



11.3 ACRES - 3 COMMERCIAL PARCELS AVAILABLE



NEQ E ARCOSANTI ROAD & S CROSS L ROAD | CORDES JUNCTION, AZ

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LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES



PHOENIX
68 MILES

CORDES
LAKES

PRESCOTT
50 MILES



DOLLAR GENERAL

37,501 VPD

69



25 ACRES
OPENING
SOON

GROUND
LEASE
5 AC

YAVAPAI
PARTNERS
6.36 AC

STAGECOACH TR

NO
ACCESS

17

3,454 TRUCKS PER DAY

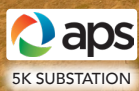


ADOT YARD

ARCOSANTI RD.

ADOT

ADOT



**SUBJECT
11 ACRES**

KOPSFTIS
7.5 AC

**CORDES JUNCTION
BETWEEN PHOENIX
AND FLAGSTAFF**

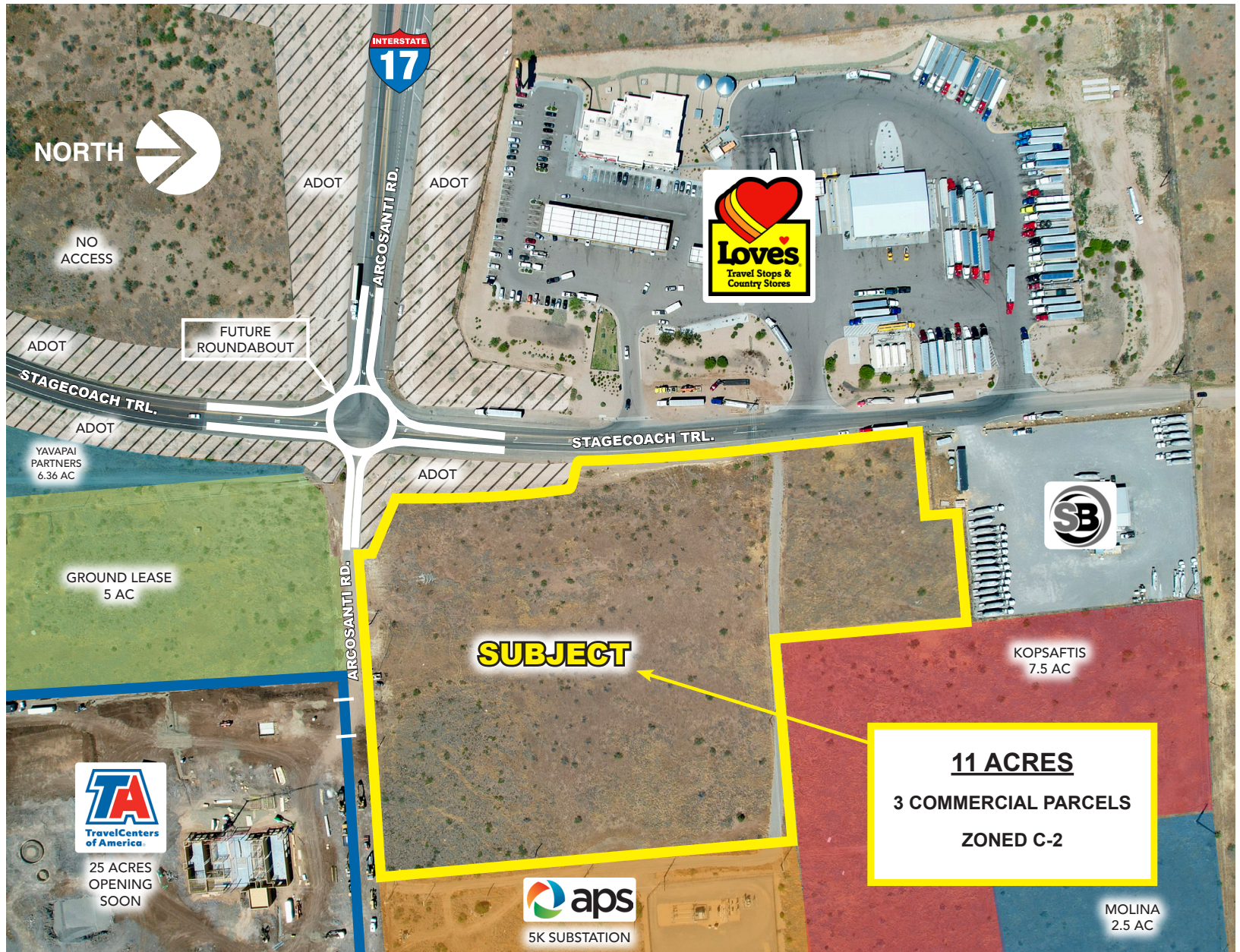


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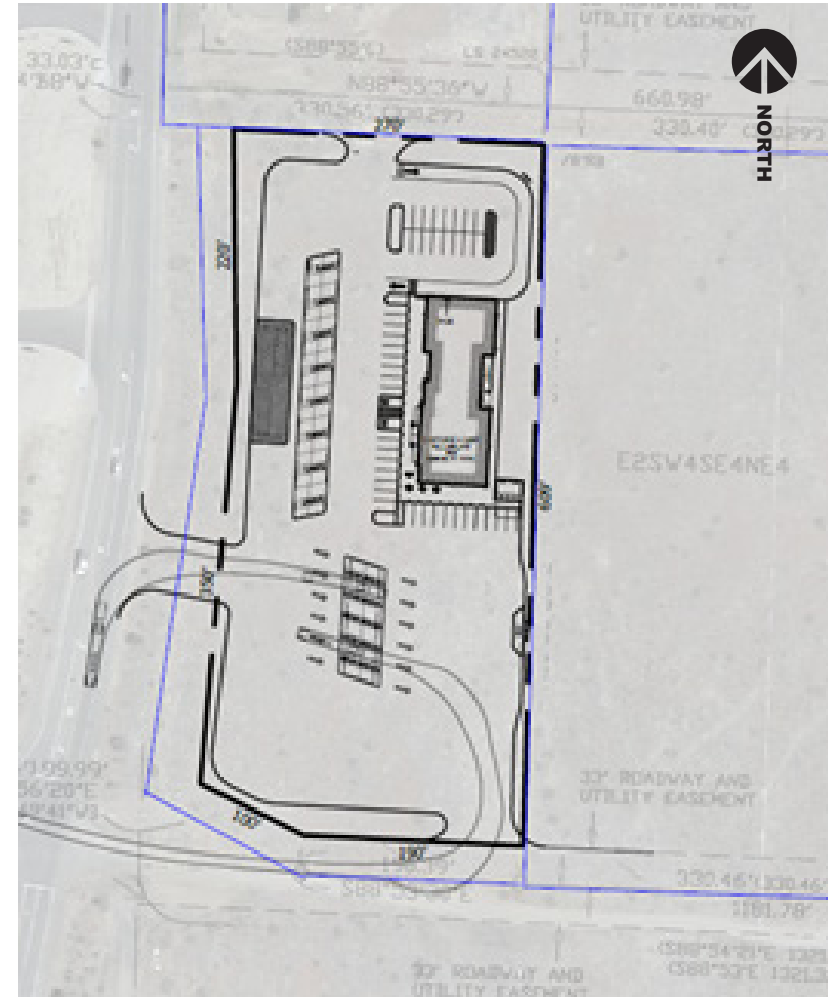
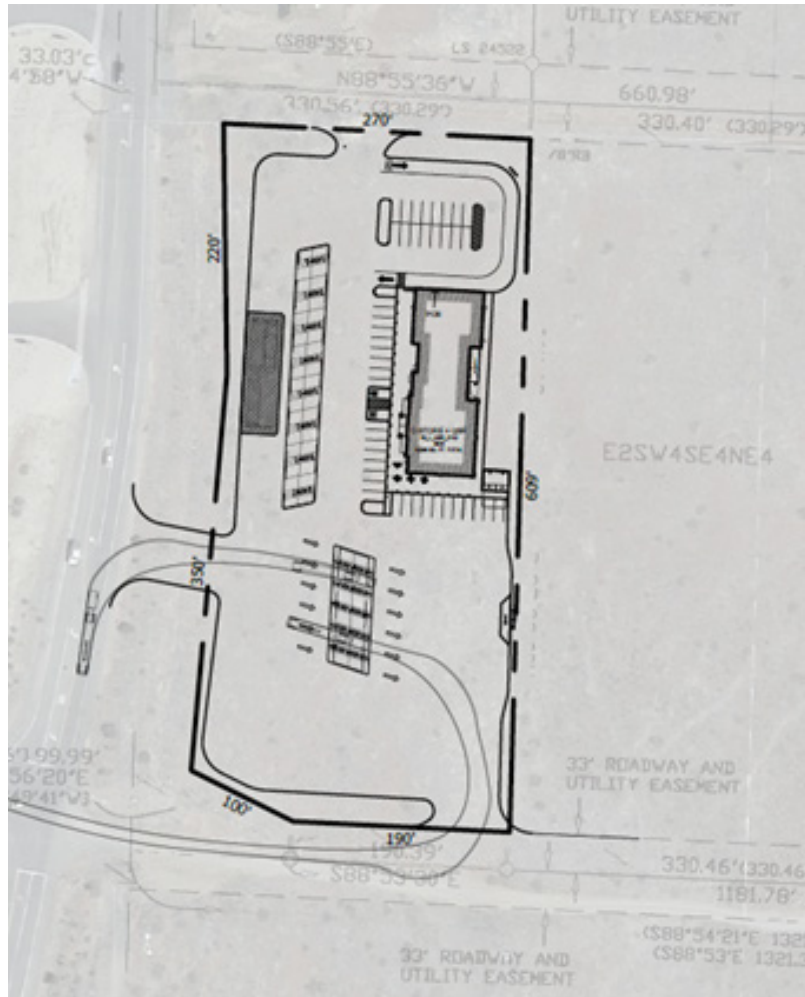
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SUBJECT PROPERTY 1 - GAS STATION

500-05-066A - ±4 ACRES



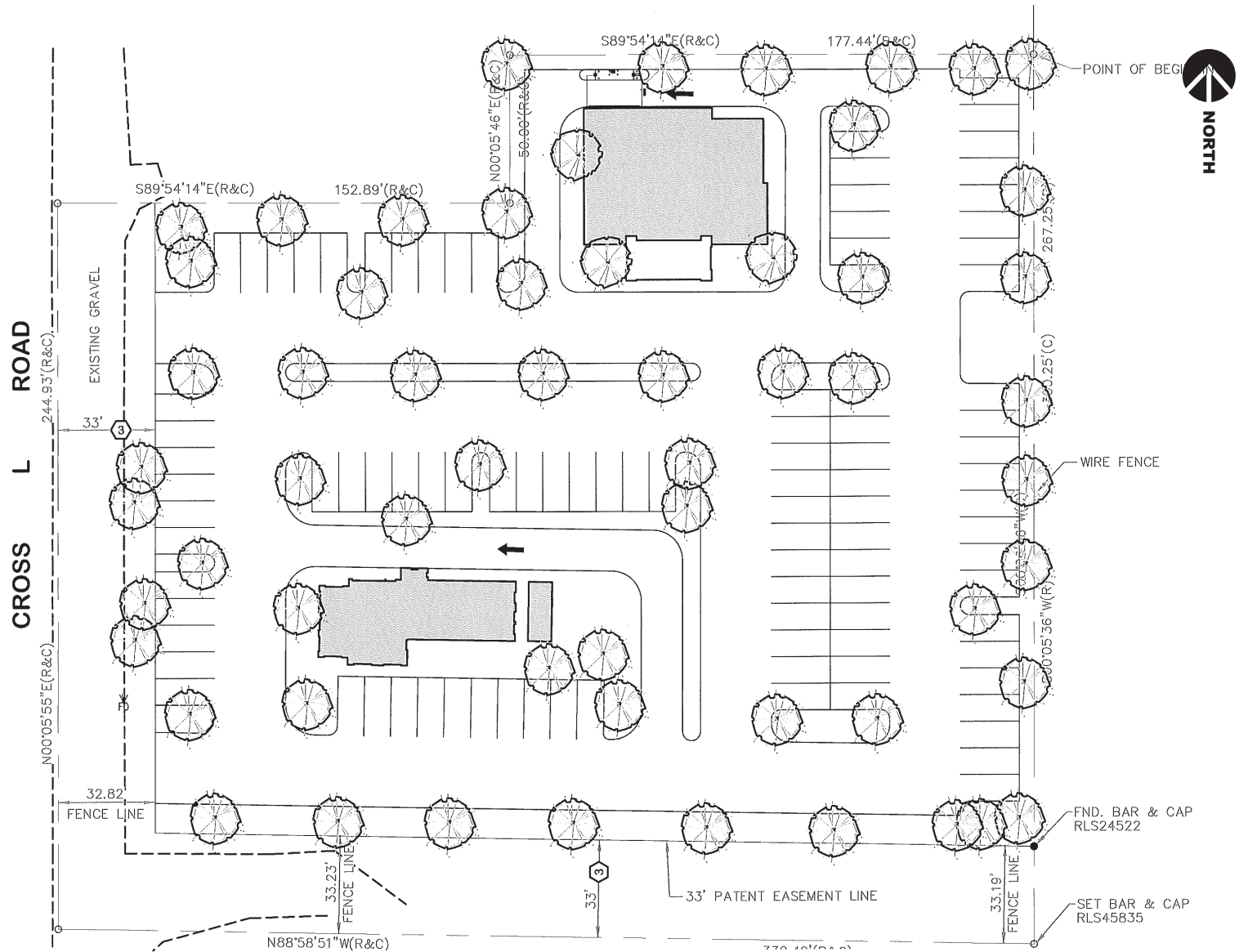
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SUBJECT PROPERTY 3 - QSR OPTION

500-05-065B - ±2.1 ACRES



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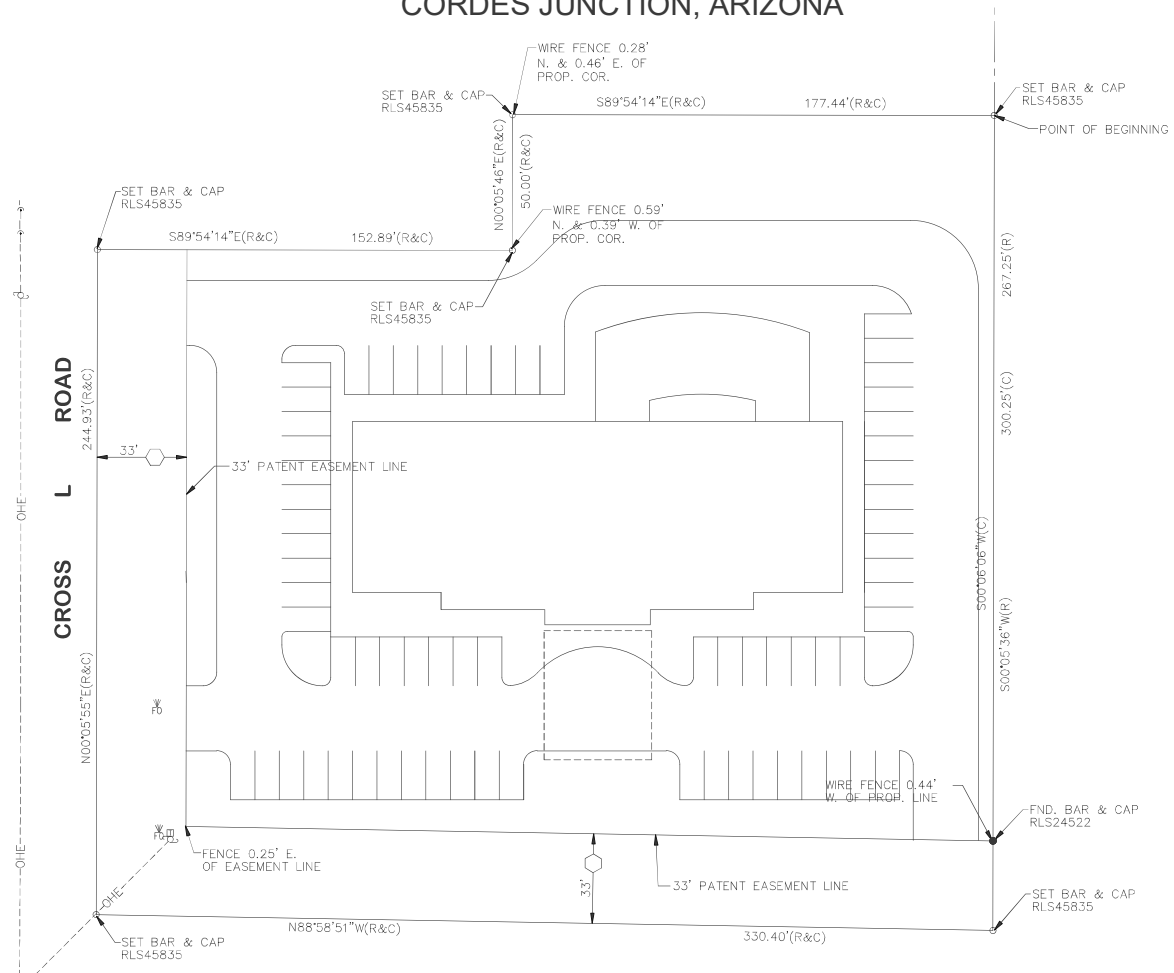
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SUBJECT PROPERTY 3 - HOTEL OPTION

500-05-065B - ±2.1 ACRES

CONCEPTUAL SITE PLAN FOR HOTEL AT CORDES JUNCTION NWC CROSS L ROAD AND PRIVATE DRIVE CORDES JUNCTION, ARIZONA



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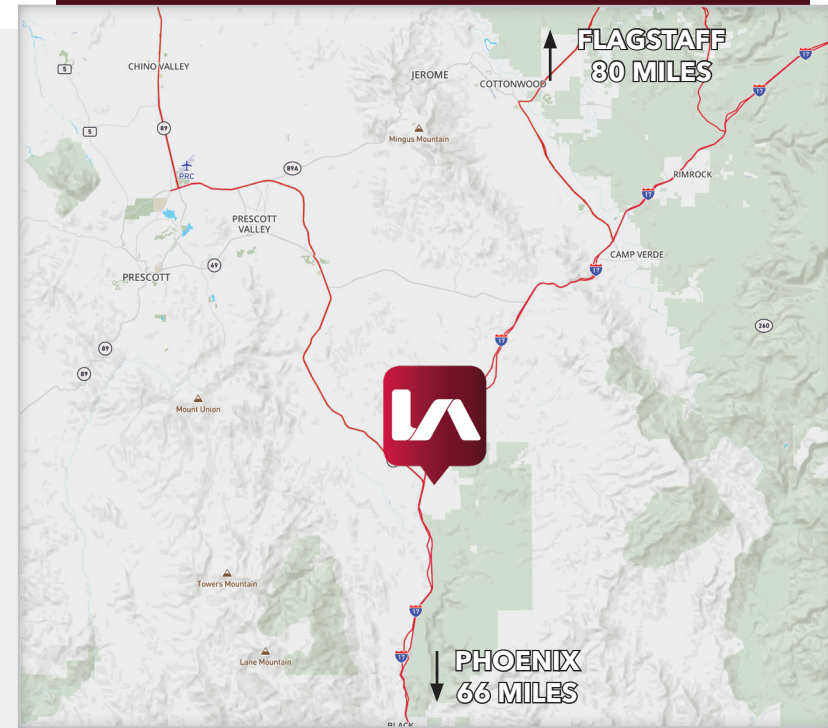
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NARRATIVE

Cordes Junction, located at the intersection of Interstate 17 and State Route 69, is considered an important trucking hub for Arizona. This area serves as a crucial link between southern and northern Arizona, facilitating the movement of goods and services throughout the state. Here are some reasons why Cordes Junction is significant:

1. **Strategic Location:** Cordes Junction's position on I-17 makes it a key point for truckers traveling between Phoenix and Flagstaff, as well as those connecting to I-40, a major east-west interstate that crosses the United States.
2. **Commerce Corridor:** According to the Arizona Department of Transportation (ADOT), I-17 is identified as one of the state's key commerce corridors, essential for the transportation of goods within Arizona and beyond. This highway supports a significant volume of commercial traffic, including trucks carrying goods to and from various parts of the state.
3. **Future Growth and Development:** The area around Cordes Junction is expected to see continued growth and development, further cementing its role as a transportation and logistics hub. Plans for new infrastructure, commercial developments, and improved transportation networks will enhance its importance.
4. **Economic Impact:** The movement of goods through Cordes Junction contributes substantially to Arizona's economy. Each year, more than \$300 billion in goods are shipped to and from Arizona, with a significant portion passing through this junction .

These factors collectively make Cordes Junction a vital trucking hub, supporting both regional and interstate commerce.



PROPERTY HIGHLIGHTS

- Subject Property 1: 500-05-066A - ±4.1 Acres
- Subject Property 2: 500-05-067 - ±5 Acres
- Subject Property 3: 500-05-065B - ±2.1 Acres

NEIGHBORING TENANTS

- Arby's, Love's, Family Dollar, Pilot Truck Stop, McDonalds, Chevron, Subway, Dollar General, Starbucks, Bojangles
- Coming Soon: 25 Acre TA-Petro Travel Stop of America with Black Bear Restaurant and two QSRs TBA

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LOT SIZE
±2.1 - 5 ACRES

ZONING
C-2

APN
500-05-065B
500-05-066A
500-05-067

TRANSPORTATION

Each year, more than \$300 billion in goods are shipped to and from Arizona. I-17 is identified as one of the state's key commerce corridors, moving people and goods between southern and northern Arizona. This vital highway also connects to I-10 and I-40, two of the nation's principal east-west interstate highways. I-10 and I-40 are also two of Arizona's key commerce corridors and are essential for future, quality economic growth in Arizona.

ROAD	FROM	TO	AADT	AADT COMBO TRUCKS
I-17	Badger Springs Road	E Bloody Basin Road W	37,704	4,297
I-17	E Bloody Basin Road W	SR-69	33,635	3,722
I-17	SR-69	I-17 Exit 265 G-Ramp	23,762	3,136





DEMOGRAPHICS

ESTIMATED POPULATION - 15-MILE RADIUS

- Cordes Junction:* 5,334
- Prescott Valley:* 47,973
- Dewey-Humboldt:* 4,274
- Mayer:* 1,571
- Camp Verde:* 12,147
- Spring Valley:* 1,019
- Black Canyon City:* 2,515

ESTIMATED POPULATION - 20-MILE RADIUS

- Cordes Lakes:* ±2,500 residents (*AreaVibes*)
- Mayer:* ±1,600 residents (*World Population Review*)
- Spring Valley:* ±1,100 residents (*AreaVibes*)
- Dewey-Humboldt:* ±4,000 residents (*World Population Review*)
- Prescott Valley:* ±47,000 residents (*World Population Review*)

	 2023 POP.	 2023 AVG. HH. INCOME	 2023 DAYTIME POP.	 2023 # OF HH.
3 MILES	4,096	\$62,680	3,737	2,136
5 MILES	4,160	\$62,902	3,499	2,172
10 MILES	5,613	\$64,321	4,936	2,566

These areas together contribute to a combined population of about 56,200 people within a 20-mile radius of Cordes Junction. This area is a growing community with several smaller towns contributing to the overall population, making it a relevant region for commercial and transportation activities. For more detailed population data and demographic insights, refer to sources such as the World Population Review and AreaVibes.

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