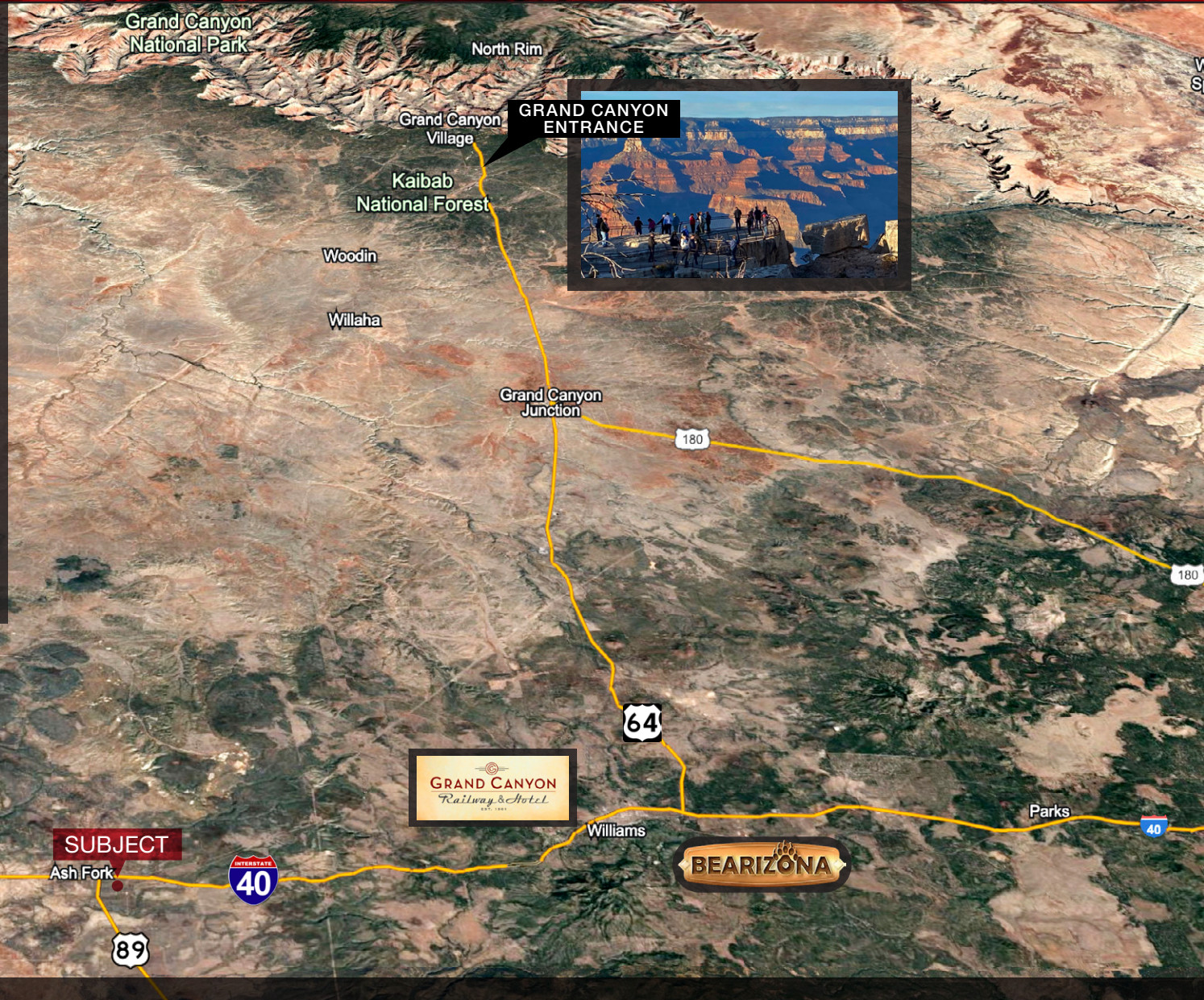


# ±56.88 Acres of Vacant, UI, Commercial/Residential Land, on I-40, Ash Fork, AZ GRAND CANYON OPPORTUNITY FOR SALE: \$5,475,000 (\$96,255/AC)

"Shovel-Ready" Land Site just west of Highway 64 – Main Entrance into the Grand Canyon, on the Southern Rim.

It is an excellent location for both Single Family Residential Development and Tourist amenities such as Food Market, Hotel, Restaurant, Service Station, Village Shops, and Tourist Bus Parking.

Bishop Place



# Roadside Attractions Map



±56.88 Acres of Vacant, UI, Commercial/Residential Land, on I-40, Ash Fork, AZ

## Grand Canyon Land Opportunity For Sale

\$5,475,000 (\$96,255/AC)



# ±56.88 Acres of Vacant, UI, Commercial/Residential Land, on I-40, Ash Fork, AZ

## Grand Canyon Land Opportunity For Sale

This site is an excellent location for a variety of uses: Food Market, Hotel, Medical/Hospital Facility, Service Station, a Single Family Residential Development, Tourist Bus Parking, a Community Center, and Village Shops.

### Property Features:

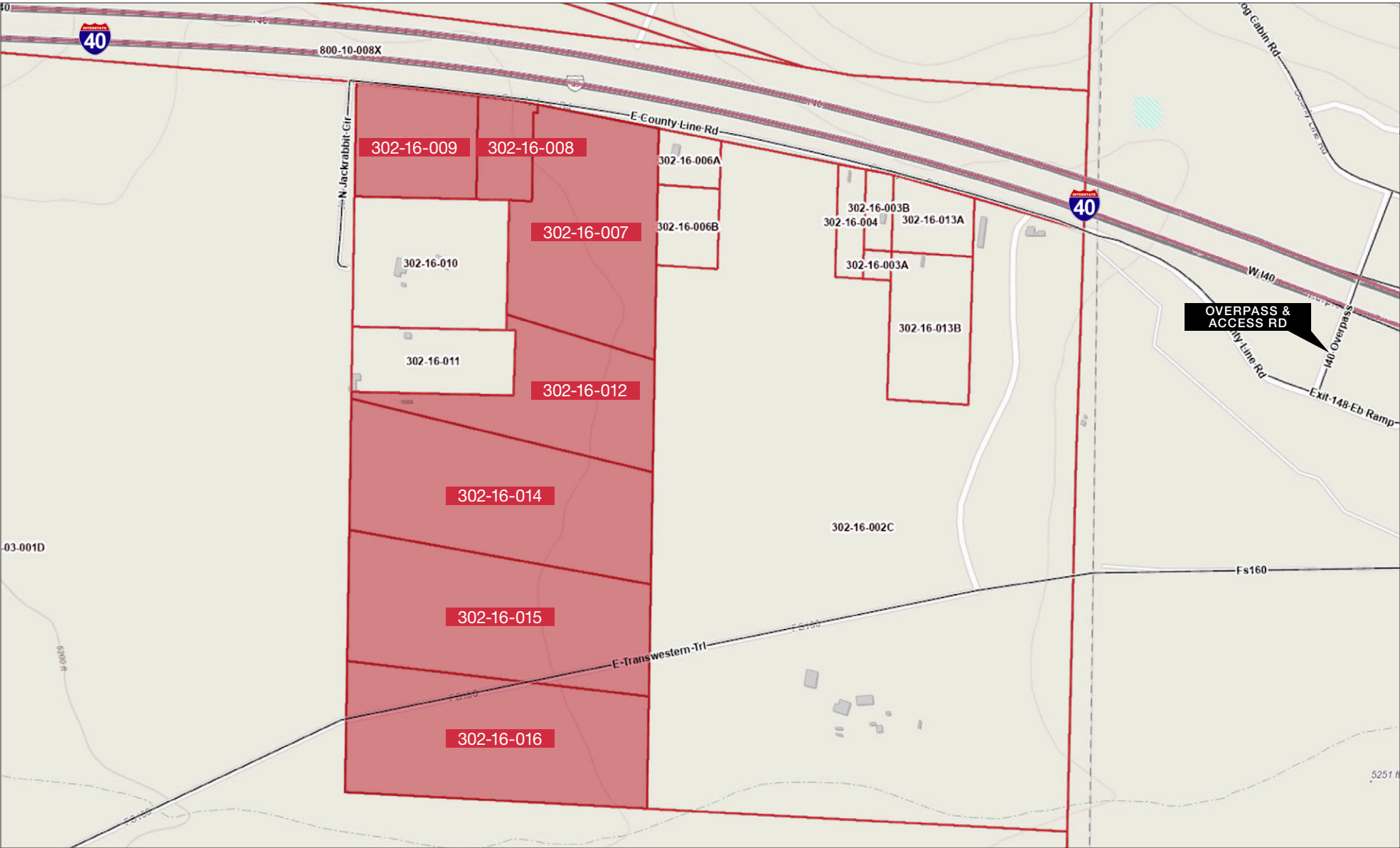
- Electric, Natural Gas, & Potable Water Supply is available at the property lines of the Site
- Waste Water Disposal is also available at the property lines of the site
- Possible location for a Solar EV Charging Station

### Site/Location Features:

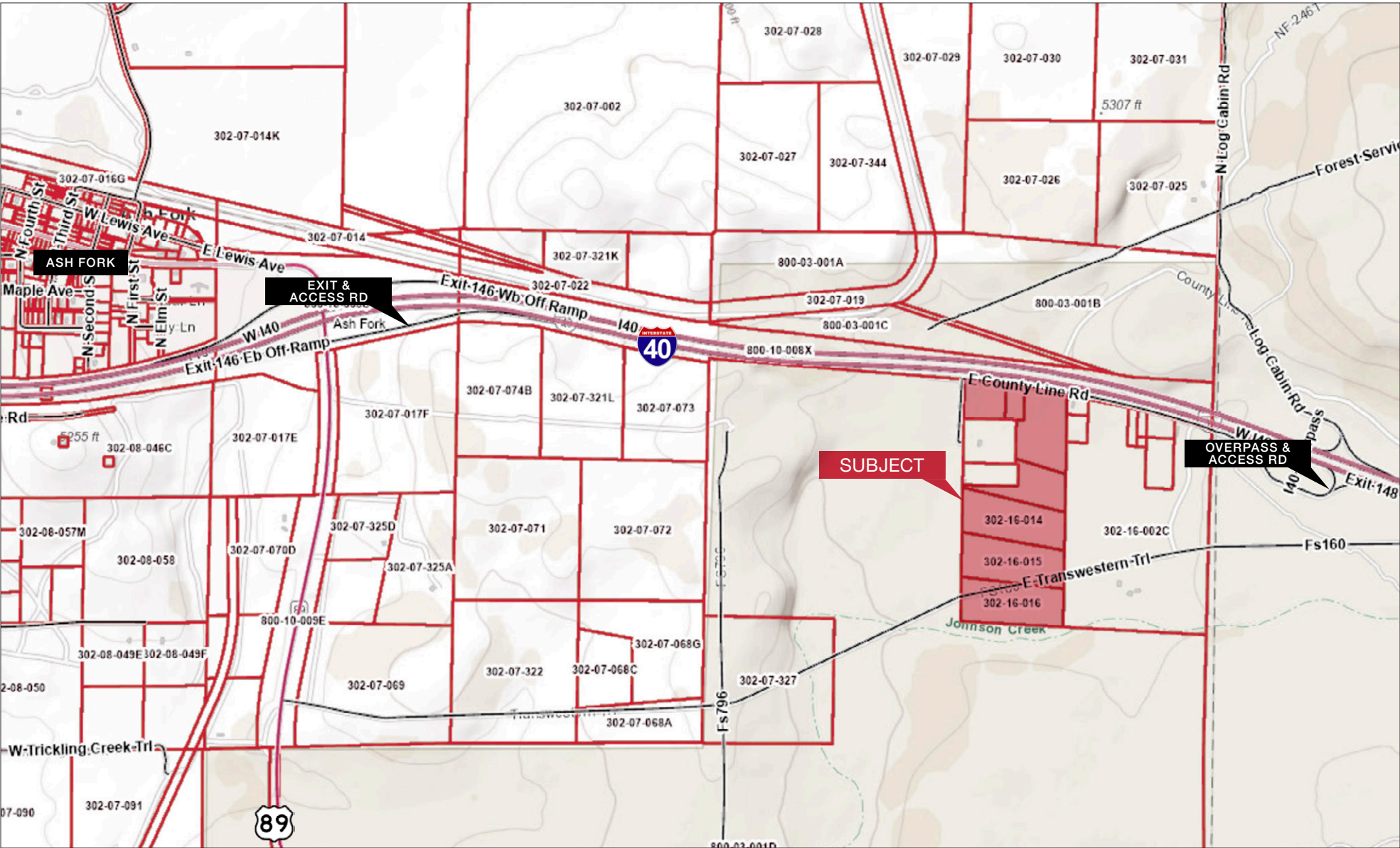
- Excellent access to and from I-40 (Scenic Route 66) & SR 89
- Traffic Count on I-40: 17,367 Vehicles Per Day
- Site is in great proximity to Market, Transportation & Labor
- Location of site allows for easy access to LA, LV, and PHX
- More than 32 million people live within a 350 mile radius of the site
- Site is just west of State Highway 64 – the Main Entrance into the Grand Canyon, which is at the Southern Rim of the park

<b>Property Name</b>	±56.88 Acres of Vacant, UI, Commercial/Residential Land, on I-40 Ash Fork, AZ
<b>Property Address</b>	Situated along the south side of I-40 and located just east of its intersection with SR-89
<b>County</b>	Yavapai
<b>ZIP</b>	86320
<b>Land Size (AC)</b>	±56.88
<b>Major Cross Streets</b>	SR 89 & I-40
<b>Land SF</b>	± 9,337,522
<b>Sale Price</b>	\$5,475,000
<b>Price per SF</b>	\$0.56
<b>Price per Acre</b>	\$96,255
<b>Zoning</b>	IND
<b>Primary Use</b>	Industrial – Energy Related
<b>Topography</b>	Gentle Slope
<b>Electricity / Gas</b>	APS / Natural Gas
<b>Water</b>	Well or Mohave Water Company
<b>Sewer</b>	Septic
<b>Property Taxes</b>	\$3,203.78
<b>APN &amp; Parcel Size</b>	302-16-007: ±10.17 Acres 302-16-008: ±2.0 Acres 302-16-009: ±5.02 Acres 302-16-012: ±7.05 Acres 302-16-014: ±10.88 Acres 302-16-015: ±10.88 Acres 302-16-016: ±10.88 Acres

# Parcel Map



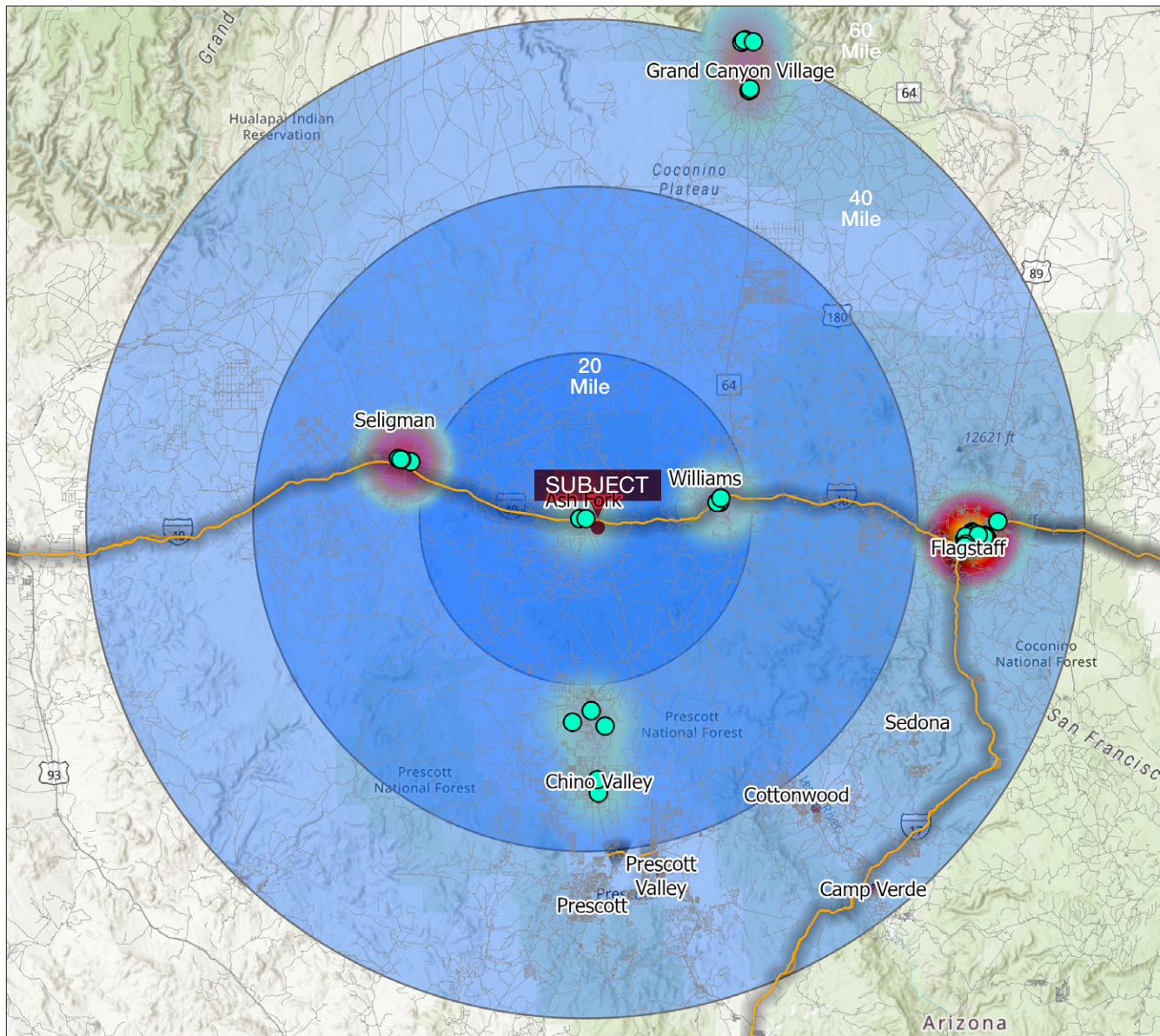
# Parcel Map



# Demographics 10 Mile, 30 Mile, 50 Mile



# Hotel Map 20 Mile, 40 Mile, 60 Mile



## Hotel Accommodations

Currently there are 20 hotels in Williams, AZ (20 miles from Ash Fork) ranging from a Best Western Plus at \$110 a night to a Highlander Motel at \$29 a night.

## Truck Stops and Gas Stations

Currently there is one truck stop (Loves) within 20 miles at Williams, AZ. There are four gas stations in Ash Fork, which include two Shell stations, a Mobil, and a Texaco.

## Food Markets

Corral Market, a mini mart attached to the Mobil station, is the only grocery store in Ash Fork besides a Family Dollar, which carries a limited supply of grocery and household supplies. Zettler's Market & Mini Storage sells antiques and tourist information, in addition to a limited amount of household supplies.



# Annual Visitor Data Arizona Parks, North and South

## Notes on Park Visitor Data:

This section combines visitor numbers from state and national parks or monuments plus the Arizona-Sonora Desert Museum.

The visitor statistics are sorted by area of state (Northern Arizona and Southern Arizona) as well as by type of park or monument (Scenic, Historical, or Water-based).

**Northern Arizona Historical Parks** include Montezuma Castle National Monument, Navajo National Monument, Pipe Spring National Monument, Tuzigoot National Monument, Walnut Canyon National Monument, Wupatki National Monument, Hubbell Trading Post National Historic Site, Homolovi State Park, Fort Verde State Historic Park, Jerome State Historic Park, Riordan Mansion State Historic Park, and Granite Mountain Hotshots Memorial State Park.

**Northern Arizona Scenic Parks** include Grand Canyon National Park, Petrified Forest National Park, Canyon de Chelly National Monument, Sunset Crater Volcano National Monument, Dead Horse Ranch State Park, Red Rock State Park, and Tonto Natural Bridge State Park.

**Northern Arizona Water-Based Parks** include Lake Mead National Recreation Area, Glen Canyon National Recreation Area, Lake Havasu State Park, Lyman Lake State Park, Slide Rock State Park, and Cattail Cove State Park.

Arizona State and National Park Visits	2019	2020	2021	2022	2023
Total Arizona Visits	25,121,800	19,022,900	22,108,700	19,792,900	22,654,900
% Change from Year Ago	-1.1%	-24.3%	16.2%	-10.5%	14.5%
Northern Arizona	21,700,900	16,311,400	18,993,200	16,806,500	19,344,100
% Change from Year Ago	-2.1%	-24.8%	16.4%	-11.5%	15.1%
Historical	1,074,500	686,500	1,142,300	1,107,100	1,085,500
Scenic	7,555,300	3,816,200	5,876,900	6,059,400	6,092,700
Water-based	13,071,000	11,808,700	11,974,000	9,640,000	12,165,900
Southern Arizona	3,421,000	2,711,500	3,115,500	2,986,400	3,310,800
% Change from Year Ago	5.7%	-20.7%	14.9%	-4.1%	10.9%
Historical	428,300	350,100	366,000	417,200	466,500
Scenic	2,504,400	1,835,200	2,274,900	2,131,600	2,376,800
Water-based	488,300	526,300	474,600	437,700	467,400
Source: U.S. National Park Service, Arizona State Parks, Arizona-Sonora Desert Museum, and Economic and Business Research Center					
Published by Economic and Business Research Center. <a href="https://www.azeconomy.org/arizona-tourism-and-travel/">https://www.azeconomy.org/arizona-tourism-and-travel/</a>					

Grand Canyon Park Visitation (YTD Fiscal Sept 2024)	
Total Visitation	4,941,039
Recreation Visitors	4,920,858
Visit by Vehicle Type	
Car	415,442
Bus	38,474
Train	15,222
Total Number of Vehicles	471,930

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