

To Flagstaff ± 78 miles



To Prescott ±40 miles

69

S.R. 69 Off-Ramp



Interstate 17 Off-Ramp

Arcosanti Road



Cordes Lakes Road

(M-F: approx. 40,000VPD; Weekends: approx. 55,000 VPD)

Stagecoach Trail

Two New Freeway

PAD

OPPORTUNITIES

in Cordes Junction, Arizona

SUBJECT



Interstate 17 Off-Ramp

To Phoenix ±62 miles



For further information, please contact:

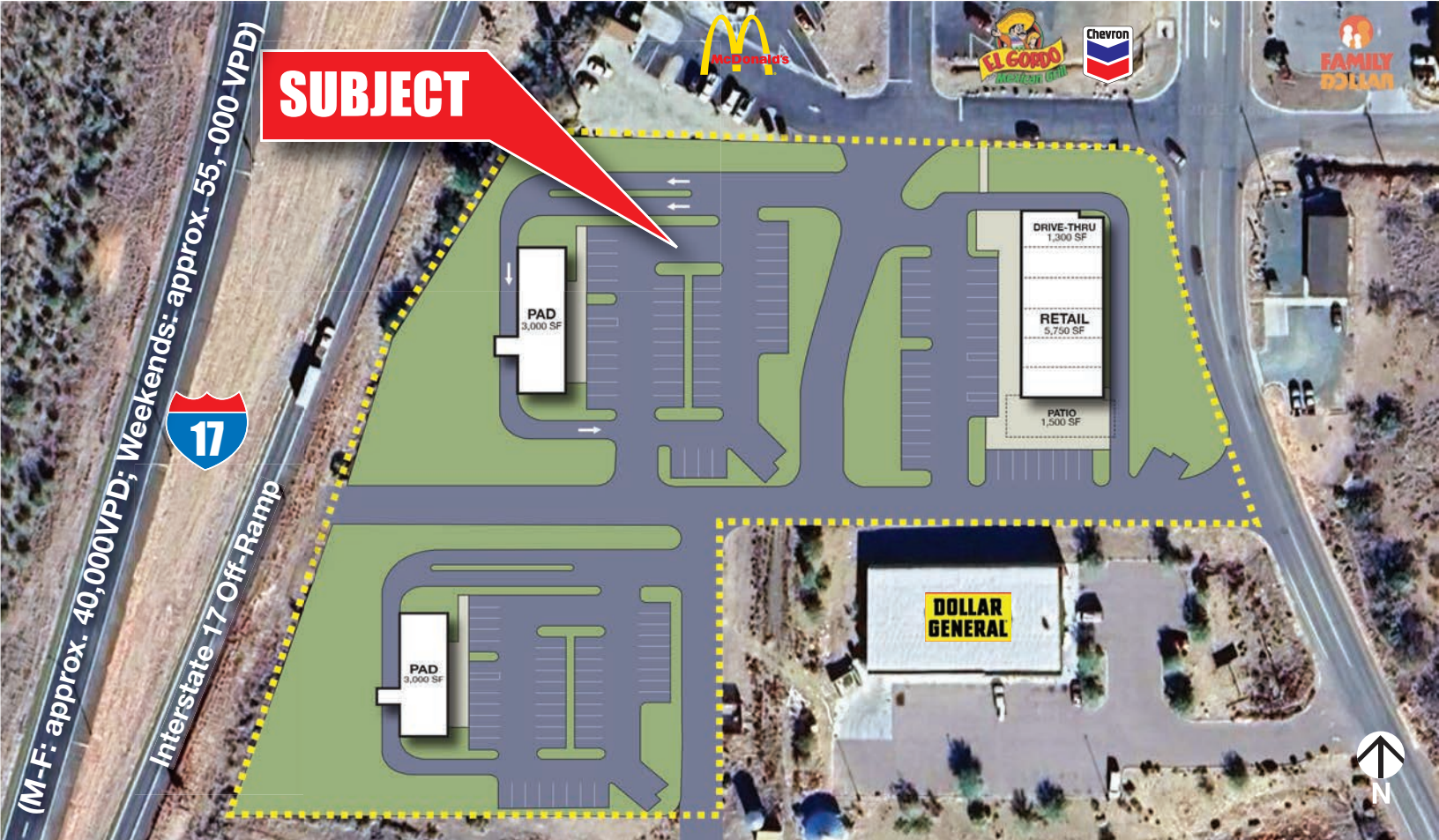
Chris Gerardo

602.290.7396

chris.gerardo@velocityretail.com



VELOCITY RETAILGROUP



Two Drive-Thru Pad Buildings

Cordes Junction, Arizona

- Two freestanding pads of approximately 3,000 square feet, and one future retail/restaurant pad of approximately 7,050 square feet, with drive-thru fast food capability on the north end, and a 1,500 SF patio amenity on the south
- Cordes Junction is the midway point on the heavily traveled Interstate 17 between Phoenix and Flagstaff. It is also the primary access to Prescott, via the S.R. 69 highway interchange with I-17.
- Existing McDonalds restaurant, a Chevron gas station and Dollar General retail store located on the adjoining properties.
- **Access:** The entire west boundary of the property is contiguous with Interstate 17 off-ramp Exit 262. Exit 262 is the exit for State Route 69, which connects Interstate 17 to Prescott.
- **Electricity:** Arizona Public Service
- **Telephone:** Century Link
- **Water:** Cordes Lakes Water Company
- **Sewer:** Yavapai County Environmental Services Department
- **Zoning:** C-2 7.5, Yavapai County (mixed use/medium density commercial)



For further information, please contact:

Chris Gerardo

602.290.7396

chris.gerardo@velocityretail.com





New Loves Truck Stop North of the Subject



Paolo Soleri's Arcosanti at Cordes Junction



Heavy Truck Traffic on Interstate 17

Strategic Location in the “Center of Arizona”

Cordes Junction, located at the intersection of Interstate 17 and State Route 69, is considered an important trucking hub for Arizona. This area serves as a crucial link between southern and northern Arizona, facilitating the movement of goods and services throughout the state. Here are some reasons why Cordes Junction is significant:

- 1. Strategic Location:** Cordes Junction’s position on I-17 makes it a key point for truckers traveling between Phoenix and Flagstaff, as well as those connecting to I-40, a major east-west interstate that crosses the United States.
- 2. Commerce Corridor:** According to the Arizona Department of Transportation (ADOT), I-17 is identified as one of the state’s key commerce corridors, essential for the transportation of goods within Arizona and beyond. This highway supports a significant volume of commercial traffic, including trucks carrying goods to and from various parts of the state.
- 3. Future Growth and Development:** The area around Cordes Junction is expected to see continued growth and development, further cementing its role as a transportation and logistics hub. Plans for new infrastructure, commercial developments, and improved transportation networks will enhance its importance.
- 4. Economic Impact:** The movement of goods through Cordes Junction contributes substantially to Arizona’s economy. Each year, more than \$300 billion in goods are shipped to and from Arizona, with a significant portion passing through this junction.

These factors collectively make Cordes Junction a vital trucking hub, supporting both regional and interstate commerce.

Exceptional Vehicle Traffic

Each year, more than \$300 billion in goods are shipped to and from Arizona. I-17 is identified as one of the state’s key commerce corridors, moving people and goods between southern and northern Arizona. This vital highway also connects to I-10 and I-40, two of the nation’s principal east-west interstate highways. I-10 and I-40 are also two of Arizona’s key commerce corridors and are essential for future, quality economic growth in Arizona.

ROAD	FROM	TO	VPD	VPD COMBO TRUCKS
I-17	Badger Springs Road	E Bloody Basin Road W	37,704	4,297
I-17	E Bloody Basin Road W	SR-69	33,635	3,722
I-17	SR-69	I-17 Exit 265 G-Ramp	23,762	3,136

Demographics

	3 Miles	5 Miles	10 Miles
Population:	4,096	4,160	5,613
Avg. HH Income	\$62,680	\$62,902	\$64,321
Daytime Population	3,737	3,499	4,936
Number Households	2,136	2,172	2,566

ESTIMATED POPULATION - 15-MILE RADIUS

Cordes Junction:	5,334
Prescott Valley:	47,973
Dewey-Humboldt:	4,274
Mayer:	1,571
Camp Verde:	12,147
Spring Valley:	1,019
Black Canyon City:	2,515

These areas together contribute to a combined population of about 56,200 people within a 20-mile radius of Cordes Junction. This area is a growing community with several smaller towns contributing to the overall population, making it a relevant region for commercial and transportation activities.

For further information, please contact:

Chris Gerardo

602.290.7396

chris.gerardo@velocityretail.com

