

# Flag Land 12.2 Acres

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

FLAG LAND

FOR SALE | \$7,495,000

Exclusively Offered By:

**Mark T. Belsanti, CCIM**  
928.779.3800  
mark@davincirealty.com

**Mike Konefal**  
928.779.3800  
mike@davincirealty.com



da Vinci Realty 111 E. Aspen Ave., Suite 3, Flagstaff, AZ 86001 // [davincirealty.com](http://davincirealty.com)





## Confidentiality & Disclaimer

All materials and information received or derived from da Vinci Realty, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither da Vinci Realty, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. da Vinci Realty, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. da Vinci Realty, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. da Vinci Realty, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by da Vinci Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



Exclusively Offered By:

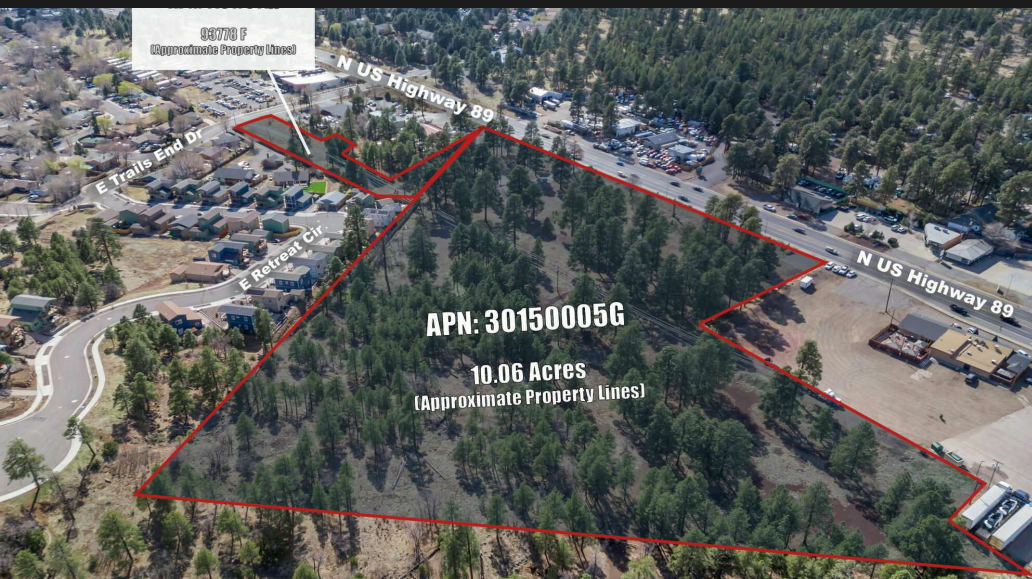
**Mark T. Belsanti, CCIM**  
928.779.3800  
mark@davincirealty.com

**Mike Konefal**  
928.779.3800  
mike@davincirealty.com



# Executive Summary

FOR SALE | \$7,495,000



## 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:	\$7,495,000
Lot Size:	12.2 Acres
Price / Acre:	\$614,344
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 mountain views and vibrant local community, the area offers a seamless balance of work and lifestyle, making it an ideal investment location.



Exclusively Offered By:

**Mark T. Belsanti, CCIM**  
928.779.3800  
mark@davincirealty.com

**Mike Konefal**  
928.779.3800  
mike@davincirealty.com





# Attractions Map

FOR SALE | \$7,495,000



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



Exclusively Offered By:

**Mark T. Belsanti, CCIM**  
928.779.3800  
mark@davincirealty.com

**Mike Konefal**  
928.779.3800  
mike@davincirealty.com



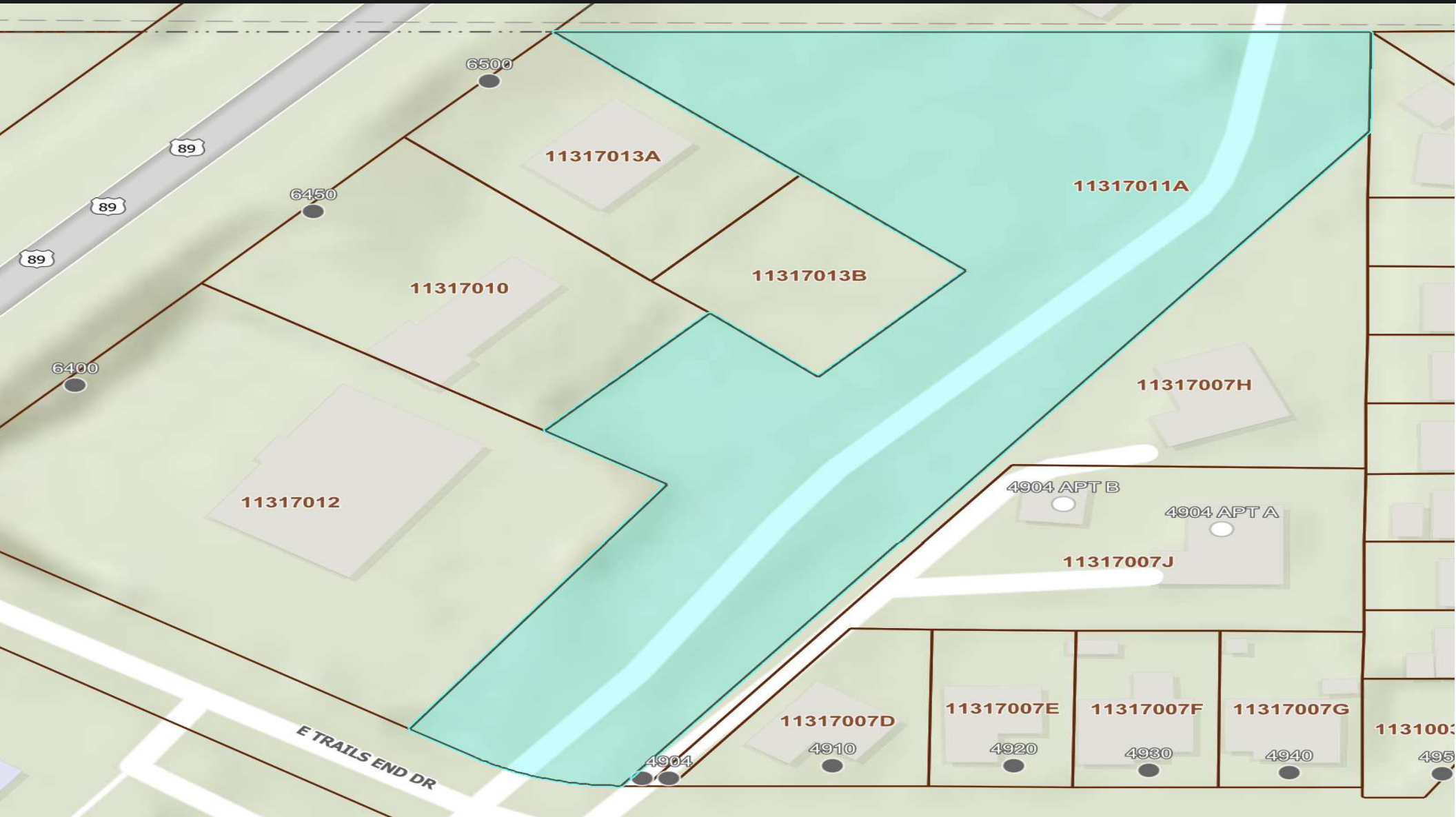


**FOR SALE | \$7,495,000**




# Parcel Map 2 (2.15 Acres)

FOR SALE | \$7,495,000



Exclusively Offered By:

**Mark T. Belsanti, CCIM**  
928.779.3800  
mark@davincirealty.com

**Mike Konefal**  
928.779.3800  
mike@davincirealty.com





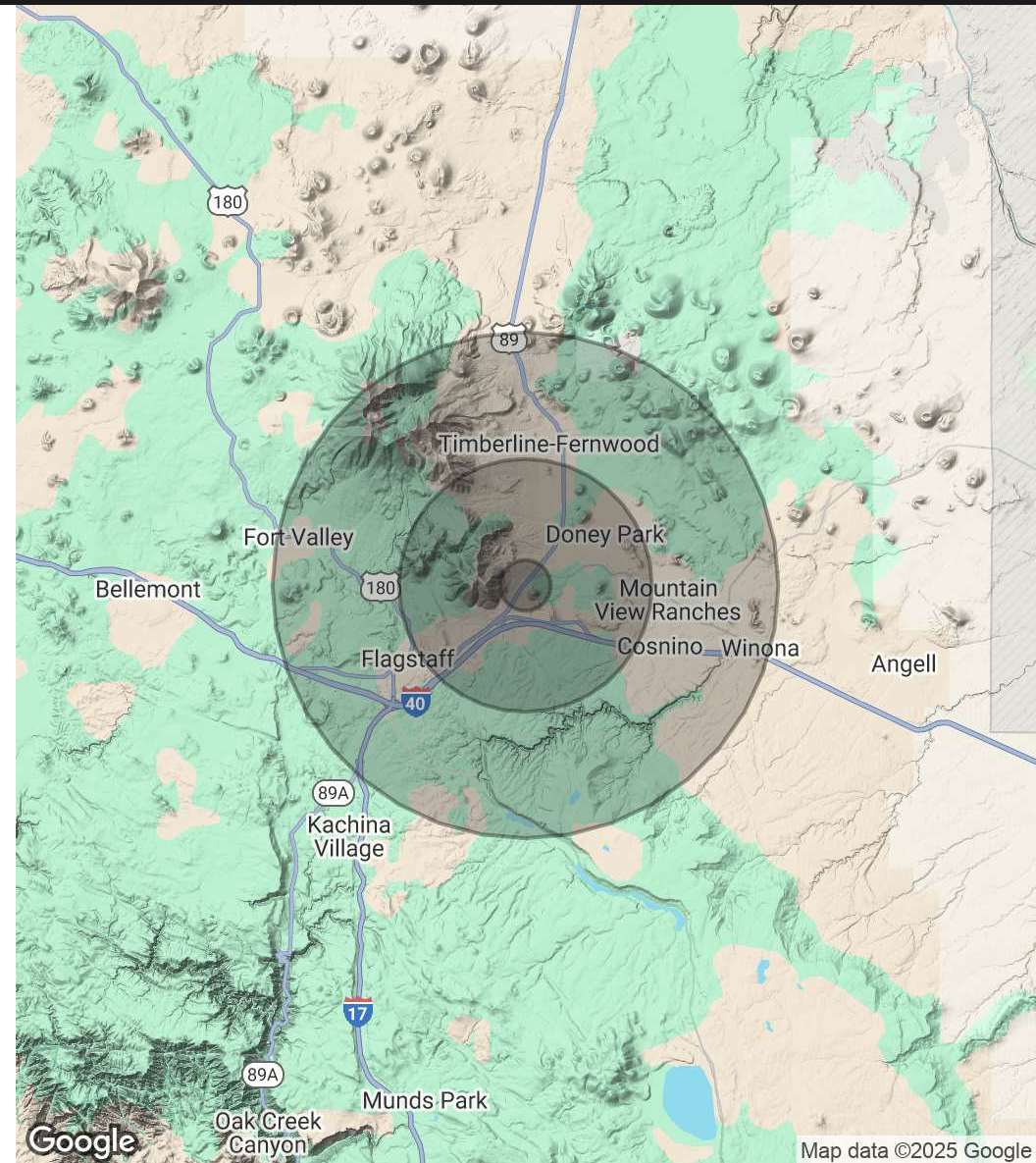
# Demographics Map & Report

FOR SALE | \$7,495,000

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)



Exclusively Offered By:

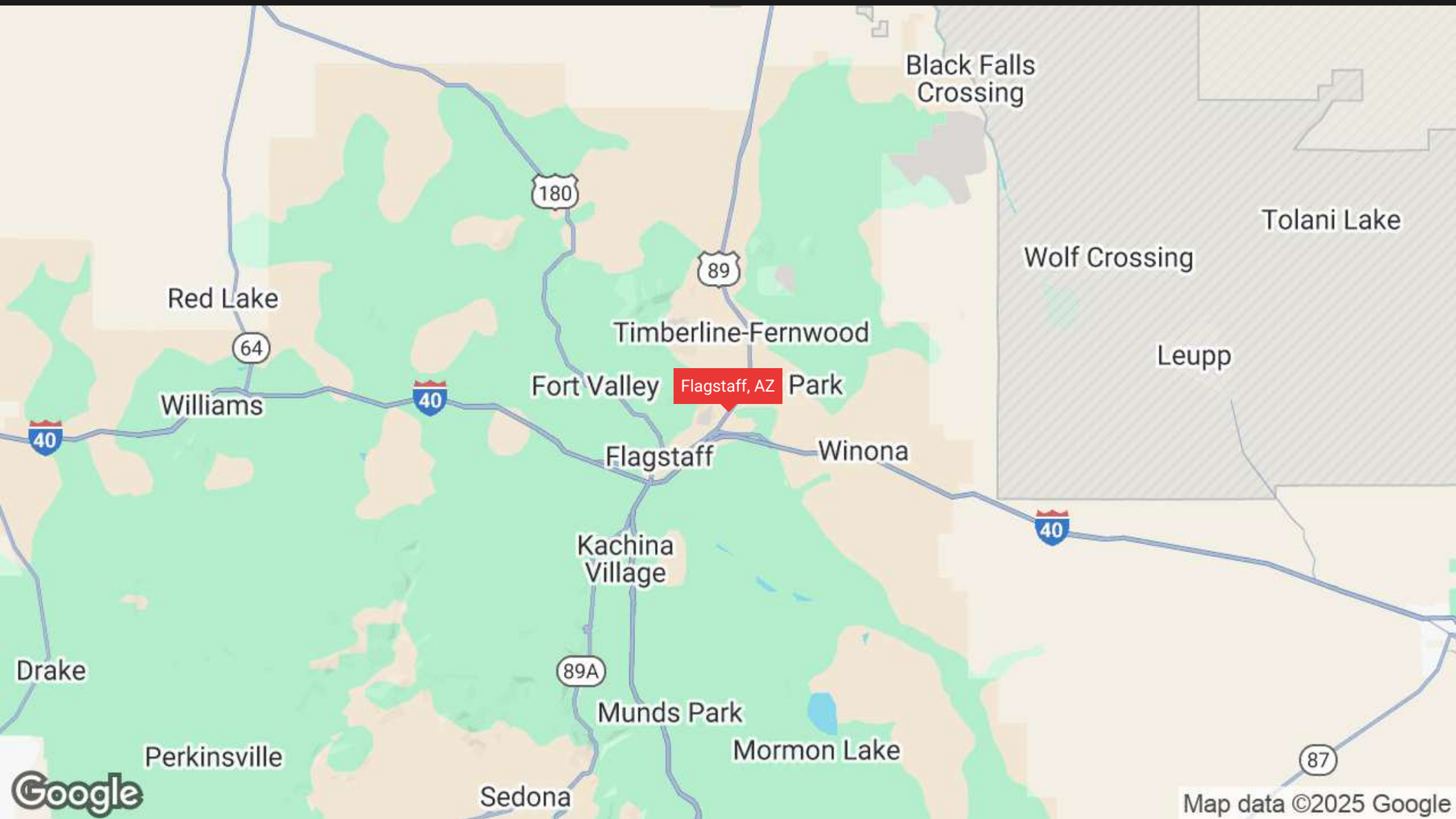
**Mark T. Belsanti, CCIM**  
928.779.3800  
mark@davincirealty.com

**Mike Konefal**  
928.779.3800  
mike@davincirealty.com



# Regional Map

FOR SALE | \$7,495,000



Exclusively Offered By:

**Mark T. Belsanti, CCIM**  
928.779.3800  
mark@davincirealty.com

**Mike Konefal**  
928.779.3800  
mike@davincirealty.com





# Community Profile Flagstaff

FOR SALE | \$7,495,000

## 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](http://flagstaff.az.gov) to learn more about the City of Flagstaff.



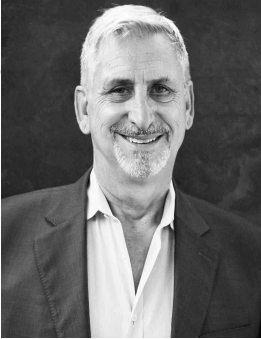
Exclusively Offered By:

**Mark T. Belsanti, CCIM**  
928.779.3800  
[mark@davincirealty.com](mailto:mark@davincirealty.com)

**Mike Konefal**  
928.779.3800  
[mike@davincirealty.com](mailto:mike@davincirealty.com)







## Mark T. Belsanti, CCIM

Owner/Agent - da Vinci Realty LLC

mark@davincirealty.com

Direct: 928.779.3800 | Cell: 928.254.1770

## 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

**da Vinci Realty**  
111 E. Aspen Ave. Suite 3  
Flagstaff, AZ 86001  
928.779.3800



Exclusively Offered By:

**Mark T. Belsanti, CCIM**  
928.779.3800  
mark@davincirealty.com

**Mike Konefal**  
928.779.3800  
mike@davincirealty.com







## Mike Konefal

Commercial Specialist

mike@davincirealty.com

Direct: 928.779.3800 | Cell: 928.853.3810

AZ #SA690466000

## Professional Background

As a CCIM Candidate Mike specializes in commercial real estate, offering comprehensive guidance in Arizona's dynamic market. Whether it's a strategic business property, sale, or lease, Mike's insights ensure clients make informed decisions.

Residing in Arizona since 1989 and a Northern Arizona University alum, Mike's entrepreneurial flair, showcased through ventures like RisingHy Specialty Sauces, complements his real estate expertise. Being fluent in Spanish also allows him to connect with a diverse clientele.

His approach is client-centric, focusing on their personalized needs. As an active member of real estate associations, Mike keeps abreast of market trends to offer clients the most effective solutions.

As a father and husband, his connections to Flagstaff run deep in community ties and he is dedicated to the client's success.

For expert guidance in Arizona's real estate please reach out, together we can achieve your real estate goals together.

You may reach Mike at [mike@davincirealty.com](mailto:mike@davincirealty.com) or 928.779.3800, ext 6.

**da Vinci Realty**  
111 E. Aspen Ave. Suite 3  
Flagstaff, AZ 86001  
928.779.3800



Exclusively Offered By:

**Mark T. Belsanti, CCIM**  
928.779.3800  
[mark@davincirealty.com](mailto:mark@davincirealty.com)

**Mike Konefal**  
928.779.3800  
[mike@davincirealty.com](mailto:mike@davincirealty.com)

