

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



FUTURE SITE OF 70-KEY
HOLIDAY INN EXPRESS &
SUITES

FREEWAY FRONTAGE
EXPOSURE & SIGNAGE

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OVER 400 ACRES AVAILABLE ZONED COMMERCIAL/AG

NEW MEXICO
26 MILES



OVERNIGHT TRUCK PARKING

20,500 VPD



HOLBROOK
48 MILES



UTAH
164 MILES

11 ACRE SITE

2,500 VPD



PAD SITES AVAILABLE



COMMITTED



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 VISIBILITY
- 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





- 1 – Flying J Winslow, AZ
- 2 – Love’s Joseph City, AZ
- 3 – Travel Center Holbrook, AZ
- 4 – Maverik Holbrook, AZ
- 5 – Shell Chambers, AZ
- 6 – Speedy’s Lupton, AZ
- 7 – U Save Gallup, NM
- 8 – PJ Fresh Mktpl Continental Divide, NM

SITE

PROJECT RENDERING



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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