

GROUND UP DEVELOPMENT OPPORTUNITY LAND FOR SALE

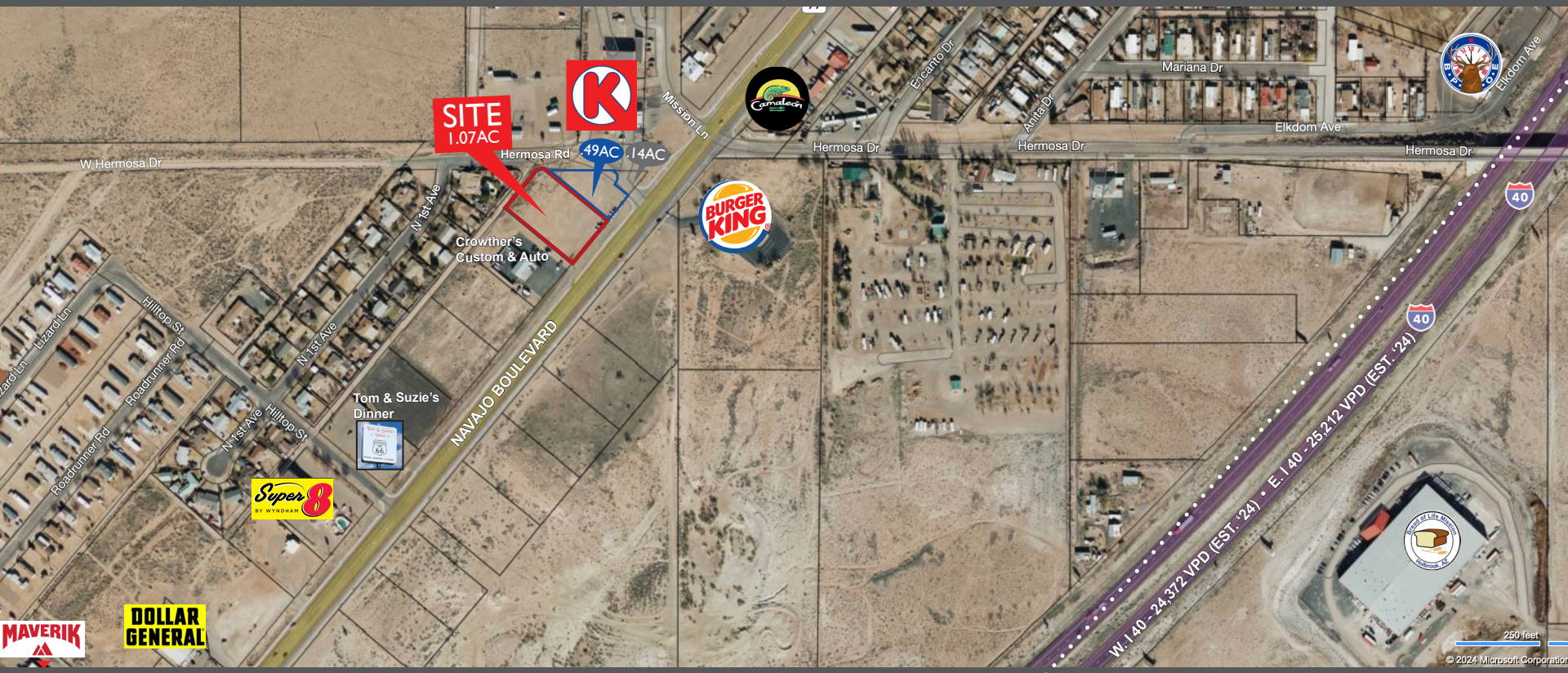
±1.07 AC (46,609 SF)



NORTH OF I-40 ON NAVAJO BOULEVARD | HOLBROOK, ARIZONA

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JLT
DEVELOPMENT



PROPERTY SUMMARY

LOT 1 SIZE: ±46,609 SF (1.07 AC)

APN 109-28-027F

ALSO AVAILABLE:

LOT 2 SIZE: ±21,334 SF (.49 AC)

APN 109-28-027D

LOT 3 SIZE: ±6,098 (.14 AC)

APN 109-28-027E

TOTAL LOT SIZE: ±74,051 SF/1.70 (AC)

ZONING: All lots are C-2, City of Holbrook

POTENTIAL USES: Premier Hotel Site, QSR's Full Service Sit Down Restaurant

CALL FOR PRICING

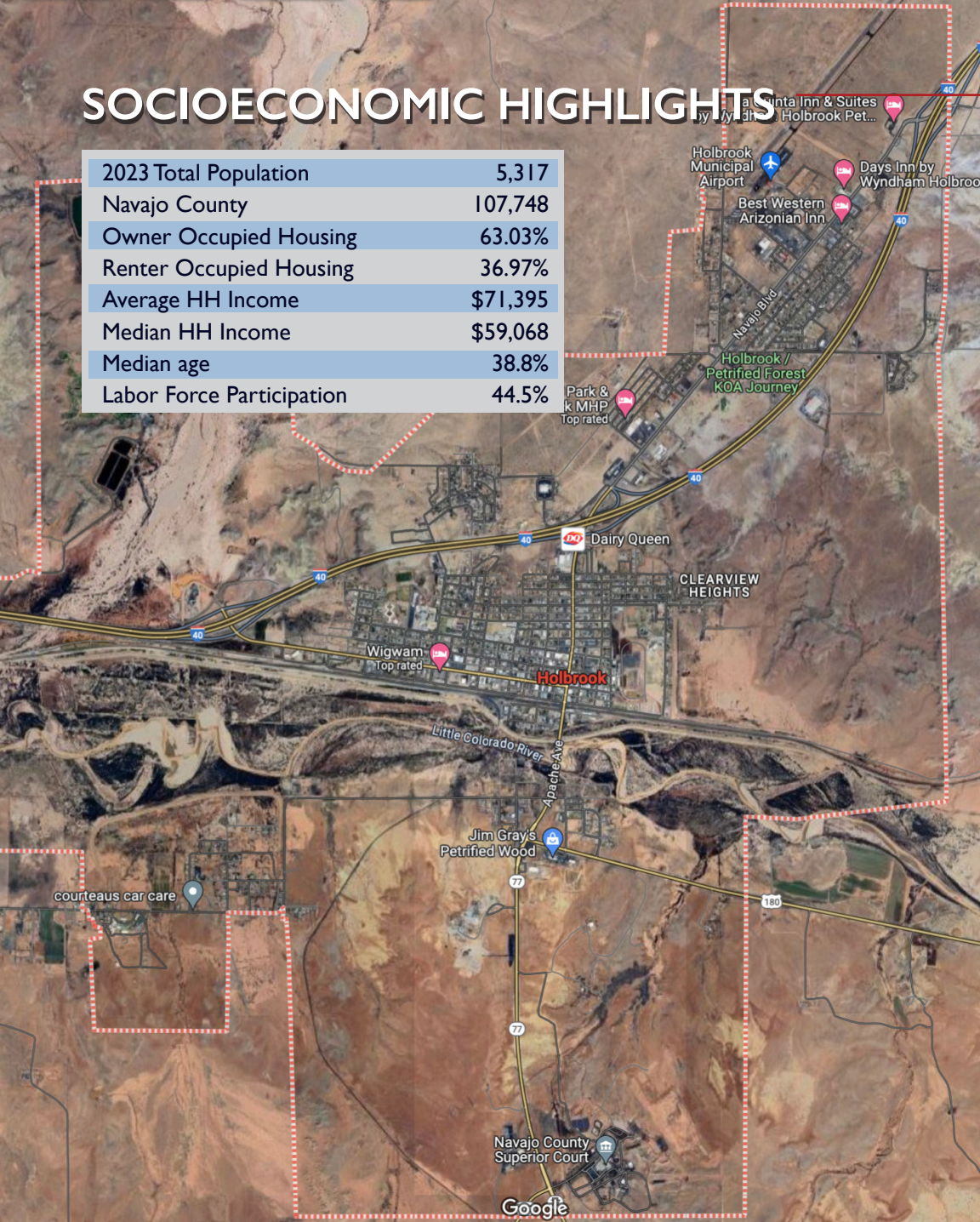
THE PROPERTY

This property is located North off of Interstate 40 on Navajo Boulevard in Holbrook, Arizona. It serves as the perfect location for a premier hotel site, quick service restaurant, full-service sit down restaurant, or convenience store.

Known as the “Gateway to the West,” Holbrook stands proudly on historic Route 66, and it is steeped in Native American culture, with Hispanic roots and pioneers from all walks of life. Holbrook’s close proximity to landmarks such as the Petrified Forest National Park, the Painted Desert, and the Mogollon Rim makes it an appealing location for outdoor enthusiasts, as well as those interested in history and culture. Not to mention, it is approximately a 30 minute drive east of Winslow, AZ, home of the I-40 TradePort. The I-40 TradePort is a +-3,750 acre industrial mega site. The I-40 TradePort will bring economic development to Winslow, AZ and its surrounding communities. Holbrook, AZ will be directly impacted by this project. It is anticipated to create 60,000 jobs in the next 10 years.

SOCIOECONOMIC HIGHLIGHTS

2023 Total Population	5,317
Navajo County	107,748
Owner Occupied Housing	63.03%
Renter Occupied Housing	36.97%
Average HH Income	\$71,395
Median HH Income	\$59,068
Median age	38.8%
Labor Force Participation	44.5%



Rich in diversity and welcoming to all, Holbrook, AZ is prime for new economic development opportunity.

POPULATION:

Holbrook: 2023 (est.) 5,317

Navajo County: 107,748

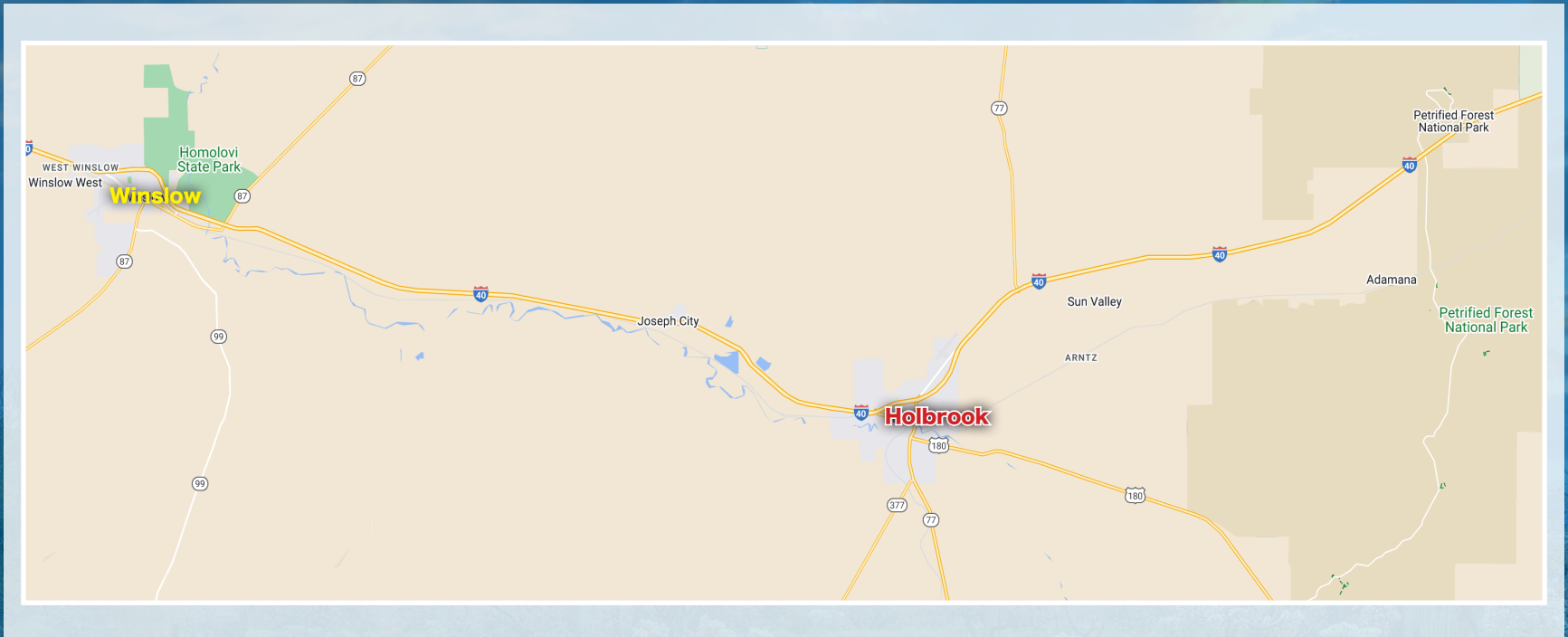
State of Arizona: 7,285,370

- Main industries in Holbrook, AZ are Public Administration, Education, Health Care, Social Assistance, Construction, Transportation, Warehousing and Utilities.

PRINCIPAL ECONOMIC ACTIVITIES:

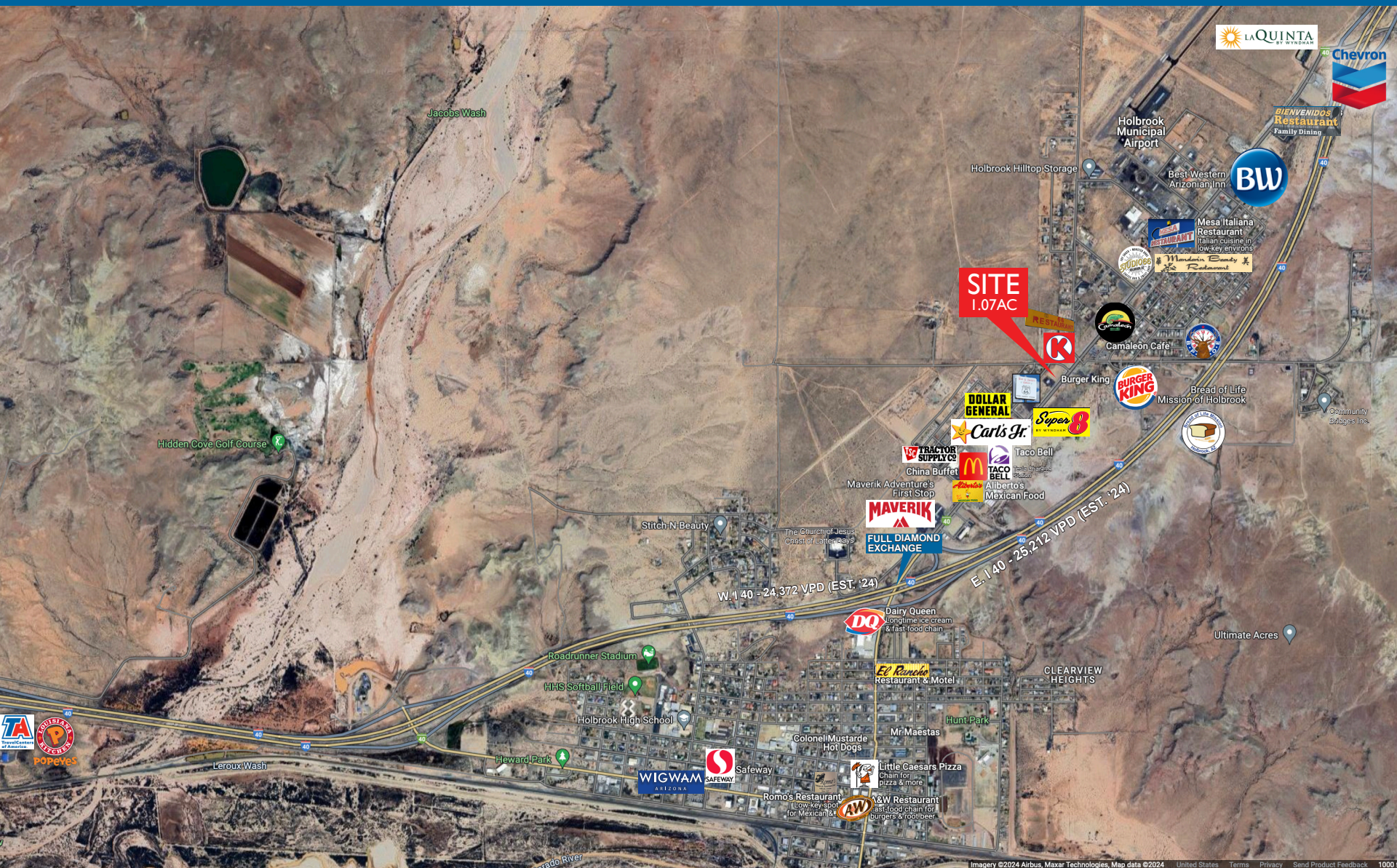
- Holbrook, AZ is a key trade center for north-eastern Arizona.
- Its location on historic Route 66 and on I-40 are at the junction of four (4) major highways located between the Apache Sitgreaves National Forest and Navajo and Hopi Native American Reservations making tourism important to the local economy.
- Government employment is also key. The Cholla Power Plant, Arizona Public Service's largest coal-fired generating station, is located just outside of Holbrook, Arizona.

PROPERTY HIGHLIGHTS



- Just North of the I-40 Full Diamond Exchange
- Holbrook, AZ is the county seat of Navajo County
- All parcels are zoned C-2
- Holbrook, AZ is located 32 miles East of Winslow, AZ on I-40
- 20 minute drive to Petrified Forest National Park
- Adjacent to Hopi and Navajo Nations
- Lot 1: +/- 150 FT of frontage on Navajo Boulevard
- Lot 2: +/- 100 FT of frontage on Navajo Boulevard
- Lot 3: +/- 100 FT of frontage on Navajo Boulevard
- Combined +/- 350 FT of frontage on Navajo Boulevard
- 20 minute drive to Painted Desert Wilderness
- West of I-40 - 24,372 VPD (est. '24)
- East of I-40 - 25,212 VPD (est. '24)

BUSINESSES IN THE AREA



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