

5.2 Acre Redevelopment Opportunity Off I-40

1001 & 1051 Navajo Blvd, Holbrook, AZ 86025

FOR SALE



Marcus & Millichap



EXCLUSIVELY LISTED BY

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Activity ID #ZAF0070091

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Listing Price
Call Broker

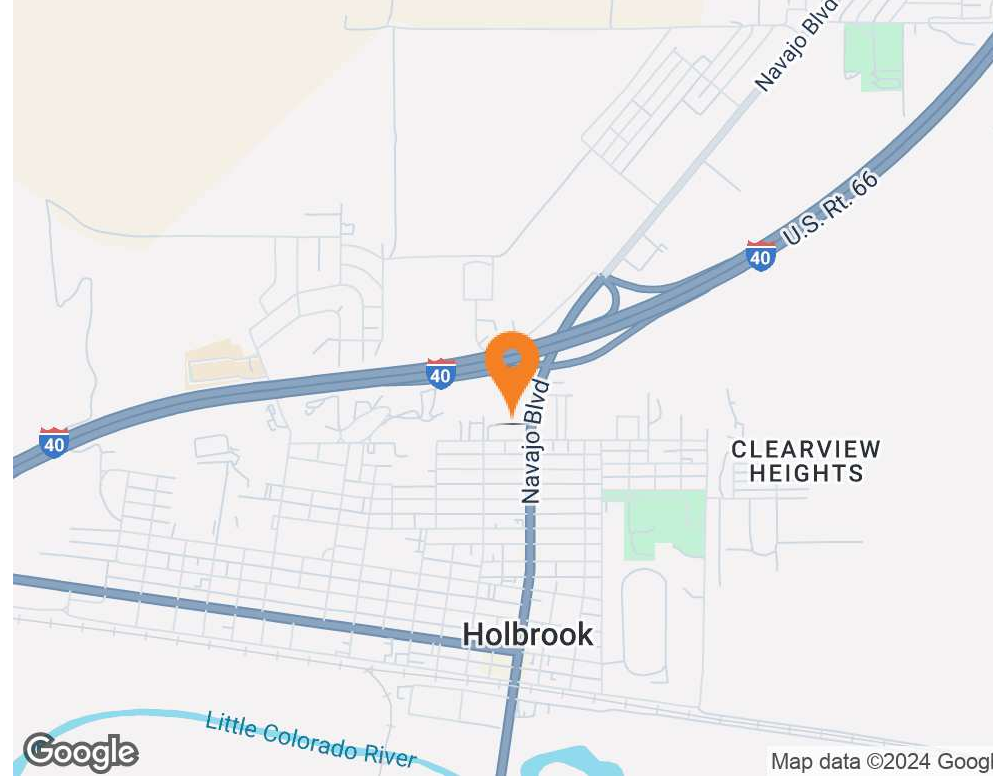


Lot Size
5.2 Acres



Redevelopment
Opportunity

Zoning	C-2
Development Type	Redevelopment of Former Auto Dealership & Gas Station
Lot Size	5.2 Acres
APNs	109-27-006 & 011
2023 Taxes	\$12,960



PROPERTY SUMMARY // 5.2 Acre Redevelopment Opportunity Off I-40

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PROPERTY DESCRIPTION

Marcus & Millichap is pleased to exclusively present for sale +/- 5.2 acres for the redevelopment of a shuttered automobile dealership and former gas station near the SWC of Interstate 40 & Navajo Boulevard, Holbrook, AZ. This is a land assemblage with 2 different ownership groups.

The City of Holbrook is located in eastern Arizona along the banks of the Little Colorado River. The following 3 highways converge in Holbrook: Interstate 40 (Historic Route 66), U.S. Highway 180 and AZ State Route 77. The city also serves as the seat of Navajo County.

Holbrook is the gateway to Petrified Forest National Park, Painted Desert Wilderness, Rainbow Forest Wilderness and home to the Navajo Museum. It is located about 35 miles east of Winslow, 90 miles east of Flagstaff and 95 miles to Gallup, MN, Meteor Crater 22 miles to the west.

The property is currently zoned General Commercial (C2) by the City of Holbrook. The zoning support a variety of uses such as C store/gas station/car wash, QSR w/drive thru, hotel, etc.

The property has +/- 515 ft of frontage on Navajo Boulevard (AZ State Route 77) and +/- 385 of frontage on W Iowa Street with level topography. The City's water and sewer lines are in close proximity to property. Buyer to verify all utility locations and capacity levels during due diligence period.

PROPERTY HIGHLIGHTS

- Immediately Off Interstate 40
- Zoned General Commercial (C2)
- Close to Hotels, Restaurants, Gas Stations, etc



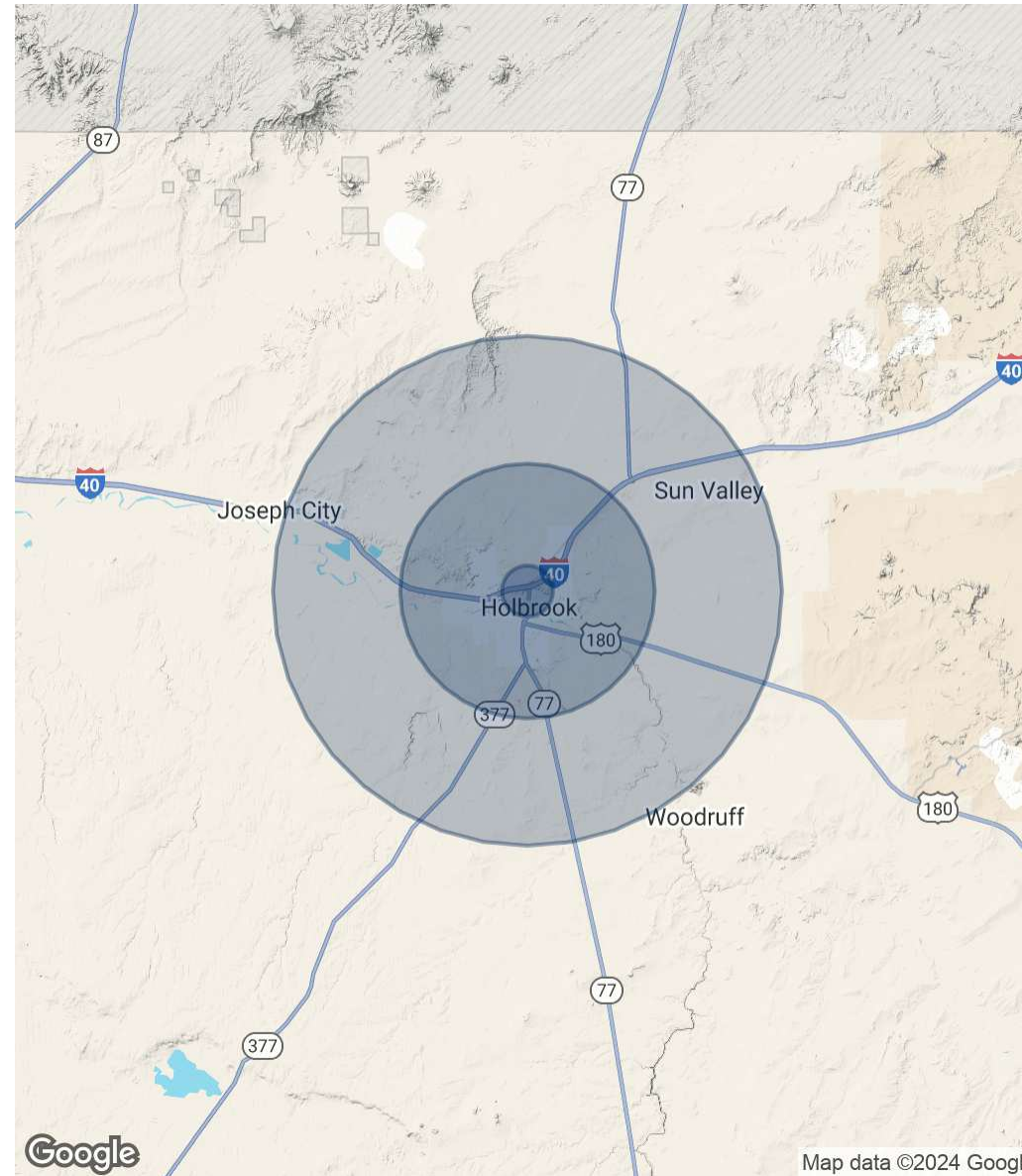
RETAILER MAP // 5.2 Acre Redevelopment Opportunity Off I-40

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	513	2,127	4,122
Average Age	49.5	41.2	37.6
Average Age (Male)	38.8	33.7	33.1
Average Age (Female)	53.9	47.9	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	281	992	1,694
# of Persons per HH	1.8	2.1	2.4
Average HH Income	\$35,136	\$46,572	\$46,568
Average House Value	\$98,564	\$102,889	\$106,903

2020 American Community Survey (ACS)





BROKER OF RECORD

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