



WINSLOW, AZ

2 PARCELS WITH PRIME FRONTAGE



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WINSLOW, AZ

THE LAND OF OPPORTUNITY

HIGHLIGHTS

- 310 Acres of County Land, East of City of Winslow, AZ
- Prime Location as potential first development moving West along I-40
- Potential for Multiple Uses: Commercial, Storage, RV Park, Casino, Truck Stop, Solar Farm, Etc.
- Not Subject to City Tax
- Frontage to both I-87 and I-40 (at two points)
- Approved ADOT commercial source for government use
- Approved Mining & Reclamation Plan (9/08)
- Previously used as borrow source for ADOT highway construction
- Site sand used in numerous asphalt projects for ADOT, Navajo Nation and City of Winslow projects
- Potential processing yard for sand sales to Asphalt plant
- Just south of the Hopi Tribe and Navajo Nation, the largest with over 250,000 members and 110 communities



SITE PLAN




ABOUT WINSLOW

- 57 miles southeast of Flagstaff, 240 miles west of Albuquerque, New Mexico, and 329 miles southeast of Las Vegas
- Historic sites such as the meteor crater, a Route 66 landmark
- Home to the world's smallest church
- Abundance of recreation from cliff jumping to paddling along Clear Creek
- 100,000 people each year visit the famous corner in downtown Winslow



TOP 3 PSYCHOGRAPHIC PROFILES



GREEN ACRES

Median Household Income: **\$76,800**
Average Age: **43.9**

- Lifestyle of country living, gardening and DIY
- Single-family, owner-occupied housing, with a median value of \$235,500
- Primarily married couples, most with no children
- More than 60% are college educated
- Pursue physical fitness vigorously, from working out on home exercise equipment to playing a variety of sports.



SOUTHERN SATELLITES

Median Household Income: **\$47,800**
Average Age: **40.3**

- Settled married couples who own their homes
- 45% have college education
- Use Walmart for all their shopping needs
- Most households own 1 or 2 vehicles, but owning 3+ vehicles is common
- Late in adapting to technology



RURAL BYPASSES

Median Household Income: **\$33,000**
Average Age: **40.4**

- Married couples without children and single households
- Religion and faith are central in their lives
- Country lifestyle focuses on the outdoors, hunting, gardening, fishing
- Get their information from television
- Blue collar workers in agriculture or manufacturing



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