

GROUND UP DEVELOPMENT OPPORTUNITY LAND FOR SALE

CAN BE SOLD TOGETHER OR SEPARATELY

±4.48 AC (195,149 SF) & ±0.98 AC (42,689 SF)



N/NEC INTERSTATE 40 & NAVAJO BOULEVARD | HOLBROOK, ARIZONA 86025

JOHN TRUJILLO | PRINCIPAL
john@JLTDevelopment.com
602.358.9820

JLT
DEVELOPMENT



PROPERTY SUMMARY

LOT 1 SIZE:	± 195,149 SF (4.48 AC)
APN 109-27-016J	
LOT 2 SIZE:	± 42,689 SF (0.98 AC)
APN 109-27-016G	
TOTAL LOT SIZES*:	± 237,838 SF/5.46 (AC)
*Parcels are not contiguous, but may be purchased together or separately.	
ZONING:	Both lots are C-2, City of Holbrook
POTENTIAL USES:	Premier Hotel Site, QSR's Full Service Sit Down Restaurant
CALL FOR PRICING	

THE PROPERTY

This property is located North of Interstate 40 on Navajo Boulevard in Holbrook, Arizona. It serves as the perfect location for a premier hotel site, quick service restaurant, full-service sit down restaurant, convenience store, and many other uses zoned for C-2.

Known as the “Gateway to the West,” Holbrook, Arizona stands proudly on historic Route 66. It is steeped in Native American culture, with Hispanic roots and pioneers from all walks of life. Holbrook’s close proximity to landmarks such as the Petrified Forest National Park, the Painted Desert, and the Mogollon Rim makes it an appealing location for outdoor enthusiasts, as well as those interested in history and culture. Not to mention, it is approximately a 30 minute drive east of Winslow, AZ, home of the I-40 TradePort. The I-40 TradePort is a +/-3,750 acre industrial mega site. The I-40 TradePort is bringing economic development to Winslow, Arizona and its surrounding communities. Holbrook, Arizona will be directly impacted by this project. It is anticipated to create 60,000 jobs in the next 10 years.



Hermosa Road

Residential Neighborhood

Hilltop Street



SITE 1



Laundromat



Former Auto Dealership/Storage

OK RV Park & Red Rock MHP

Roadrunner Road



China Buffet



Buzzard Boulevard



SITE 2



Future Mixed-Use Development

Navajo Boulevard



Crestview Drive



SOCIOECONOMIC HIGHLIGHTS

2023 Total Population	5,317
Navajo County	107,748
Owner Occupied Housing	63.03%
Renter Occupied Housing	36.97%
Average HH Income	\$71,395
Median HH Income	\$59,068
Median age	38.8%
Labor Force Participation	44.5%

Rich in diversity and welcoming to all, Holbrook, Arizona is prime for new **Commercial, Residential, and Economic** developments and opportunities.

POPULATION

Holbrook: 2023 (est.) 5,317
Navajo County: 107,748
State of Arizona: 7,285,370

INDUSTRIES

Main industries in Holbrook, Arizona are Public Administration, Education, Health Care, Social Assistance, Construction, Transportation, Warehousing and Utilities.

PRINCIPAL ECONOMIC ACTIVITIES

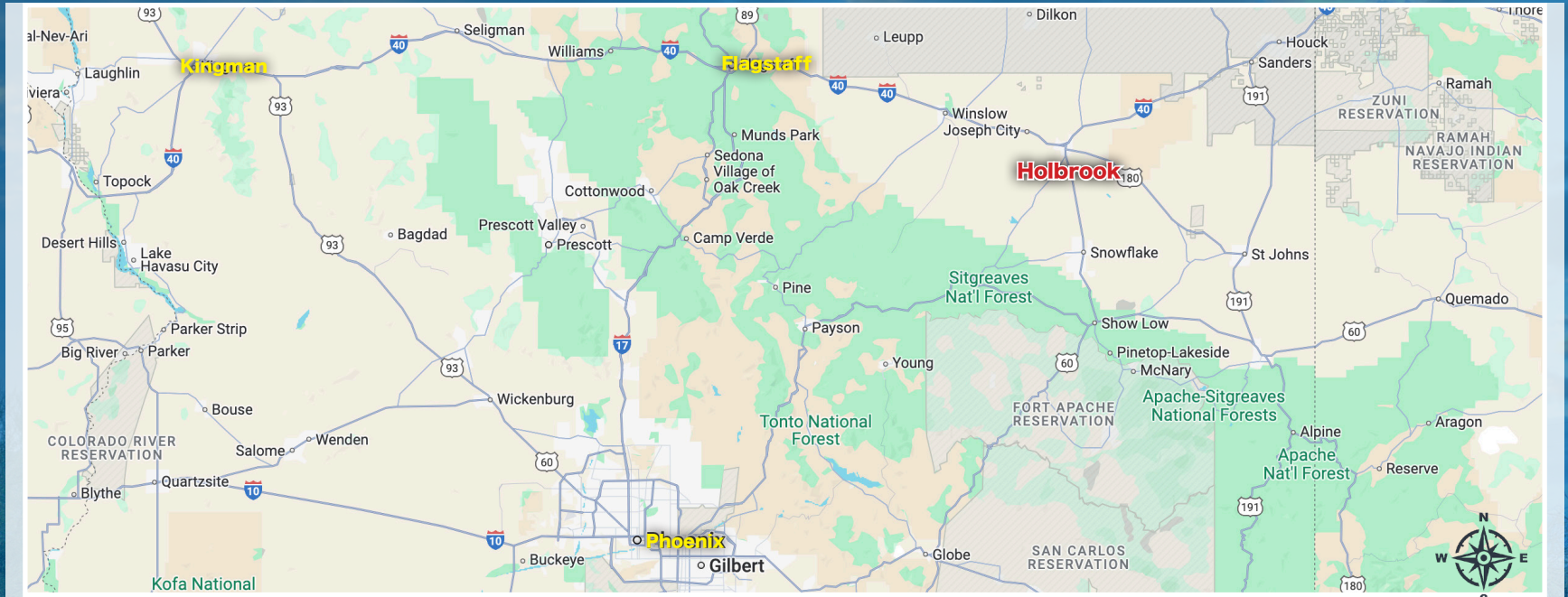
Holbrook, Arizona is a key trade center for northeastern Arizona.

Its location on historic Route 66 and on the I-40 Highway are at the junction of four (4) major highways located between the Apache Sitgreaves National Forest and Navajo and Hopi Native American Reservations making

tourism paramount to the local economy.

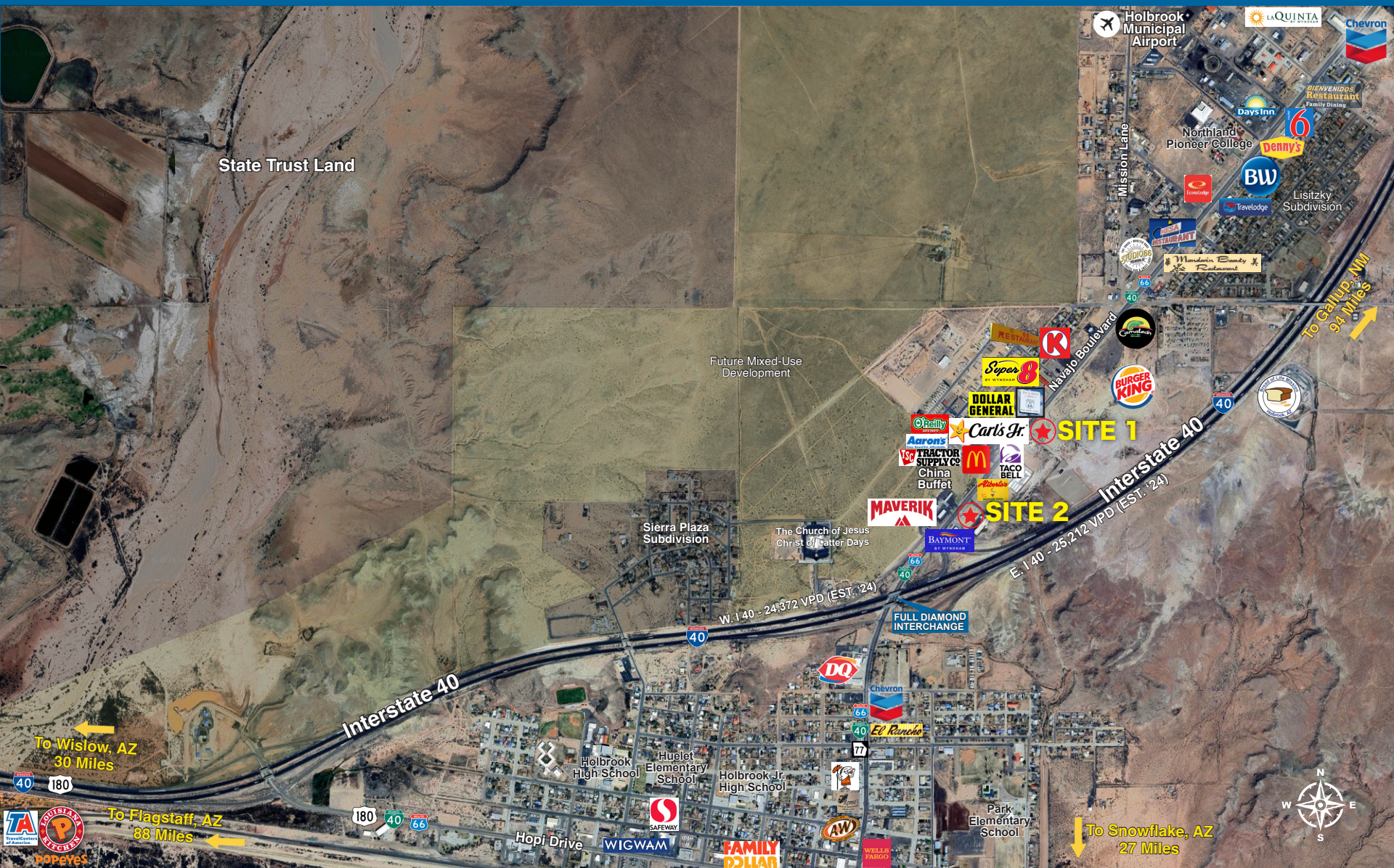
Government employment is also key. The Cholla Power Plant, Arizona Public Service's largest coal-fired generating station, is located just outside of Holbrook, Arizona.

PROPERTY HIGHLIGHTS



- Just North of the I-40 Full Diamond Interchange.
- Interstate 40 is a major east-west trans-continental Interstate Highway in the South-eastern and Southwestern portions of the United States. At a length of 2,556.61 miles, it is the third-longest Interstate Highway in the country, after I-90 and I-80.
- Holbrook, Arizona is the county seat of Navajo County
- All parcels are zoned C-2
- Holbrook, Arizona is located 30 miles East of Winslow, Arizona on I-40
- 20 minute drive to Petrified Forest National Park
- Adjacent to Hopi, Zuni, Fort Apache, San Carlos, Ramah and Navajo Nations
- 20 minute drive to Painted Desert National Park
- Holbrook, Arizona is approximately 3 hours (drive time) Northeast of Phoenix, Arizona.
- Lot 1: +/- 500 FT of frontage on Navajo Boulevard
Lot 2: +/- 100 FT of frontage on Navajo Boulevard
- Combined +/- 600 FT of frontage on Navajo Boulevard
- West of I-40 +/- 24,372 VPD (est. '24)
- East of I-40 +/- 25,212 VPD (est. '24)

BUSINESSES IN THE AREA



This information has been secured from sources believed to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation, express or implied about it. It is submitted subject to the possibility of errors, omissions, change of price, prior sale, lease, financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates used are for example only, and they do not represent current or future performance of the property. Each party shall conduct its own investigation of the property and transaction. JLT Development, LLC.