

FOR SALE | ±5.66 TOTAL ACRES



SITE

±10 MINUTE
DRIVE TIME - SITE
TO FLAGSTAFF

FLAGSTAFF

**PARCEL IN BELLEMONT
JUST WEST OF FLAGSTAFF, AZ**

PROPERTY FEATURES

Location:	12100 W Route 66 Belmont, AZ 86015 ±10 minutes West of Flagstaff
Size:	±5.66 Acres
Zoning:	PC - Planned Community (Zoning Overlay) CH-10,000 Comm. Heavy-10,000 sq.ft. min
General Plan:	Travel, Truck & Commercial
Utilities:	Well Water (In place with paperwork submitted to be registered) Future Septic
APN:	204-03-005L
Other Info:	<ul style="list-style-type: none"> Property is located in an Opportunity Zone There was an approved Preliminary Plat for Storage Condominiums Owner has a Phase I Environmental Report, ALTA Survey, Topo, Geotech and other Due Diligence documents
Interstate 40 Traffic Counts:	±23,226 Vehicles Per Day
Price:	Submit Offers





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