

LIVE/WORK COMMERCIAL & INDUSTRIAL LAND NEAR I-40 TRADEPORT CORRIDOR | ±4.97 ACRES

1216 W Third St
Winslow AZ 86047

\$500,000 (\$2.31 PSF)

Owner/User Opportunity



EXECUTIVE SUMMARY

Rare opportunity to acquire ±4.97 acres of commercial and industrial land strategically located less than ½ mile from Phase 1 of the emerging I-40 TradePort Corridor in Winslow, Arizona. This unique multi-parcel assemblage offers a highly flexible investment opportunity with the ability to support a wide range of commercial and industrial uses, including truck parking, contractor yards, industrial outdoor storage, workforce housing, and service-based businesses.



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1216 W THIRD ST WINSLOW ARIZONA 86047

PROPERTY FEATURES:

Building 1 Size: ±2,490SF

Year Built: 1978

Building 2 Size: ±600SF

Year Built: 2010

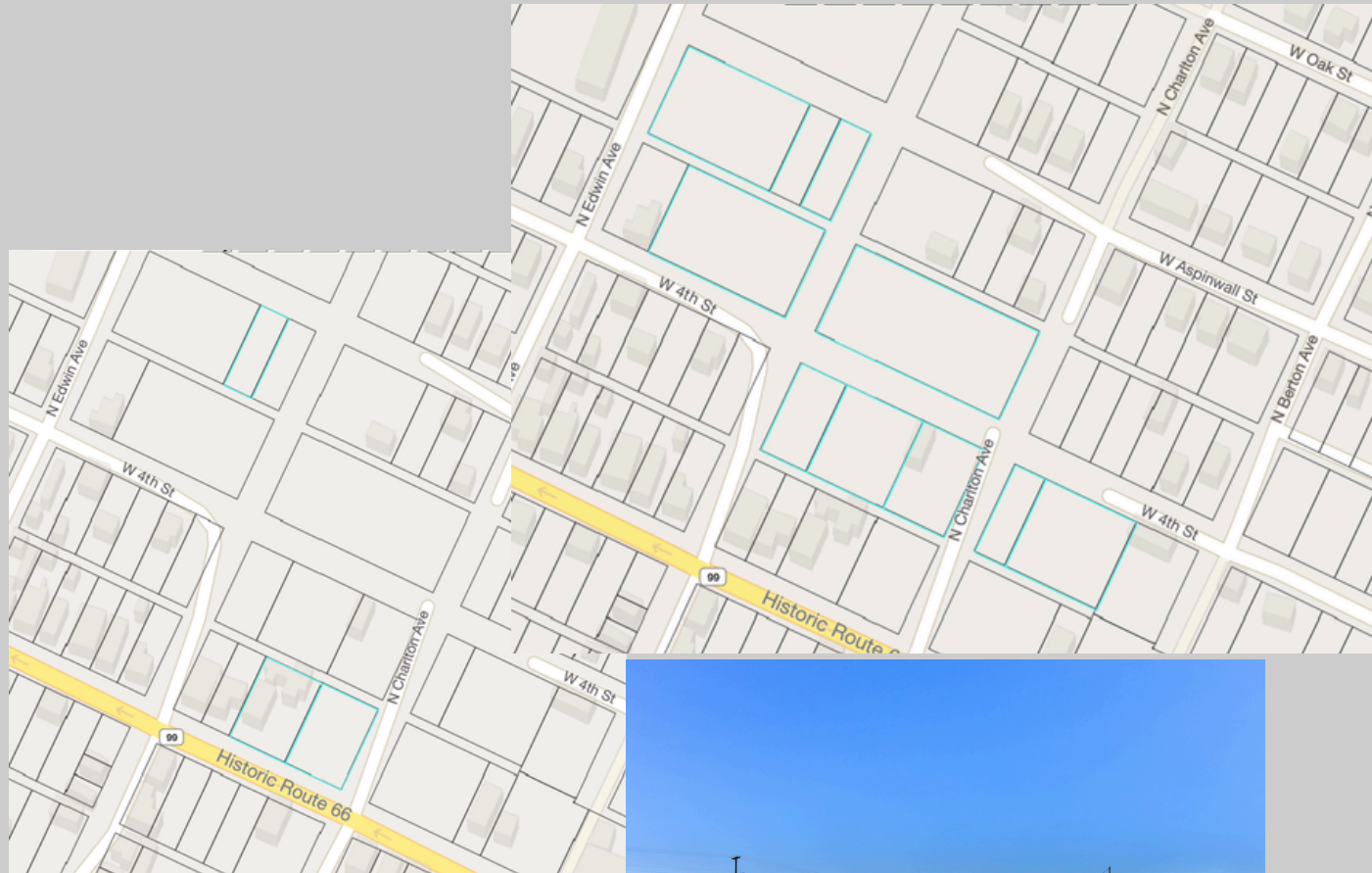
Zoning: C - Commercial
& I - Industrial

Layout Includes:

- Large Kitchen
- 2 Full Bathrooms
- Large Dining Area
- Storage Room
- Two ADA-Compliant Restrooms

Parking

- Open parking spaces



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INVESTMENT HIGHLIGHTS

APN:	Zoning:	Actual Size:
103-15-130A	Commercial	0.33
103-15-130	Commercial	0.33
103-15-126	Industrial	0.41
103-15-127	Industrial	0.24
103-15-125	Industrial	0.33
103-15-073	Industrial	0.98
103-15-122	Industrial	0.16
103-15-121	Industrial	0.49
103-15-067A	Industrial	0.73
103-15-066	Industrial	0.65
103-15-065	Industrial	0.16
103-15-064	Industrial	0.16

- Rare Ownership Opportunity
- Office condos in this Gilbert corridor rarely come available as most remain leased long term.
- Strong Price Positioning
- Offered at approximately \$340 per square foot.
- Strategic Location
 - Approximately 1 mile from US-60
 - Strong traffic counts of ±32,887 vehicles per day
- Established Gilbert business corridor
- Recent Improvements Reduce Immediate Costs
 - New interior carpet
 - Fresh exterior paint
 - HVAC replaced approximately 5 years ago



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OWNER USER ADVANTAGE

Eliminate long commute, reduce fuel expenses, and operate your business from your own property as you and your crew work on the I - 40 TradePort Corridor in Winslow.

IDEAL USERS

- Owner-user contractors
- Trucking or logistics operators
- Equipment yard businesses
- Small industrial operators
- Live/work entrepreneurs

LOCATION ADVANTAGES

- minutes away from the TradePort Corridor
- A live-work industrial setup near a future logistics hub
- Easy freeway access
- Conceptual industrial outdoor parking income potential of monthly income at full buildout



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Demographics

A growing surrounding population density, above-average household incomes, and significant consumer spending within the immediate trade area support the property.

Population	1 Mile	3 Miles	5 Miles
2020	5,158	8,467	9,037
2025	5,056	8,711	9,565
2030	5,115	8,905	9,835

Household	1 Mile	3 Miles	5 Miles
2020	1,826	2,928	3,130
2025	1,723	2,937	3,233
2030	1,730	2,989	3,311

Income	1 Mile	3 Miles	5 Miles
Average HH Income	\$59,427	\$63,740	\$66,529
Median HH Income	\$48,911	\$49,999	\$55,908
Total Consumer Spending	44.6M	79.1M	89.4M

Housing	1 Mile	3 Miles	5 Miles
Median Home Value	\$139,212	\$152,441	\$156,024
Median HH Income	\$48,911	\$49,999	\$55,908

What truly sets this property apart is its rare live/work capability, allowing an owner to reside on-site while operating a business—an increasingly valuable feature for contractors, logistics operators, and small business owners seeking to reduce overhead and maximize efficiency.

The site includes a historically significant structure (former Acapulco Café), now converted to residential use with additional storage, providing immediate functionality while planning future development.

With multiple parcels and mixed zoning, the property allows for phased development, income generation, or resale of individual lots, making it ideal for investors, owner-users, or developers looking to position ahead of corridor growth.

As infrastructure expands and demand increases along the I-40 corridor, this property presents the opportunity to generate income in the near term while capturing long-term appreciation in a developing logistics and industrial market.

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PHOTO GALLERY



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