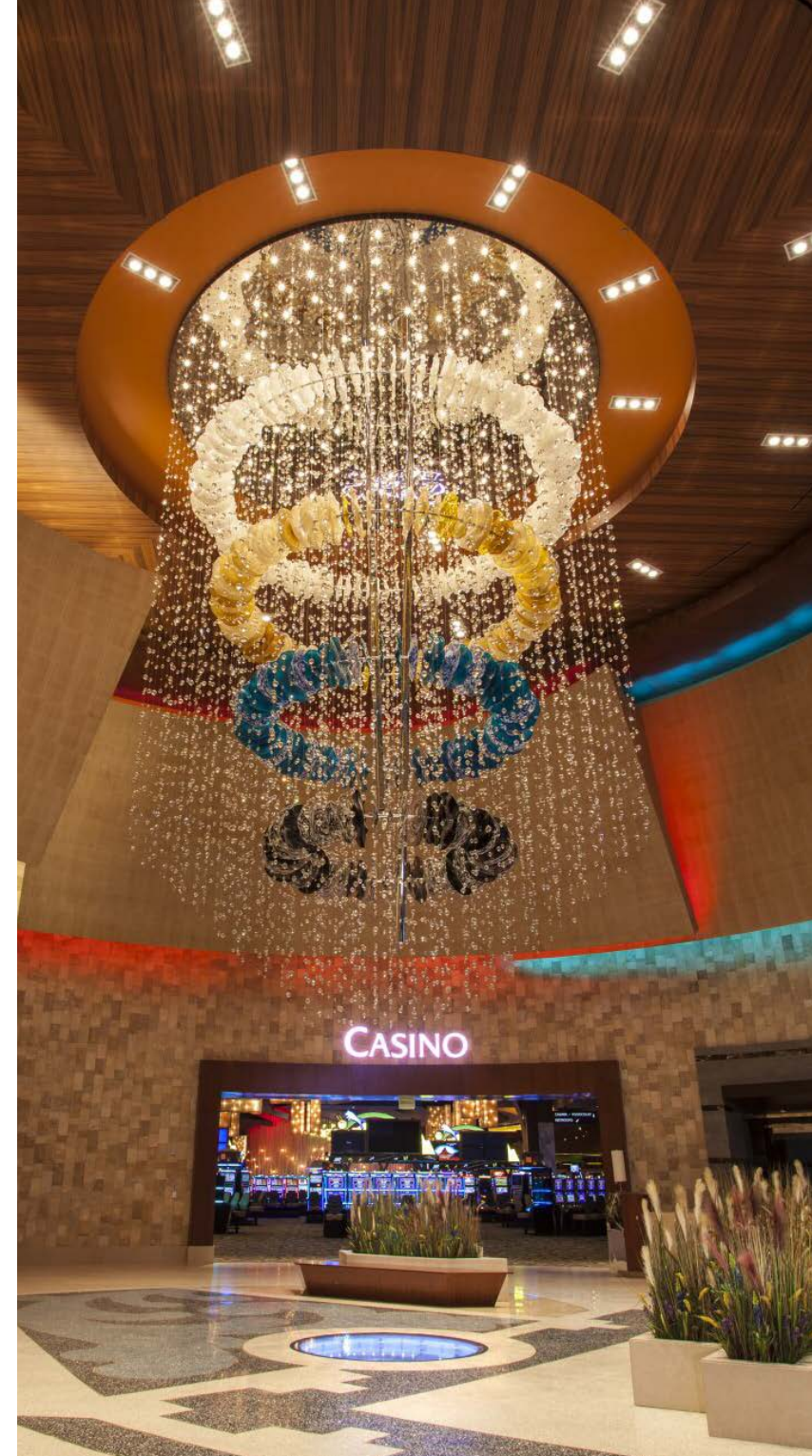
RESORT FEATURES

- AAA Four Diamond Resort
- 200 hotel rooms
- 1,007 gaming devices
- Conference center
- Five restaurants
- Approximately 500 employees



ADDITIONAL INFRASTRUCTURE INVESTMENT

- Navajo Blue Travel Plaza
- ADOT interchange improvements
- Ongoing I-40 corridor infrastructure enhancements
- Fiber optic broadband expansion





Market Drivers

FLAGSTAFF HOUSING SUPPLY CONSTRAINTS

Flagstaff continues to experience one of Arizona's most severe housing shortages, creating long-term pressure for expansion eastward along the I-40 corridor.



Median home prices
nearing \$790,000



Significant lack of
developable land



Housing emergency declared
by the City of Flagstaff



Strong demographic
growth trends

Development Potential

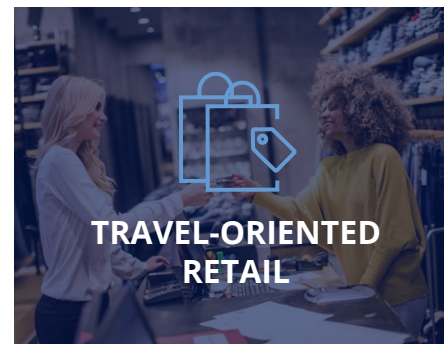
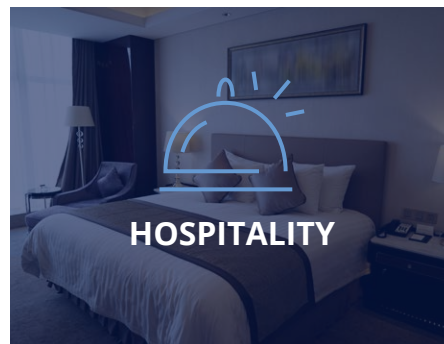
MERRILL RANCH



ANTELOPE MESA



TWIN ARROWS



Investment Highlights



Interstate 40 corridor frontage and access



Strategic location east of Flagstaff



Large-scale assemblage opportunity



Multiple development exit strategies



Casino-adjacent commercial potential



Long-term appreciation upside



Scarcity of large entitled land positions in Northern Arizona

Pricing & Value Summary

Merrill Ranch	2,816.65 AC	\$4,225,000
Antelope Mesa	898.91 AC	\$3,597,000
Twin Arrows	50.09 AC	\$4,363,840
Portfolio Total	3,765.65 AC	\$12,185,840

Buyer Profiles

INSTITUTIONAL LAND INVESTORS

RENEWABLE ENERGY DEVELOPERS

HOSPITALITY DEVELOPERS

TRIBAL ENTERPRISES

LAND BANKING GROUPS

RURAL RESIDENTIAL DEVELOPERS

MASTER-PLANNED COMMUNITY DEVELOPERS

Aerial Map





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