



FLAGSTAFF
11 MILES - 17 MINUTES

SAN FRANCISCO PEAKS

DONEY PARK



EXIT 207

S. COSNINO RD

N. COSNINO RD

BNSF RAILROAD FRONTAGE RD

I-40 & Cosnino Road Interchange
Exit 207 | Flagstaff, Arizona 86004
±363.07 Acres | Four-Quadrant Interchange Control

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Northern Arizona's Premier Interstate **Development Opportunity**

Positioned at the highly visible Interstate 40 & Cosnino Road interchange (Exit 207), this ±363.07-acre assemblage represents one of the most strategically located development opportunities in Northern Arizona. Controlling all four quadrants of the interchange, the property offers unmatched visibility, access, scale, and long-term flexibility for commercial, industrial, hospitality, renewable energy, and mixed-use development.

Located approximately 12 miles east of downtown Flagstaff in unincorporated Coconino County, the property benefits from direct access to one of the nation's most important east-west freight corridors while serving as a gateway to the Grand Canyon, Sedona, and the greater Northern Arizona tourism market.



Investment Highlights



INTERSTATE FRONTAGE & VISIBILITY

- Direct access to Interstate 40 at Exit 207
- Significant visibility along one of America's premier freight corridors
- Approximately 33.9% commercial truck traffic share
- Strategic positioning between Southern California and the Southwest

RARE FOUR-QUADRANT CONTROL

- Ownership of all four quadrants of the interchange
- Exceptional flexibility for phased or master-planned development
- Ability to control ingress, egress, signage, and long-term site planning

LARGE-SCALE DEVELOPMENT OPPORTUNITY

- ±363.07 gross acres across four contiguous parcels
- Flexible parcel configurations for phased sales or development
- Potential for travel centers, hospitality, industrial, RV resort, renewable energy, and mixed-use concepts

STRONG REGIONAL GROWTH DRIVERS

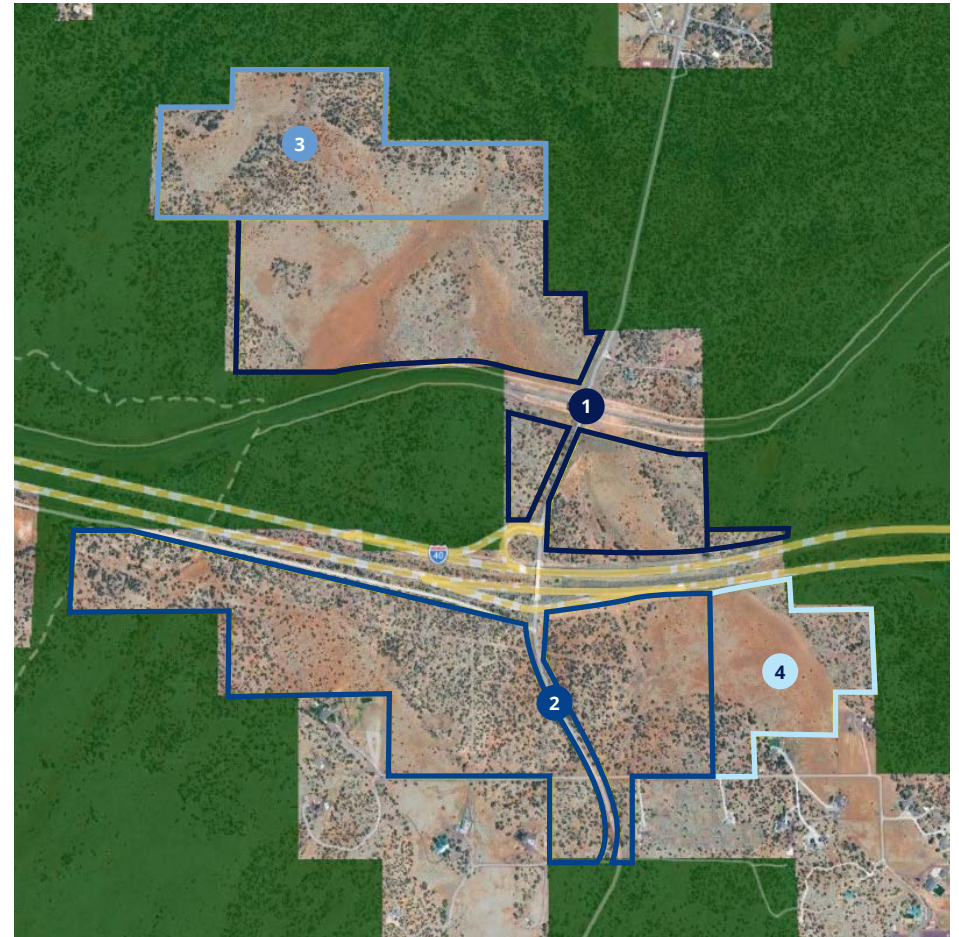
- Proximity to Flagstaff's advanced manufacturing and biomedical industries
- Growing tourism economy exceeding 6 million annual visitors
- Access to Northern Arizona University workforce pipeline
- Continued demand for industrial and commercial land in Northern Arizona
- Existing Entitlement Pathway
- Commercial uses permitted within 500 feet of the interchange through Conditional Use Permit (CUP)
- Highway-oriented commercial uses supported under existing county framework

Property Overview

LOCATION	I-40 & Cosnino Road Interchange (Exit 207)
CITY	Flagstaff, Arizona
COUNTY	Coconino County
ACREAGE	±363.07 Gross Acres
PARCELS	Four Contiguous Parcels
ZONING	Agricultural Residential (AR)
JURISDICTION	Unincorporated Coconino County
OVERLAY	Lighting Zone II Dark Sky Overlay
ACCESS	Interstate 40 / Cosnino Road
ELEVATION	Approximately 6,500 Feet

PARCEL SUMMARY

1	303-07-001-H	121.18 AC
2	303-07-004-K	131.69 AC
3	303-20-001	75.00 AC
4	303-31-001-K	35.20 AC
TOTAL		363.07 AC



Strategic Location

The property sits within the rapidly evolving Flagstaff regional market, benefiting from:



Immediate access to
Interstate 40



Approximately 17 minutes
to downtown Flagstaff



Proximity to the Doney
Park community



Access to Grand Canyon
and Northern Arizona
tourism routes



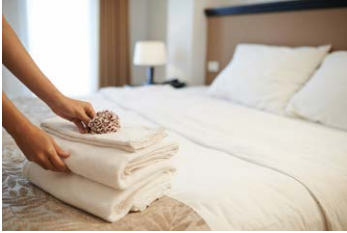
Strong regional
demographics and
household incomes



Limited competing
large-scale commercial
land supply

The site serves as a natural expansion corridor for future commercial and industrial growth east of Flagstaff.

Economic Drivers



TOURISM ECONOMY

Northern Arizona attracts millions of annual visitors traveling through the Grand Canyon corridor, supporting demand for:

- Hotels
- RV resorts
- Travel centers
- Restaurants
- Experiential hospitality concepts



INTERSTATE-FREIGHT CORRIDOR

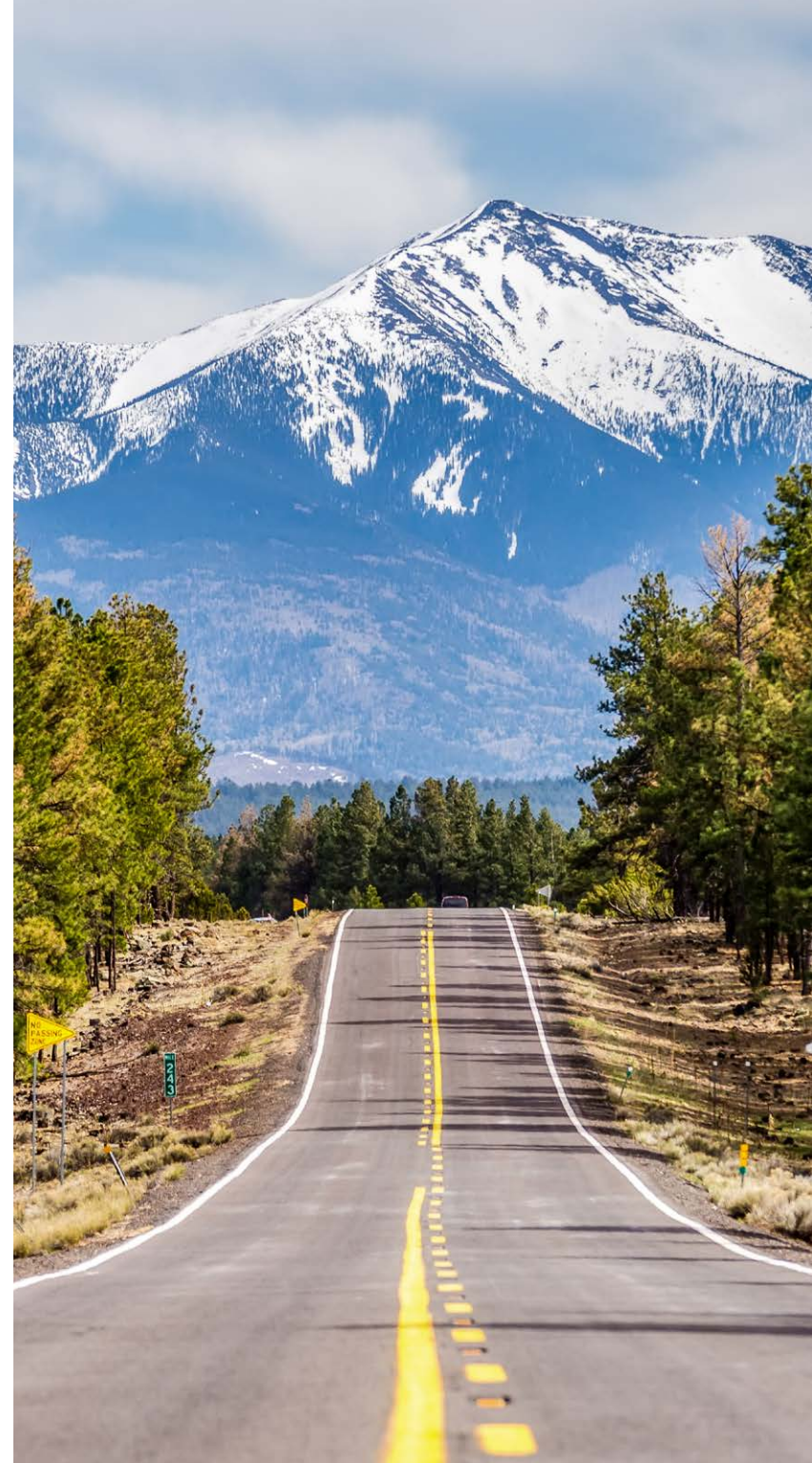
Interstate 40 remains one of the nation's most heavily traveled freight corridors, providing strong fundamentals for:

- Truck stops
- Fleet services
- Logistics operations
- Fueling infrastructure
- EV charging facilities

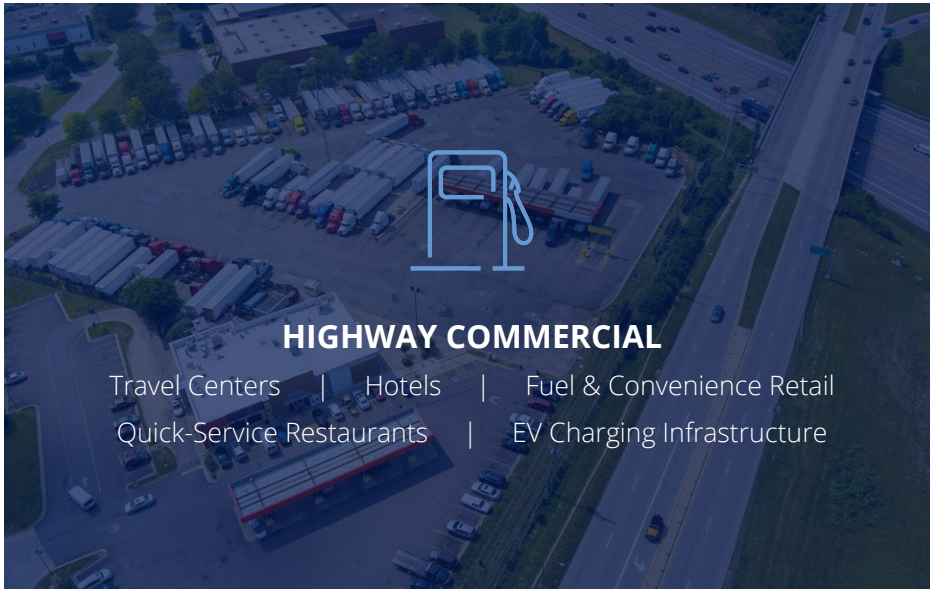


ADVANCED MANUFACTURING

Flagstaff's growing biomedical and advanced manufacturing base and for supplier, logistics, and industrial facilities.



Potential Development Uses



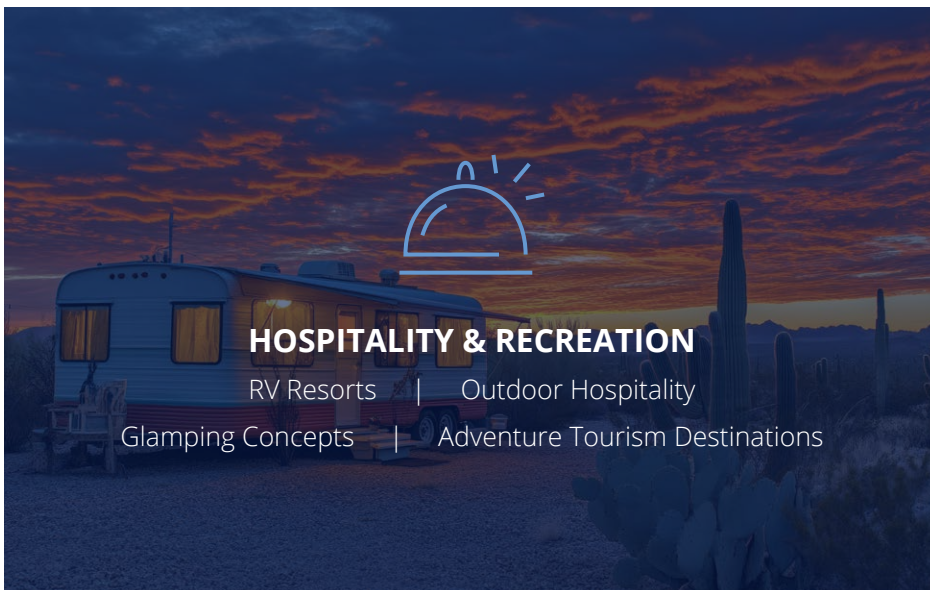
HIGHWAY COMMERCIAL

- Travel Centers
- Hotels
- Fuel & Convenience Retail
- Quick-Service Restaurants
- EV Charging Infrastructure



INDUSTRIAL & LOGISTICS

- Light Industrial Parks
- Supplier Manufacturing
- Distribution Facilities
- Logistics & Cross-Dock Operations



HOSPITALITY & RECREATION

- RV Resorts
- Outdoor Hospitality
- Glamping Concepts
- Adventure Tourism Destinations



RENEWABLE ENERGY

- Utility-Scale Solar
- Battery Energy Storage
- Long-Term Ground Lease Opportunities

Utilities & Infrastructure

WATER

Potable water service available through Doney Park Water.

ELECTRIC

Electrical service available via Arizona Public Service (APS).

TELECOMMUNICATIONS

Fiber and telecommunications availability to be verified.

WASTEWATER

Site currently requires decentralized wastewater treatment infrastructure.



Flagstaff Market Overview

Flagstaff continues to experience long-term population and economic growth supported by:



**NORTHERN ARIZONA
UNIVERSITY**



**STRONG QUALITY-OF-LIFE
MIGRATION TRENDS**

TOURISM EXPANSION







**ADVANCED
MANUFACTURING
GROWTH**

**CONSTRAINED
COMMERCIAL
LAND SUPPLY**



15-MILE DEMOGRAPHICS

 96,550 POPULATION	 \$114,880 AVERAGE HOUSEHOLD INCOME
 53,753 EMPLOYED POPULATION	 52.6% BACHELOR'S DEGREE OR HIGHER

Competitive Advantages



Interstate interchange control



Four contiguous quadrants



Exceptional truck traffic exposure



Proximity to Flagstaff and tourism corridors



Flexible development configurations



Rare large-acreage assemblage



Significant long-term upside potential

Pricing Guidance

Priced to market for the time allotted to close.

Marketing Positioning

This offering presents a unique opportunity for:

NATIONAL TRAVEL CENTER OPERATORS

INDUSTRIAL AND LOGISTICS DEVELOPERS

HOSPITALITY AND RV RESORT GROUPS

RENEWABLE ENERGY DEVELOPERS

INSTITUTIONAL LAND INVESTORS

MASTER-PLANNED DEVELOPMENT GROUPS

The scale, visibility, and strategic location create a compelling platform for phased development or long-term investment.

Aerial Map



Aerial Map





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