

# QUICK SERVICE OPPORTUNITY IN SR-89, PAULDEN ARIZONA

Listing Price: \$459,000

ARIZONA  COMMERCIAL  
REAL ESTATE



## DESCRIPTION

With 2.93 acres of prime highway frontage on State Route 89, this property offers outstanding visibility and access for future development. Positioned between two parcels, it is ideally suited for food service, convenience retail, gas, or traveler-focused amenities alike.



**ABIGAIL CHARTIER**

Commercial Agent

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## PROPERTY HIGHLIGHTS

- 2.93 acres with direct frontage on State Route 89
- High-visibility location with steady traffic counts
- Positioned between two parcels, enhancing accessibility and exposure
- Ideal for quick service restaurant (QSR), fuel station, or convenience use
- Across from a well-established convenience store with proven demand
- Current zoning: RCU-2A (Residential Single Family) – strong potential for rezoning or variance
- Growing regional corridor with limited quick service options
- Strategic opportunity to capture highway travelers and local resident
- Ideal for food service, convenience store, gas station, or traveler services
- Opportunity to capture traffic in both directions
- Strong potential for future commercial development