

1.07 AC Commercial Lot

7000 N HWY 89
FLAGSTAFF, AZ 86004

1.07 ACRES
FOR SALE | \$934,080

Exclusively Offered By:

Mark T. Belsanti, CCIM
928.779.3800
mark@davincirealty.com



da Vinci Realty 111 E. Aspen Ave., Suite 3, Flagstaff, AZ 86001 // davincirealty.com



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by da Vinci Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



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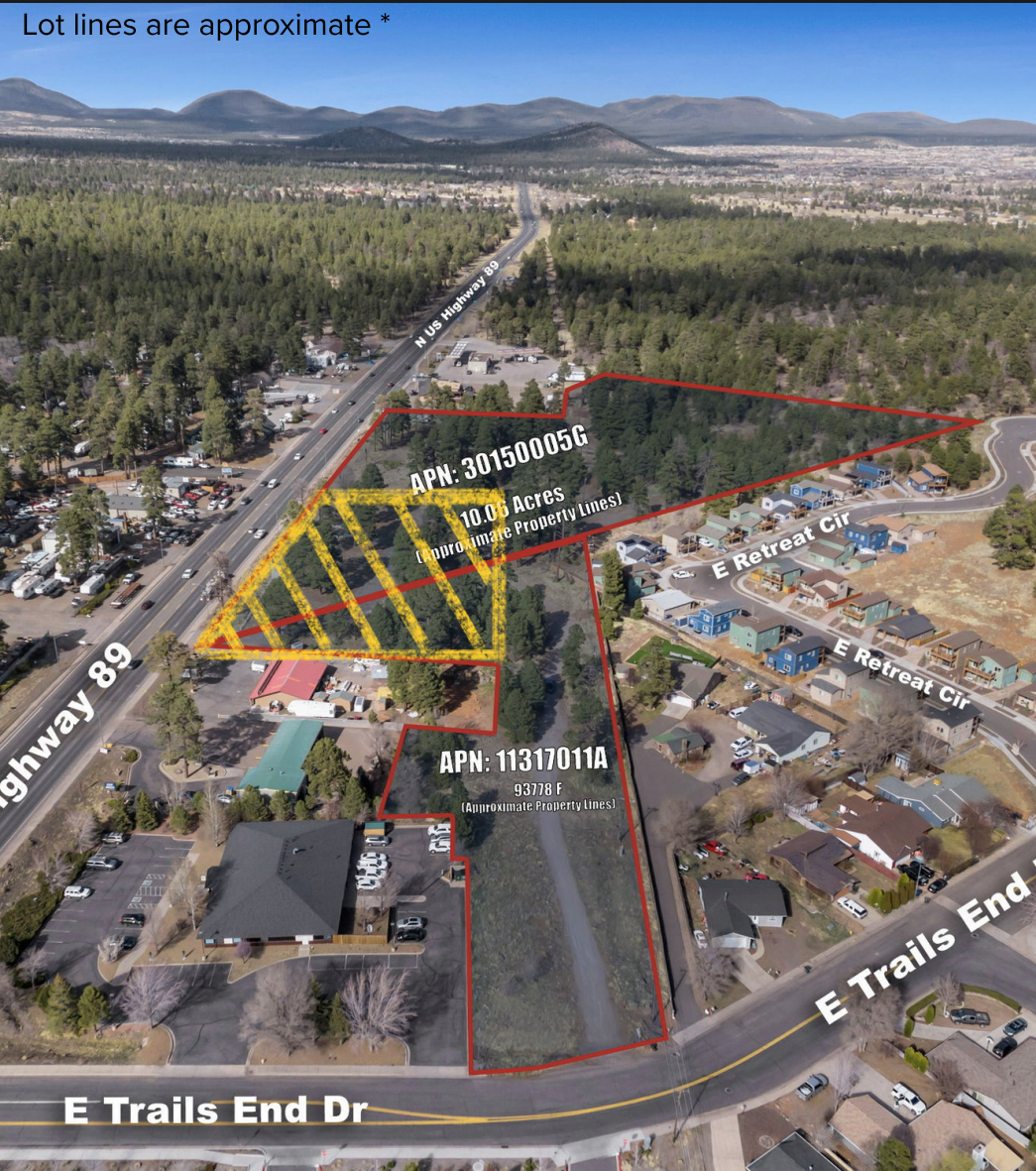
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Executive Summary

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Lot lines are approximate *



Offering Summary

Sale Price:	\$934,080
Available SF:	46,609
Lot Size:	1.07 Acres
Price / Acre:	\$872,972
Zoning:	Highway Commercial (HC)
APN:	A portion of 113-17-011A & 301-50-005G



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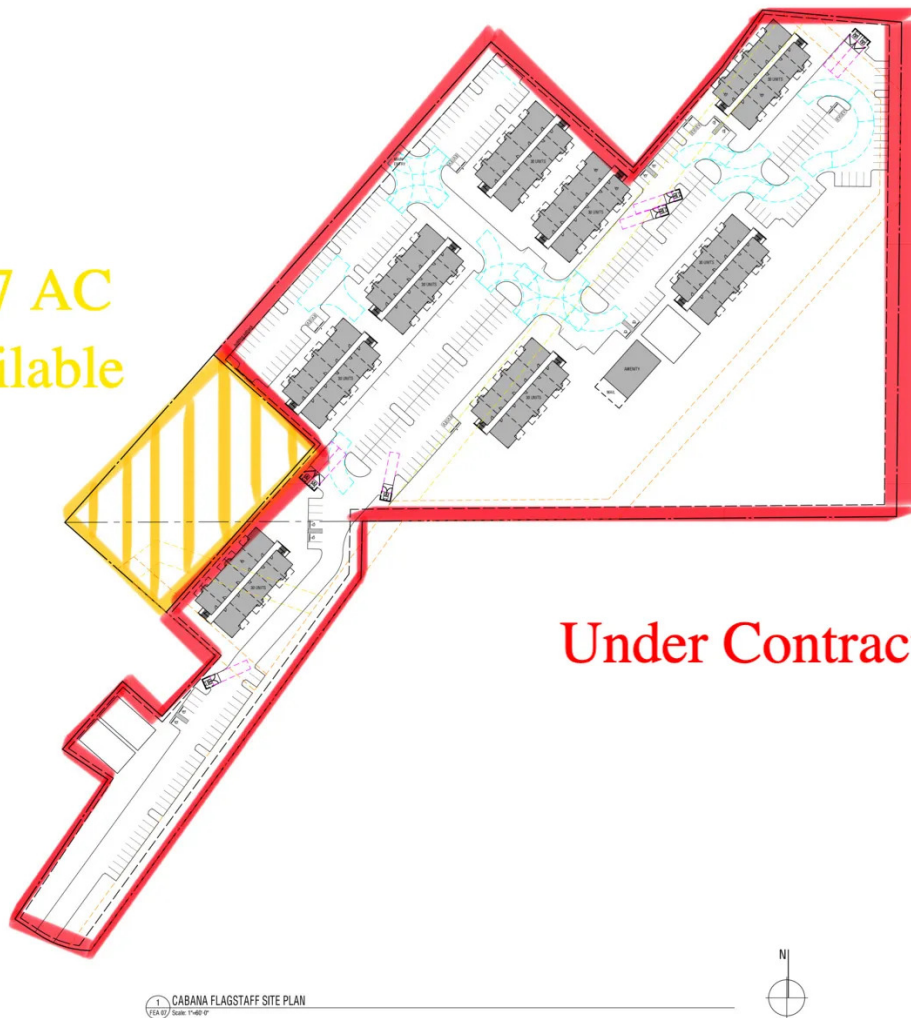


Property Description

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Lot lines are approximate *

1.07 AC
Available



Under Contract

1 CABANA FLAGSTAFF SITE PLAN
1/24/17 Scale 1"=40'

11.13 AC Under Contract

Property Description

Introducing a prime development opportunity located at 7000 N US Highway 89 in Flagstaff, AZ. Two commercially zoned parcels on HWY 89. Parcel #301-50-005G is zoned Highway Commercial (HC) and is 10.05 acres located within the City of Flagstaff. Parcel #113-17-011A is zoned Highway Commercial (HC) and Rural Residential, is 2.15 acres, and recently annexed in the City of Flagstaff.

1.07 AC of the 2 parcels are available for sale, the remaining 11.13 AC of the 2 parcels are under contract for 240 multi-family apartments. Diagram included for reference in the OM.

Utilities available include City of Flagstaff water & sewer and electric (APS). Endless potential for a wide range of development opportunities that include but are not limited to Commercial strip center, Hotel, Drive-through retail, Restaurant/Cafe, Office, and mixed use.

Location Description

Property is located just north of the Flagstaff Mall on the east side of Highway 89 and minutes from Interstate 40 and Interstate 17. The area surrounding 7000 N US Highway 89 offers a perfect blend of natural beauty and economic opportunity. Just a short drive from the bustling city center, this location provides convenient access to major transportation routes and a rich array of commercial amenities and residential growth. With its stunning mountain views and vibrant local community, the area offers a seamless balance of work and lifestyle, making it an ideal investment location.



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Property Details & Highlights

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Building Name	1.07 AC Commercial Lot
Property Type	Land
Property Subtype	Other
APN	113-17-011A & 301-50-005G
Lot Size	1.07 Acres
Number of Parcels	A portion of 2 parcels

- 1.07 AC of prime Highway Commercial land
- State Highway Frontage
- Strategic location in the Flagstaff area
- Zoning offers diverse development opportunities
- Proximity to major transportation routes
- Perfect Commercial Development Potential



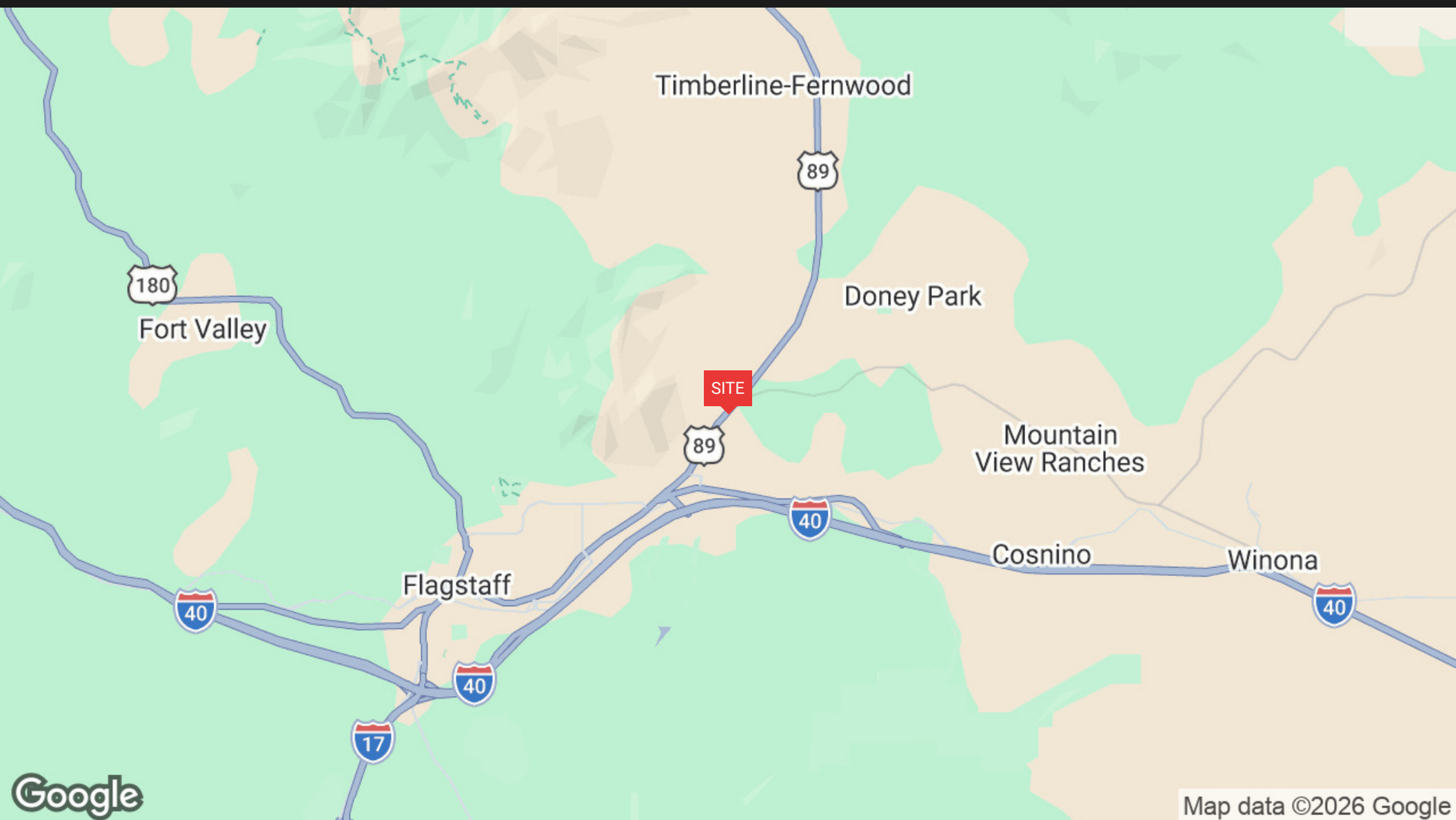
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Regional Map

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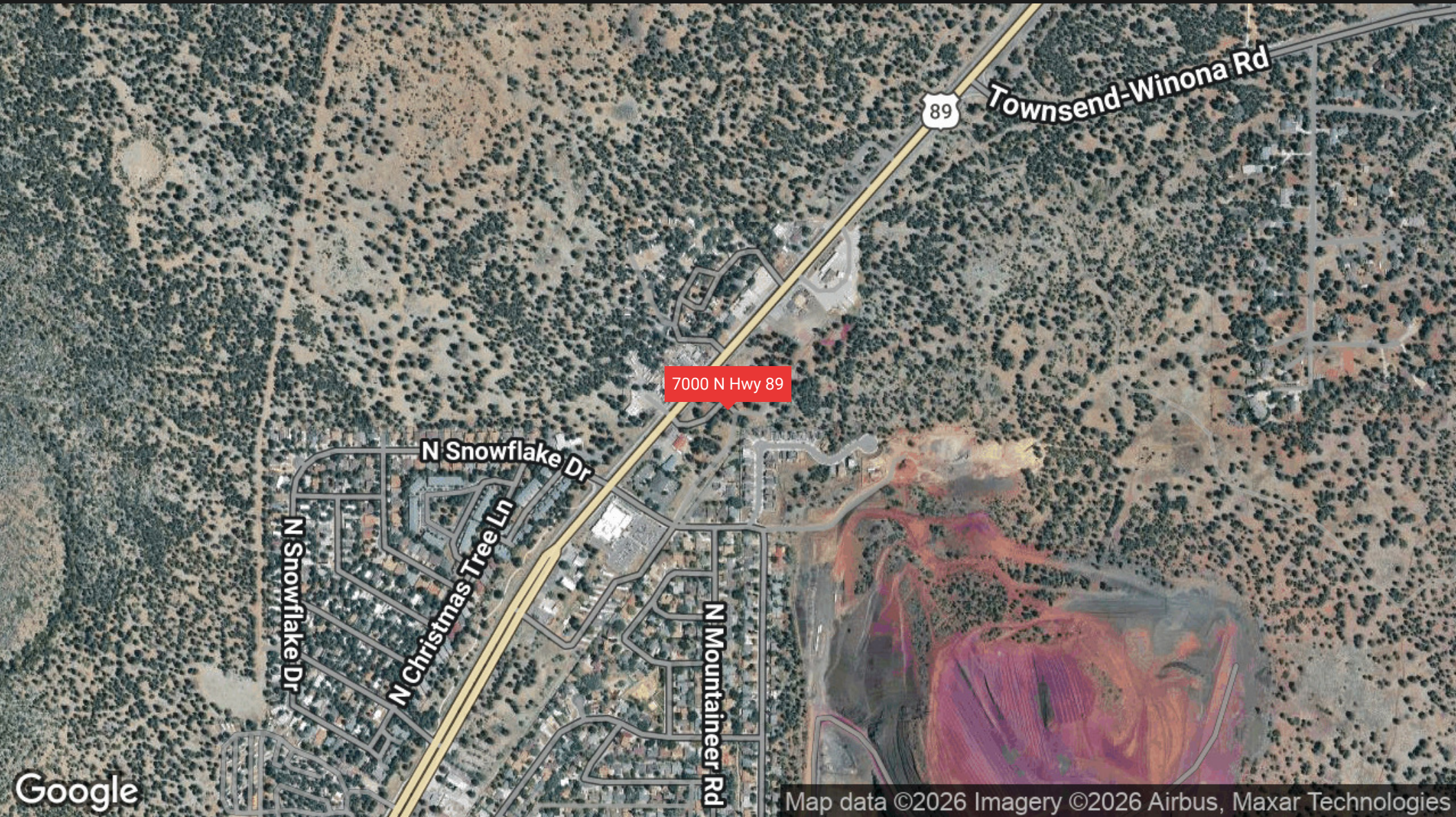
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Aerial & Parcel Map

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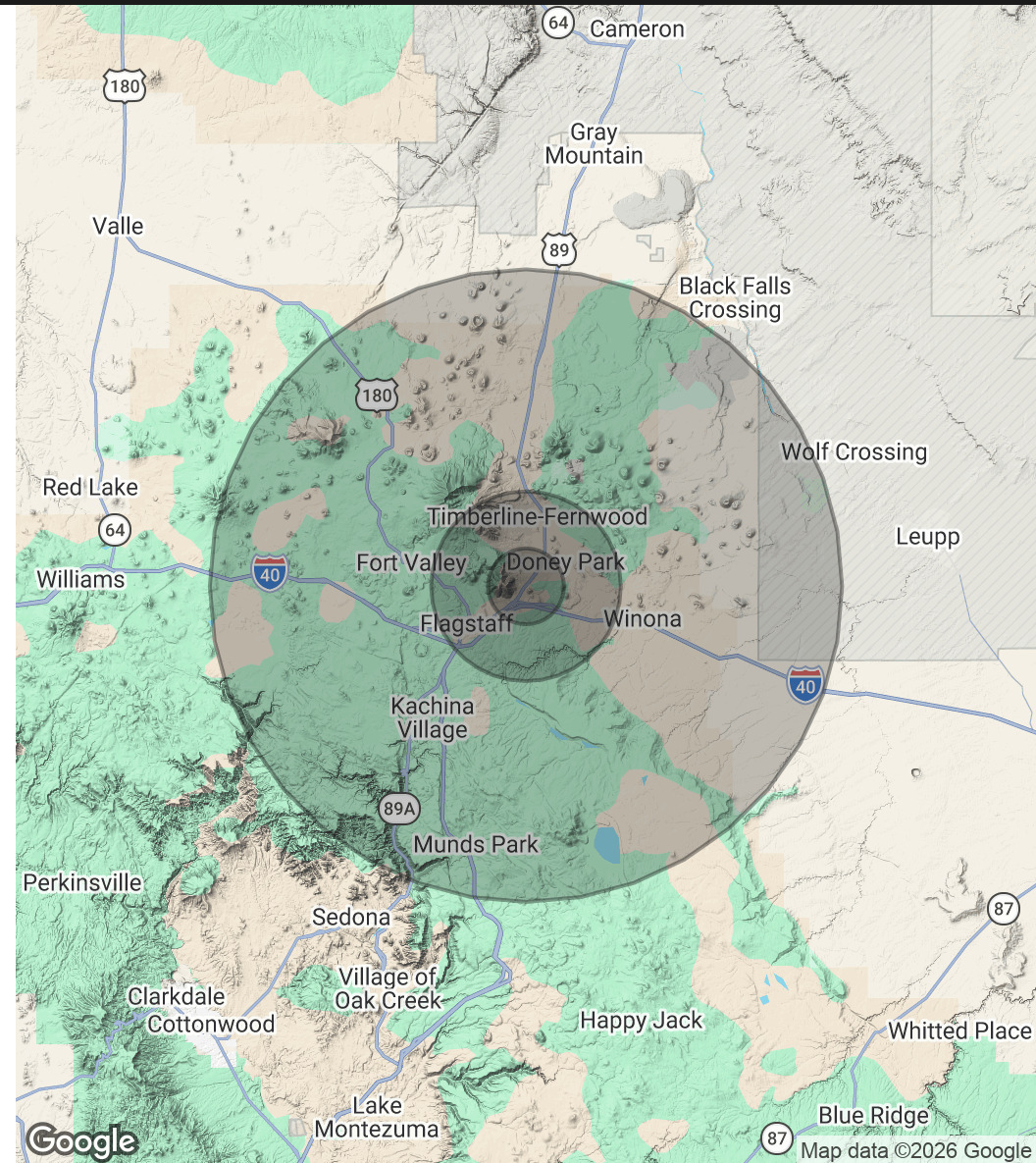
Demographics Map & Report

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Population	3 Miles	7.5 Miles	25 Miles
Total Population	16,396	76,432	98,723
Average Age	38.8	33.1	34.8
Average Age (Male)	38.0	32.5	34.3
Average Age (Female)	39.6	33.1	34.6

Households & Income	3 Miles	7.5 Miles	25 Miles
Total Households	6,396	27,767	36,738
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$101,525	\$94,723	\$103,133
Average House Value	\$448,649	\$511,292	\$539,160

2023 American Community Survey (ACS)



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Flagstaff

Flagstaff is an attractive and vibrant city with mid sized population that serves as the geographical, retail, legal, medical, cultural and recreational center of Northern Arizona. The population of the city includes the metropolitan area, too. It is the county seat of Coconino County. 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. Northern Arizona University is Flagstaff's pride and joy. The college students and those who come to visit the University bring a large amount of revenue to local businesses. Locals also enjoy attending NAU sporting events. 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; Wupatki, Sunset Crater Volcano, and Walnut Canyon National Monuments. The Grand Canyon is only an hour away and 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.



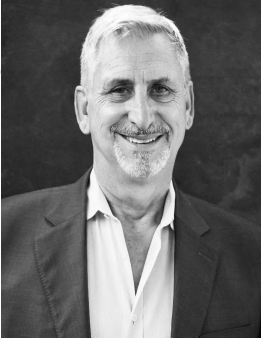
Please visit flagstaff.az.gov to learn more about the City of Flagstaff.



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Mark T Belsanti, CCIM

Owner/Agent - da Vinci Realty LLC

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Direct: 928.779.3800 | Cell: 928.254.1770

Professional Background

Mark has been an active commercial real estate agent for over thirty years. He has enjoyed much success through those years; transacting commercial real estate in Flagstaff, Sedona, the Verde Valley, and Scottsdale, Arizona.

In 1999, he attained the Certified Commercial Investment Member (CCIM) certification. This certification is one which separates a commercial real estate agent from the general real estate agent. A CCIM is a recognized expert in the commercial and investment real estate industry and a CCIM is part of a global commercial real estate network with members across North America and more than 30 countries. This professional network has enabled CCIM members to close thousands of transactions annually, representing more than \$200 billion in value. As a result, the experts who possess the CCIM designation are an invaluable resource for commercial real estate owners, investors, and users.

As well, Mark served as a Planning and Zoning Commissioner for the City of Sedona for three years in order to familiarize himself with city development codes and act as a liaison between his clients and municipalities.

In 2003, Mark and his wife Leslie, moved to Flagstaff and opened da Vinci Realty which is a full service commercial real estate company offering brokerage, leasing, property management, and development opportunities.

Education

CCIM Institute - Commercial Real Estate's Global Standard for Professional Achievement

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Jack T Belsanti, Agent

Agent - da Vinci Realty LLC

jack@davincirealty.com

Office: 928.779.3800

Professional Background

Turning 23 years of top-tier sales experience into real estate success, Jack joined his family's well-established agency serving Flagstaff, Sedona, and the Verde Valley. Now, he is expanding their reach into the East Valley, helping clients navigate residential sales, commercial sales, leasing, property management, and investment opportunities with confidence.

A Chicago native who grew up in Sedona and Flagstaff, he has called Arizona home for most of his life. He lives in Queen Creek with his wife - also a licensed agent - and their four children. Family, community, and the outdoors are at the center of everything he does.

He combines proven sales expertise with a client-first mindset to deliver honest, results-driven guidance. Whether clients are buying, selling, leasing, or investing, he is here to turn their real estate goals into reality. Your success is his priority!

Education

Licensed Agent, Commercial & Investments

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