



Parcel Available
8.70 Acres

2511 E. ROUTE 66, FLAGSTAFF | ARIZONA

High Demand Commercial District, Parcel Available

This commercial district on the south side of E. Route 66 has been growing steadily for the past several years with an influx of national brand name businesses including: Chick fil A, Dutch Bros Coffee, Sportsman's Warehouse, and Texas Roadhouse. The available 8.70 acre prime parcel at the intersection of E. Route 66 and Fourth Street provides a great opportunity to be part of this high profile retail community.



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For Sale:
\$7,500,000

Contact:

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The Property

This 8.70-acre parcel is positioned at the intersection of E. Route 66, one of Flagstaff's main corridors, and Fourth Street. Traffic flow at this intersection will continue to increase over the next several years as this intersection leads south to the new Canyon Del Rio home subdivision, which has begun construction, and ultimate plans for Fourth Street to connect through JW Powell Blvd., and on to Interstate 17. The site offers a steady flow of retail customers for a variety of uses.

Sitting prominently on the southeast corner of a well-trafficked four-way intersection, this property boasts proximity to the new Chick-fil-A, Sportsman's Warehouse and several additional retail establishments. This site is well situated for expanding retail, dining establishments, grocery, C Store/fuel enterprises.

The lot stands as one of the few remaining opportunities in this high-demand commercial district. It features excellent accessibility from all sides and is primed for development, already equipped with sidewalks, gutters, and comprehensive utility infrastructure on-site. The site has a very low tree count which is ideal for full site development. This location has a great outlook for increased traffic over the next decade and beyond.

The Details

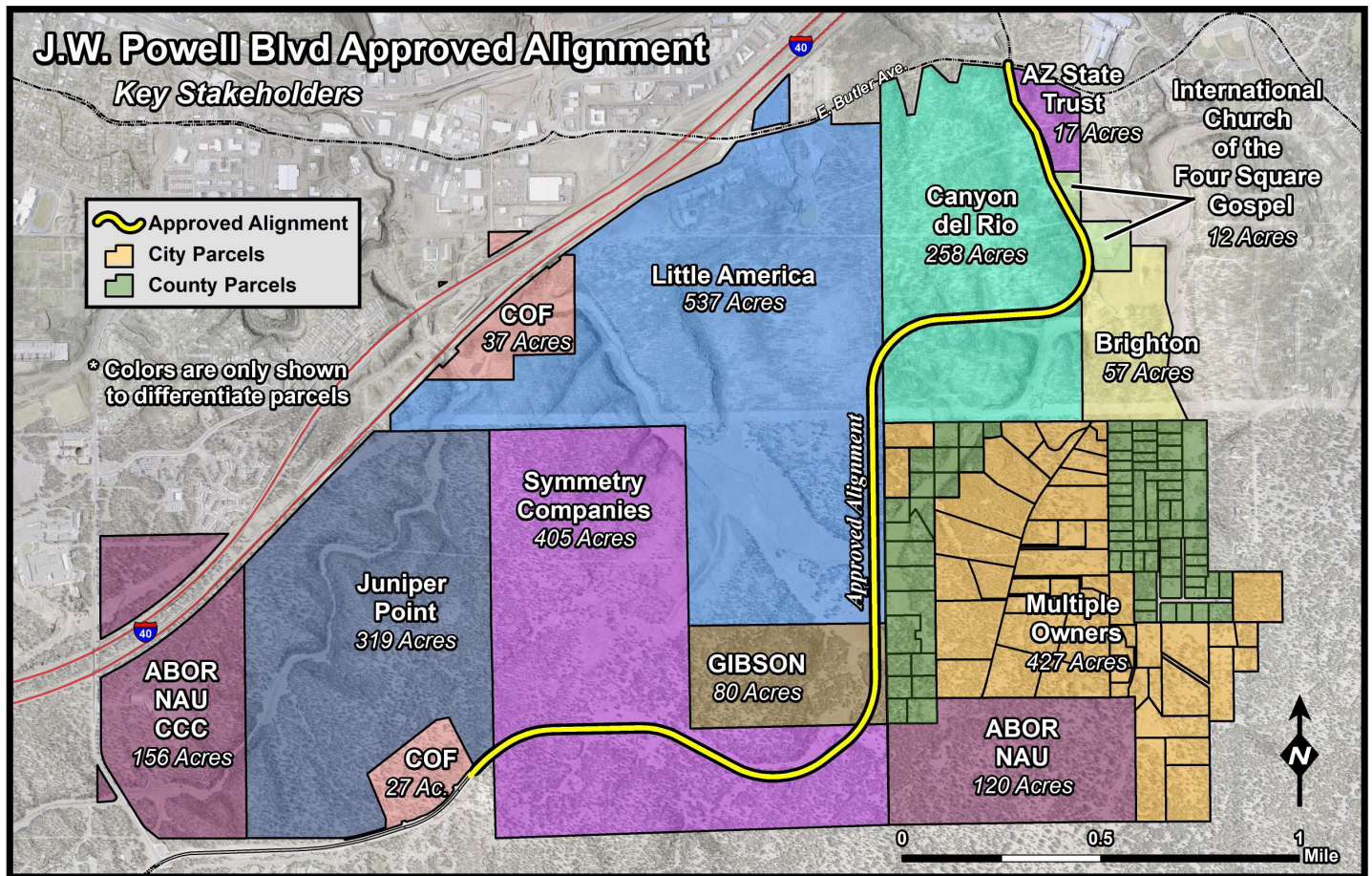
Price: \$7,500,000

Total acres: 8.70

Lot improvements:
Sidewalk and gutter on property

Zoning: Highway Commercial

APN#: 107-13-009



Above: City of Flagstaff mandated future alignment of J.W. Powell Blvd. from Butler Ave. and Fourth St. to Interstate 17.
 Below: Available parcel location with direct access to Flagstaff Mountain Line transit

Approved Uses and Deed Restrictions

Approved Uses:

The existing approved Concept Plan indicates the following uses for the full parcel, which include the east and west side of Fourth Street. Already constructed uses have been noted. The available uses include retail, restaurant, office, and hotel.

- Quick Service Restaurant (QSR)1 (drive through), [constructed](#)
- QSR2 (drive through), [constructed](#)
- Major A, [constructed](#)
- Gas station, [constructed](#)
- Restaurant 1, [constructed](#)
- Car wash (drive through), [constructed](#)
- Shops A
- Shops B
- Shops C
- Retail 1 (drive through)
- Retail 2
- QSR3 (drive through)
- Restaurant 2
- Casual dining
- Major B
- Office A
- Office B
- 3-story hotel

Any requested changes to the above list would require the owner to rezone the property to include additional uses with the City of Flagstaff.

Known Deed Restrictions:

- Pharmacy, bank or lodging (inn, hotel, motel) must be 500 feet east of the centerline of Fourth St.
- No discothèque or dance hall
- No amusement or arcade
- No adult bookstore or video
- No pawn shop or flea market
- No massage parlor unless properly state licensed and part of a spa
- No junkyard
- No mortuary or funeral home
- No bar/lounge/nightclub (not part of restaurant)
- Any drive-thru facility must be planned in such a way as to not impede internal traffic





Market Overview: Flagstaff, Arizona

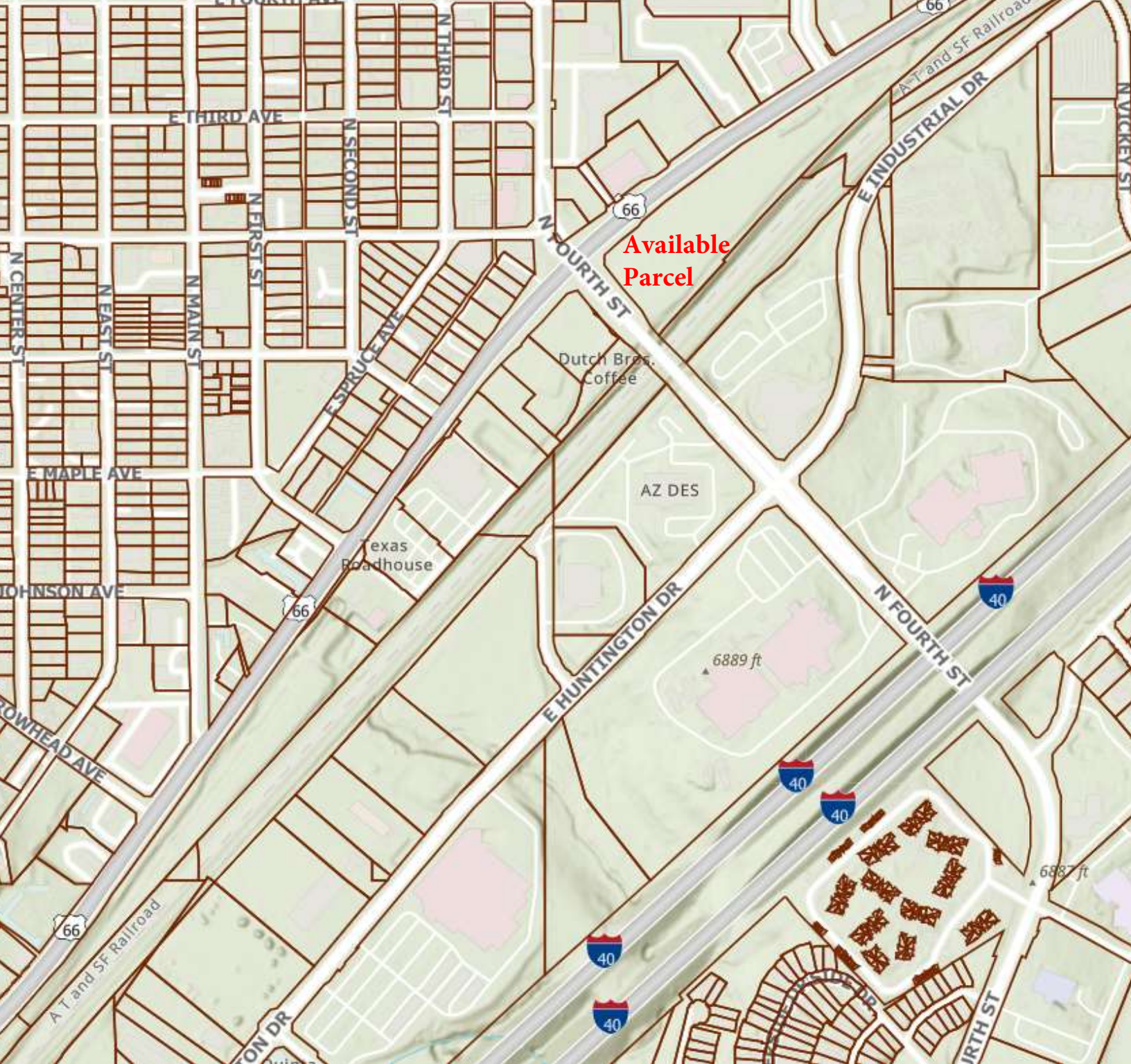
Flagstaff is located in Arizona's high country, surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons, there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing. Taking advantage of the comfortable summer temperatures, Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. The 4 million visitors and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life. Flagstaff has a population of 73,319 and a metropolitan area population of 139,097.

The community is also a college town focused on quality education, research and professional development with almost 30,000 students attending Northern Arizona University and 10,000 students attending Coconino Community College.

In addition to tourism and education, Flagstaff has a strong science sector which includes Flagstaff Medical Center; a regional hospital and level 1 trauma facility, W.L. Gore medical products, and Lowell Observatory. Flagstaff is designated as the world's first Dark Sky City for its work in preservation of the night sky's natural resource.

This ever-growing resort type community, consisting of local families, vacation rentals, Northern Arizona's regional market and second homes from all walks of life, provides a strong customer base for commercial enterprises.



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