

Flag Land

7000 N. HWY 89
FLAGSTAFF, AZ 86004

APN: 30150005G
10.06 Acres
(Approximate Property Lines)

APN: 11317011A
93778 F
(Approximate Property Lines)

E Trails End Dr

E Trails End Dr

E Retreat Cir

E Retreat Cir

FLAG LAND

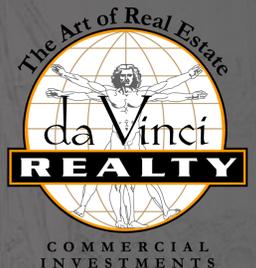
FOR SALE | \$5,495,000

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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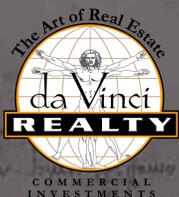
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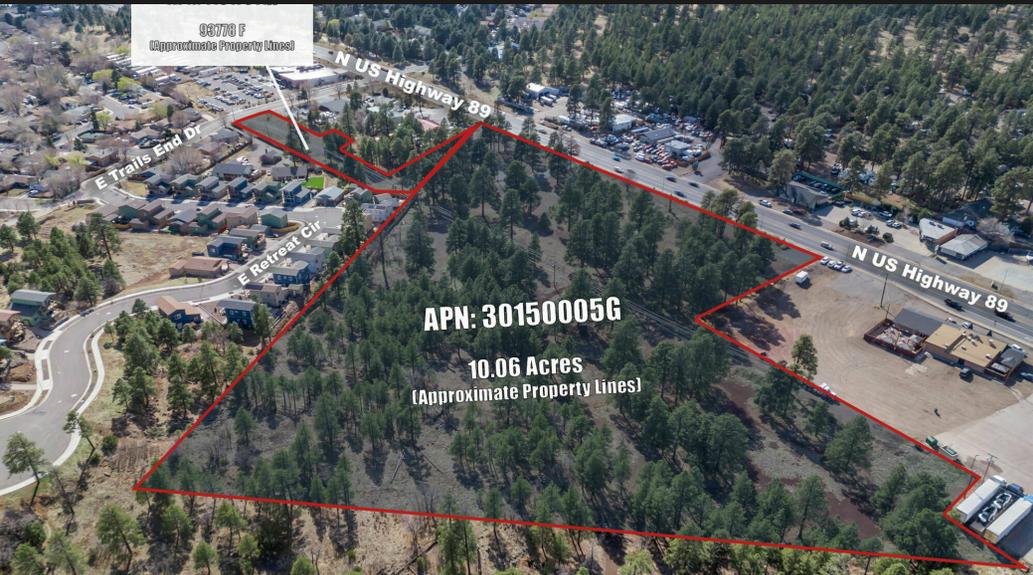
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Property Overview

Introducing a prime development opportunity located at 7000 N US Highway 89 in Flagstaff, AZ. Two commercially zoned parcels on Hwy 89 that total 12.20 Acres; 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, it is 2.15 acres, and recently annexed into the City of Flagstaff. Utilities available include City of Flagstaff water, sewer, and electric (APS). The property offers endless potential for a wide range of development opportunities that include but are not limited to Commercial strip center, Drive-through retail, Restaurant/Cafe, Lodging, Office, and mixed use.

Offering Summary

Sale Price:	\$5,495,000
Lot Size:	12.2 Acres
Price / Acre:	\$450,410
Zoning:	Highway Commercial (HC)
APN:	113-17-011A & 301-50-005G

Location Overview

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



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Attractions Map

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To Grand Canyon and Page, AZ

Tall Tales Ranch Luxury Homes

SITE

FLAGSTAFF MALL

FLG. DOWNTOWN FLAGSTAFF

NAU LUMBERJACKS

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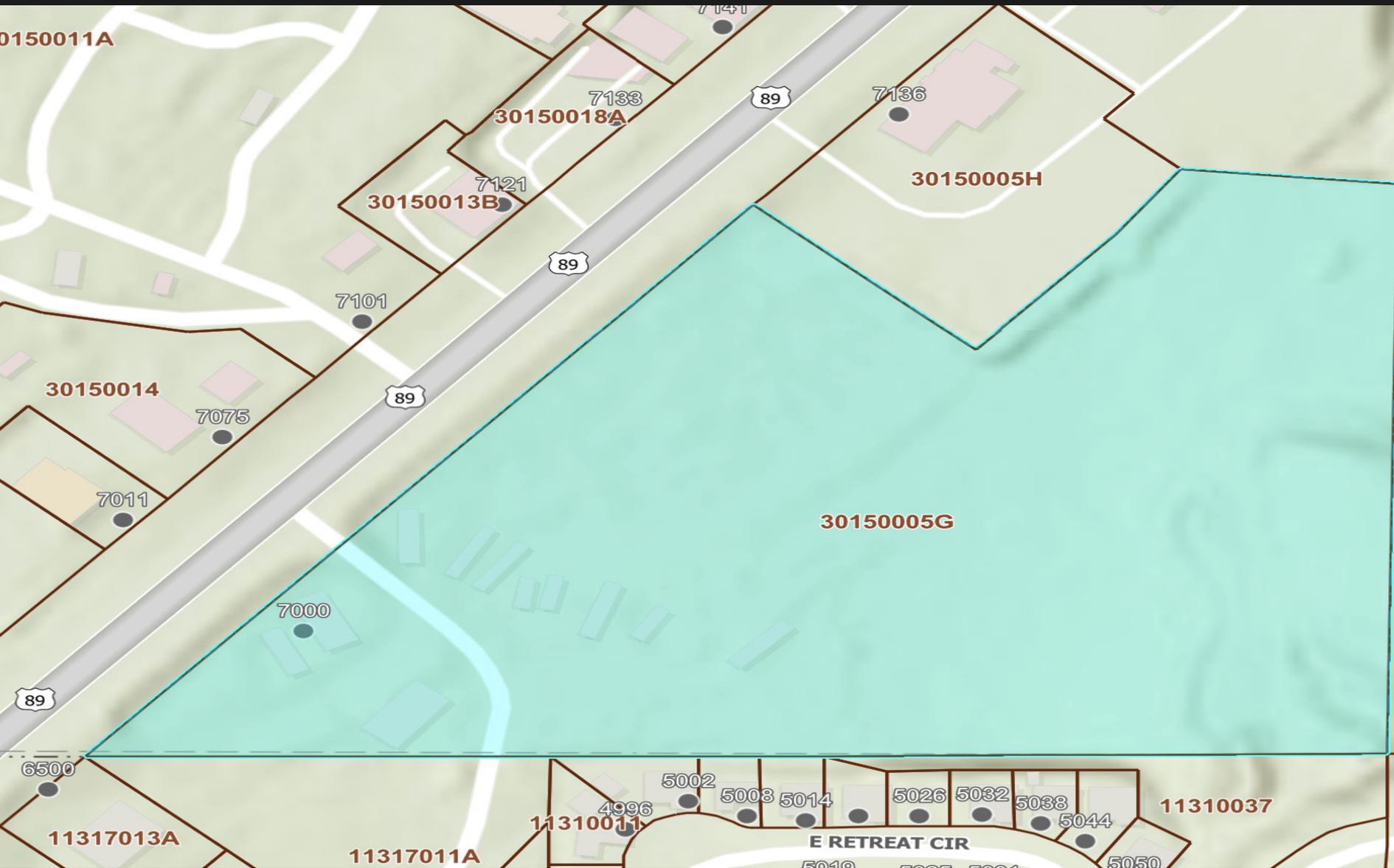


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Parcel Map 1 (10.05 Acres)

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Parcel Map 2 (2.15 Acres)

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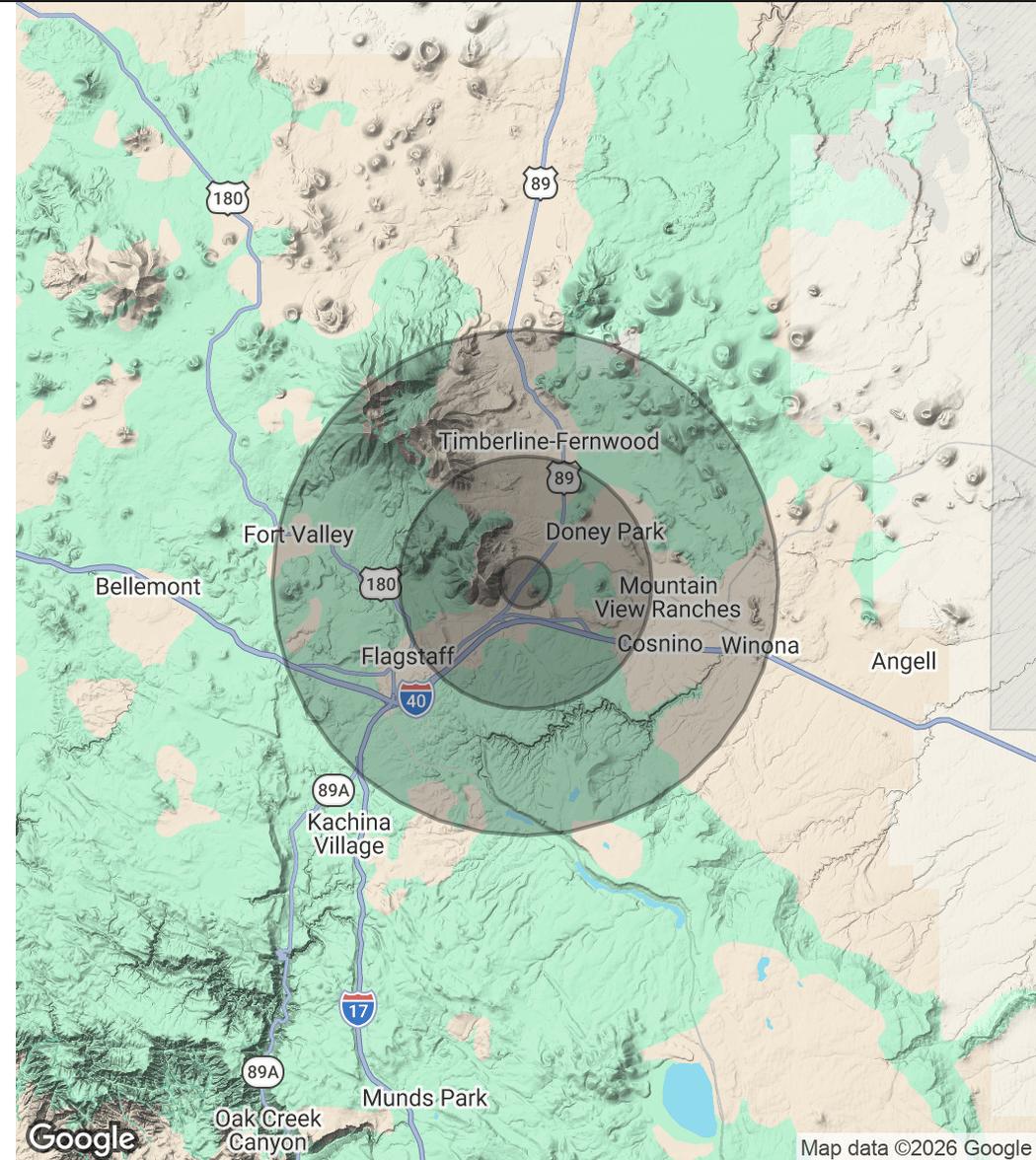
Demographics Map & Report

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Population	1 Mile	5 Miles	10 Miles
Total Population	1,725	37,577	88,883
Average Age	31.1	32.2	30.1
Average Age (Male)	35.1	33.1	30.5
Average Age (Female)	28.4	31.4	29.8

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	548	13,266	30,720
# of Persons per HH	3.1	2.8	2.9
Average HH Income	\$67,440	\$68,415	\$65,359
Average House Value	\$270,293	\$359,413	\$360,401

2020 American Community Survey (ACS)

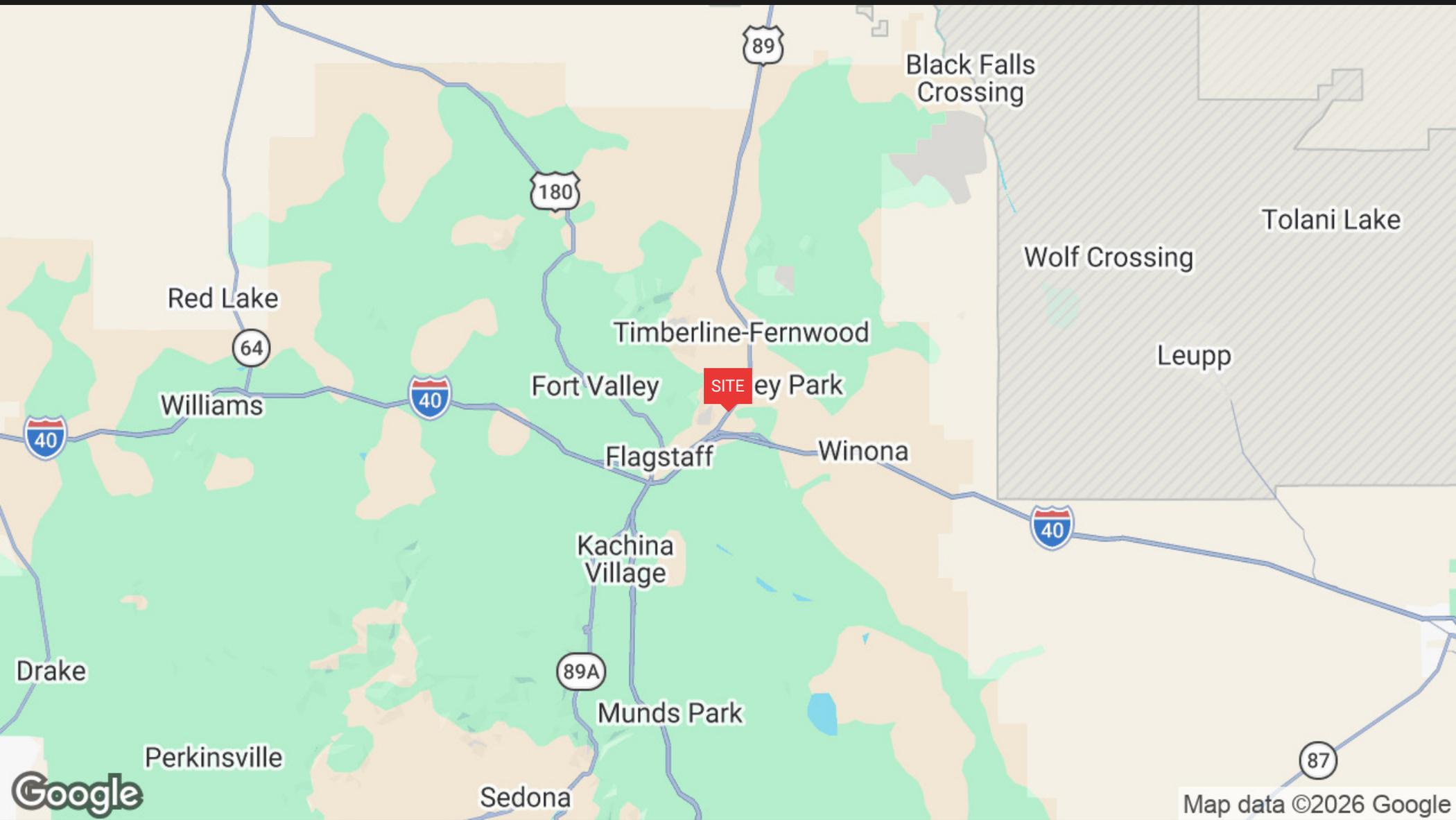


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Regional Map

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Community Profile Flagstaff

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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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Owner/Agent - da Vinci Realty LLC

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Professional Background

Mark has been an active commercial real estate agent for over twenty-five 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.

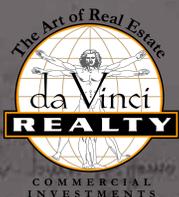
As well, Mark served as a Planning and Zoning Commissioner for the City of Sedona for three years in order to familiarize himself with city development codes and act as a liaison between his clients and municipalities.

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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