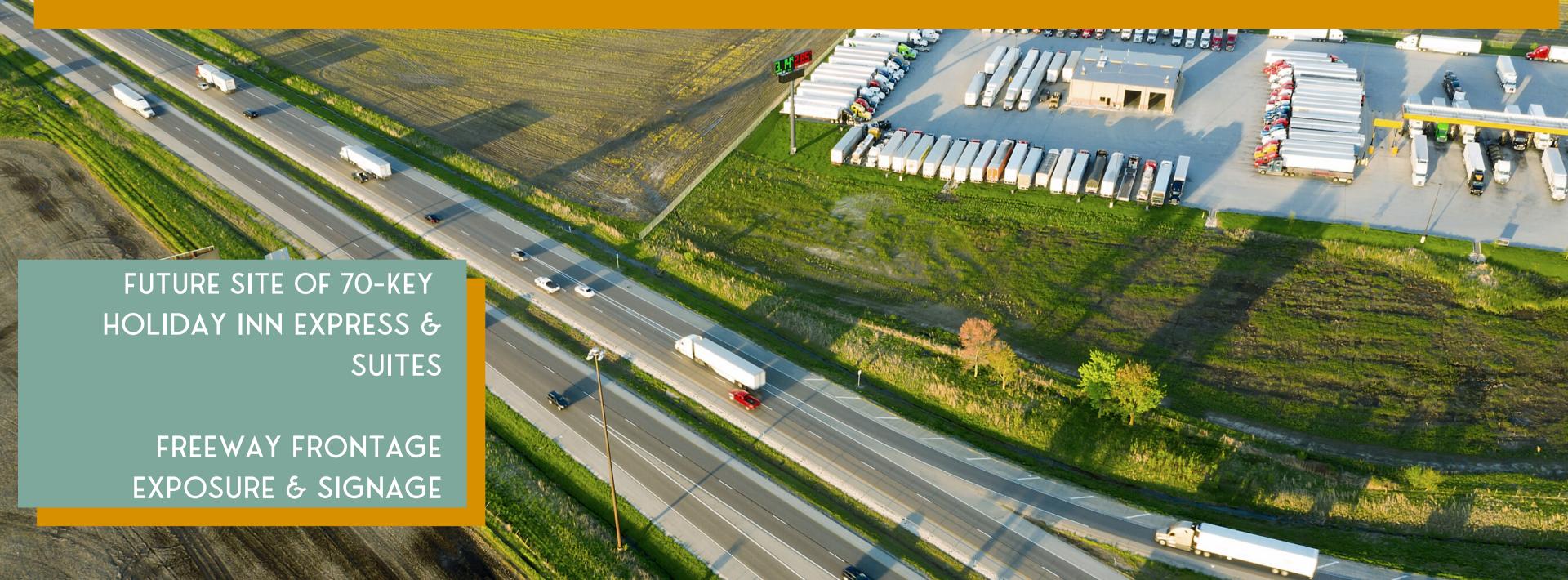
NWC - 1/2 TO 1-ACRE PAD SITES - MIXED USE DEVELOPMENT NEC - 400+ ACRES COMMERCIAL/AG LAND CHAMBERS, ARIZONA, I-40/HISTORIC ROUTE 66 - EXIT 333





The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to your satisfaction, the suitability of the property for your needs.



SITE HIGHLIGHTS

- BOTH NWC AND NEC OF I-40 AND 191 2 PROJECTS
- HOLIDAY INN EXPRESS HOTEL WITH POOL, 70 KEYS
- ADJACENT TO NAVAJO NATION, THE LARGEST IN THE COUNTRY WITH APPROXIMATELY 300,000 MEMBERS
- SITE HAS FREEWAY VISBILITY
- FREEWAY ADJACENT MONUMENT SIGNAGE
- MIXED USE PROJECT WITH HOSPITALITY, LOOKING TO ADD: C-STORE/GAS STATION, RESTAURANTS, OVERNIGHT TRUCK PARKING, FENCED PET AREA
- \$122 MILLION CASINO PLANNED WITHIN 10 MINUTE DRIVE
- 22 MINUTE DRIVE TO PETRIFIED FOREST NATIONAL PARK









TOP 4 TAPESTRIES



RURAL BYPASSES

Average Age: 40
Income primarily from wages.
Traditional values are important.
Rely on TV to stay informed.
Lifestyle focuses on the outdoors including gardening, hunting and fishing.



FRESH AMBITIONS

Average Age: 29
Nearly one in four is foreign born.
Most households have at least
one vehicle.

Commuters drive alone to work.

Take on overtime work when they can.

Predominantly renters.



SENIOR ESCAPES

Average Age: 55

More than 50% of households
are drawing social security
income.

Conservative political views.

Spend most of their time with spouse or significant other.

Enjoy gardening and working on their vehicles.



TRAVELERS

There are almost 2,000,000 truck drivers on U.S. Highways. The majority of consumer goods are delivered by way of truck. Domestic highway travel is projected to increase in response to the Covid-19 pandemic. More than 65% of Americans plan to travel more in 2021 than 2019.



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