

OVER 600 ACRES OF LAND AND SECOND GENERATION RESTAURANT SPACE FOR SALE OR LEASE IN CHAMBERS, AZ - APACHE COUNTY





UTAH
164 MILES



600 ACRES AVAILABLE

ZONED COMMERCIAL/AG

OVER 2,000 FEET OF FRONTAGE

11 ACRE SITE

RETAIL/
RESTAURANT
PADS AVAILABLE

2,500 VPD



OVER 900 FEET OF FRONTAGE



OVER 3,000 FEET OF FRONTAGE

20,500 VPD



OVERNIGHT TRUCK PARKING



528 VPD

NEW MEXICO
26 MILES

HOLBROOK
48 MILES





11 ACRES



191

600 ACRES
(GRANDFATHERED COMMERCIAL ZONING)

INTERSTATE
40



FUTURE



LOCATION HIGHLIGHTS

- Strategic location with excellent access
- \$122 million casino planned within 10 minute drive
- Holiday Inn Express Hotel with pool, 70 keys (committed) on 11-acre site
- Adjacent to Navajo Nation, the largest in the country with approx. 300,000 members
- Freeway visibility to I-40 & US-191
I-40 frontage: over 3,000 SF
US-191 frontage: over 2,000 SF
- 22 minute drive to Petrified Forest National Park
- Across I-40 from newly renovated Best Western and Mobil Gas



CLOSEST TRUCK STOPS

- | | |
|--|---|
| 1 FLYING J
Winslow, AZ
78 miles from site | 5 SHELL
Chambers, AZ
8 miles from site |
| 2 LOVE'S
Joseph City, AZ
57 miles from site | 6 SPEEDY'S
Lupton, AZ
26.5 miles from site |
| 3 TRAVEL CENTER
Holbrook, AZ
50 miles from site | 7 U SAVE
Gallup, NM
43 miles from site |
| 4 MAVERIK
Holbrook, AZ
47 miles from site | 8 PJ FRESH MKTPL
Continental Divide, NM
67 miles from site |



SECOND GENERATION RESTAURANT SPACE AVAILABLE

3,400 SF AVAILABLE IN CHAMBERS, AZ - APACHE COUNTY

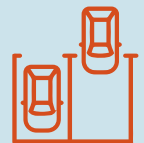
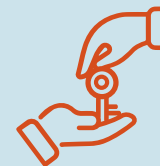
The only diner with with freeway visibility from Winslow to New Mexico.



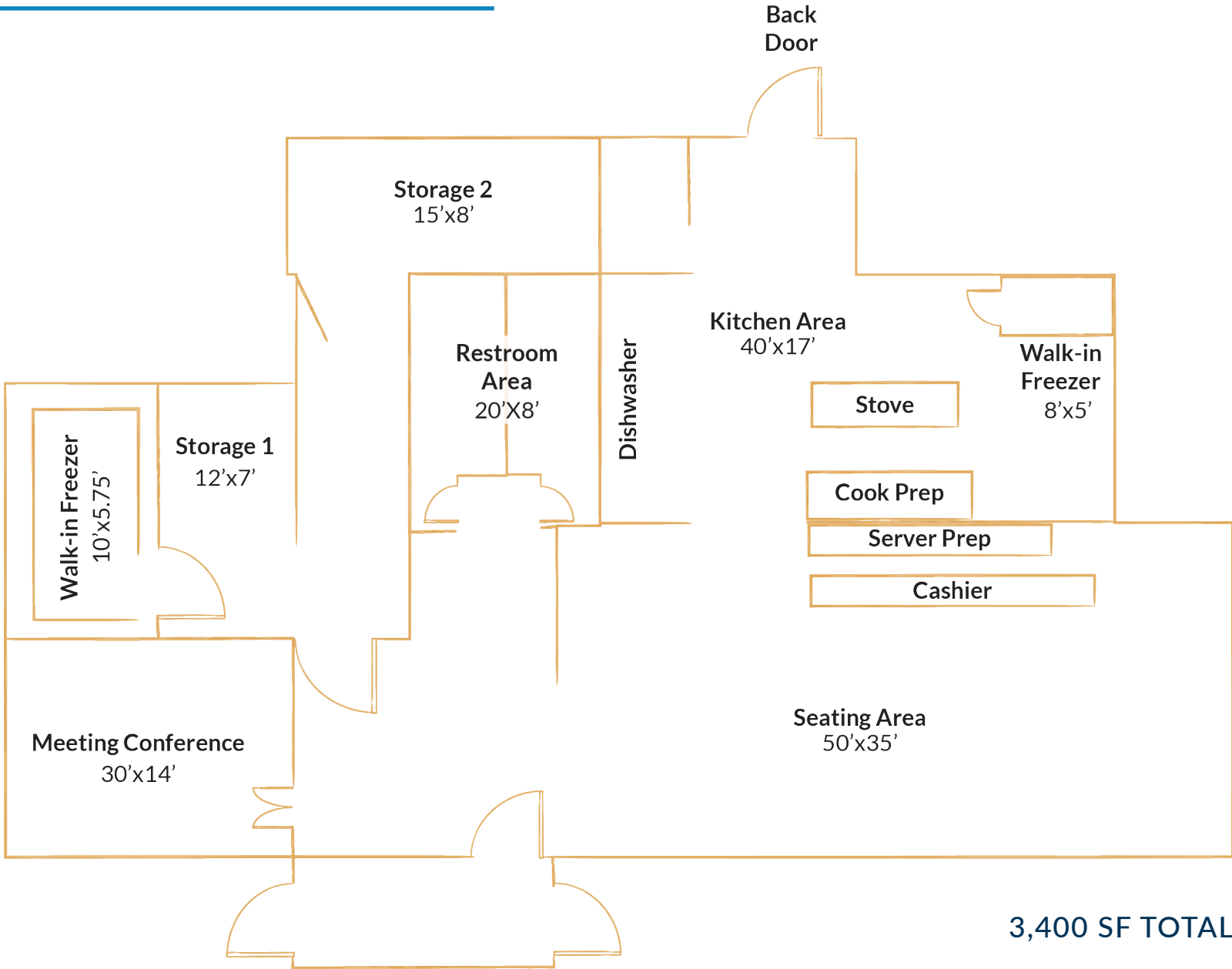


PROPERTY HIGHLIGHTS

- 3,400 SF Turn key restaurant space available including ALL equipment
- Freeway adjacent Signage
- Restaurant is adjacent to Days Inn Hotel (undergoing a renovation in 2023 and converting to a Best Western)
- Only Diner fronting I-40 from east of New Mexico border to Winslow, AZ
- Adjacent to Mobil Gas Station and Overnight Truck Parking
- Across I-40 from planned Holiday Inn Express & Suites
- I-40 Frontage at U.S. 191 Freeway intersection/exit 333
- \$122 Million Casino planned within a 10-minute drive
- 22 minute drive to Petrified Forest National Park



RESTAURANT SPACE PLAN



3,400 SF TOTAL

TOP 4 CONSUMER TAPESTRIES



RURAL BYPASSES

AVG AGE: 40

- Income primarily from wages
- Traditional values are important
- Rely on TV to stay informed
- Lifestyle focuses on the outdoors including gardening, hunting and fishing



FRESH AMBITIONS

AVG AGE: 29

- Nearly one in four is foreign born
- Most households have at least one vehicle
- Commuters drive alone to work
- Take on overtime work when they can
- Predominantly renters



SENIOR ESCAPES

AVG AGE: 55

- More than 50% of households are drawing social security income.
- Conservative political views
- Spend most of their time with spouse or significant other.
- Enjoy gardening and working on their vehicles.



TRAVELERS

- There are almost 2,000,000 truck drivers on U.S. Highways
- The majority of consumer goods are delivered by way of truck
- Truck drivers currently park overnight in the vacant dirt lot adjacent to the restaurant and are looking for convenient dining options

INQUIRIES



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