



RODEO ROAD AND ROUNDHOUSE ROAD,
WILLIAMS, ARIZONA

Commercial Parcel Available Visible From Interstate-40

This 16.3 acre parcel is ready for development for a RV park, hotel, restaurant, retail shops, construction yard or other commercial opportunity in the Gateway to the Grand Canyon; Williams, Arizona.



Kelly & Call Commercial
1600 W. University Ave., 218
Flagstaff, AZ 86001
Phone: 928 440 5450

For Sale:
\$999,000
16.3 acres

Contact:

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Now is your opportunity to purchase some unique commercial real estate that was once owned by the Grand Canyon Railway. The property is bordered by the Grand Canyon Railway tracks going through downtown Williams, AZ just south of Rodeo Road. The Grand Canyon Railway's daily train runs right next to this property. It is also adjacent to the slated

21-acre 106,500 square foot Arizona Railroad Heritage Park which will reflect the atmosphere of railroad houses and shops, interpretive exhibits, archives, an art gallery, meeting rooms, interactive computer facilities and an outdoor amphitheater. Easy access off Interstate 40 from Grand Canyon Boulevard exit.

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Market Summary Williams, Arizona

Williams, Arizona is a small town located in high country pines of Northern Arizona. Rich in history, Williams is iconically associated with the Old West, Route 66, and Railroad lore, which along with its distinction of being The Gateway to the Grand Canyon, contributes to a strong tourism market. The community is surrounded by the Kaibab National Forest inviting four season outdoor recreation with hiking, camping, fishing, mountain biking, golf, skiing, sledding, and snowshoeing.

Williams was the last community along Historic Route 66 to be bypassed by Interstate 40, yet with three easy exits off the interstate one can quickly find themselves back on some of the remaining sections of the old highway where it passes through the town.

The Mother Road has been the main artery of the Classic American Road trip since it was finished in 1926. From Chicago, Illinois to Santa Monica, California Route 66 is synonymous with the mystic of freedom. People travel from all over the country and the world to experience the images of Americana preserved in small towns along the route. Communities with still active sections of Historic Route 66 have capitalized on the market for nostalgia and the imagery of a by-gone era.

Williams is in a prime location to take advantage of this tourism market. Its historic downtown buildings, restaurants and shops with Route 66 memorabilia all transport the traveler to another time and place.

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Located only 60 miles from the Grand Canyon National Park, Williams earns its moniker of being The Gateway to the Grand Canyon- either by road or by rail. The Grand Canyon Railway with its southern terminus in Williams, first brought tourists to the South Rim in 1901. By 1968 popularity of the automobile road trip brought a decline in train travel and the railway stopped its service to the Canyon. In 1989 The Grand Canyon Railway was brought back to its former glory and now, along with the restored Fray Marcus Hotel at the depot, the Train is a huge tourist draw and contributor to Williams economy.

The Train also contributes to tourism "spin-offs" with a classic troupe of Old West characters who rob the train on its return from the Canyon and act out a gun fight on summer evenings in the streets of Williams. During the holiday season The Grand Canyon Railway offers a special journey on The Polar Express.

As a tourism hub, the town of Williams has a contagious energy that keeps the area alive with enthusiasm and excitement every day of the year.

