

FOR SALE

HISTORIC TWO GUNS FOR SALE

TWO GUNS, TWO GUNS, AZ 86047



COMMERCIAL INVESTMENTS



\$3,000,000

da Vinci Realty // 111 E. Aspen Ave., Suite 3, Flagstaff, AZ 86001 // davincirealty.com

EXCLUSIVELY OFFERED BY: **DARIEN D. DEGHER**

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PROPERTY SUMMARY

Sale Price:	\$3,000,000
Lot Size:	232.13 Acres
APN #:	40662001A
Zoning:	General--10 acre min
Market:	Northern Arizona
Sub Market:	Freeway Commercial
Cross Streets:	I-40

PROPERTY OVERVIEW

Rare development opportunity abounds just east of the fully operational Twin Arrows Casino and Resort. The real property encompasses approximately 232 acres, including remnants of a gas station, former zoo, Indian ruins, and other out buildings.

Property is on an extremely high traffic thoroughfare just off of Interstate 40. As a location of a former gas station, property is development ready for highway commercial purposes or virtually any other use (zoned General). 3 Phase power is available from nearby substations. Phase 1 report was previously completed and gas tanks closed.

PROPERTY HIGHLIGHTS

- Direct I-40 freeway visibility and access
- High development opportunity
- Over 230 acres
- 10 miles east of the state-of-the-art Twin Arrows Casino and Resort

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PROPERTY HIGHLIGHTS

- Direct I-40 freeway visibility and access
- High development opportunity
- Over 230 acres
- 10 miles east of the state-of-the-art Twin Arrows Casino and Resort
- Ideal for truck stop or other freeway use
- Phase 1 conducted and UST's closed
- Extremely high traffic thoroughfare
- Level land plus canyon-scape
- 3-phase power available
- Rich in history and lore
- Flexible terms



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LOCATION DESCRIPTION

The subject site is located at the southern interchange of I-40 and the Two Guns Exit, approximately mid-way between Flagstaff and Winslow and just east of the Twin Arrows Hotel and Casino

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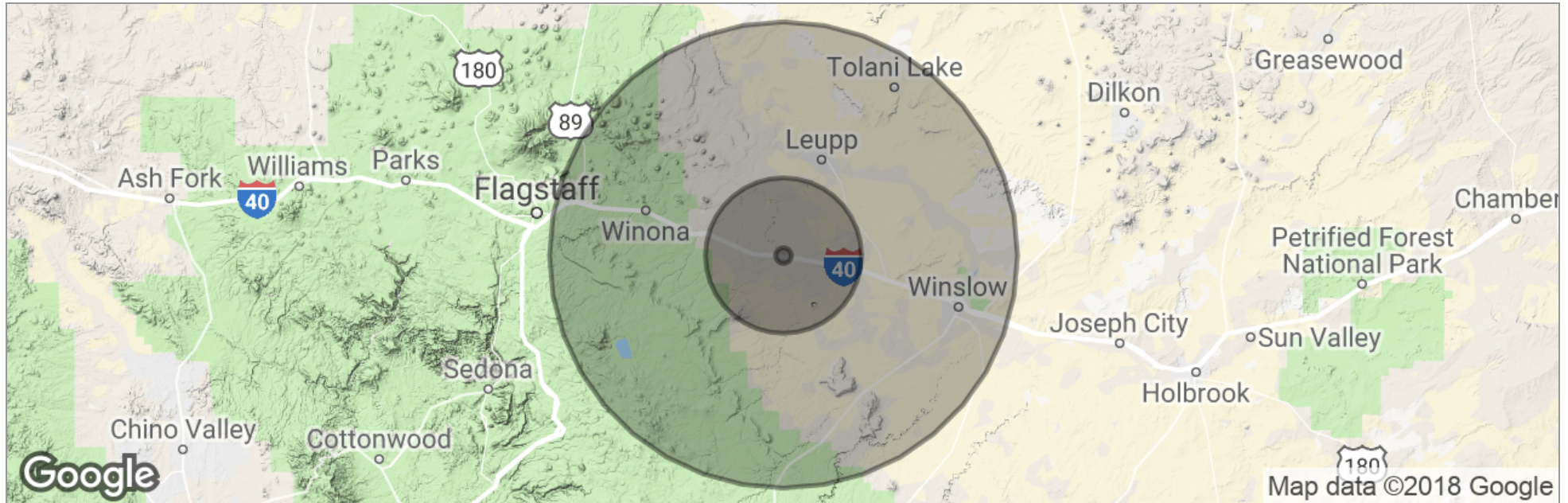
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	1 Mile	10 Miles	30 Miles
Total Population	4	507	18,632
Population Density	1	2	7
Median Age	48.3	38.8	34.7
Median Age (Male)	46.3	37.0	34.1
Median Age (Female)	48.9	41.7	35.7
Total Households	1	184	6,462
# of Persons Per HH	4.0	2.8	2.9
Average HH Income	\$94,957	\$51,298	\$63,418
Average House Value		\$193,672	\$323,597

* Demographic data derived from 2010 US Census

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DARIEN D. DEGHER

Agent



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Professional Background

Darien joined da Vinci Realty in 2012 to act as the Company's Buyer's Broker and Commercial Leasing Specialist. As a Flagstaff native, Darien has an intimate knowledge of all things Flagstaff. He graduated from Flagstaff High School and stayed in town to pursue a college degree at Northern Arizona University. Darien received a B.A. in International Affairs with a minor in Spanish from the University, graduating Summa Cum Laude. In his senior year, Darien was recognized as the Political Science Department's most outstanding student.

With his strong academic background, community involvement, and professional work experience he possesses the skills necessary to address and meet our commercial clients' real estate needs; given it for a lease, sale, or purchase.

It cannot be understated that ethics go a long way in this business, and therefore Darien treats each and every client with the professionalism and commitment they deserve. He gives the same effort to his profession as to all of his life's other endeavors, and the result is never mediocre.

Memberships & Affiliations

Northern Arizona Association of Realtors
Board Member Parenting Arizona
Board Member West Flagstaff Little League

Education

Northern Arizona University - B.A. International Affairs

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