Canyon del Rio

3200 E. Butler Ave., Flagstaff | Arizona
Intersection of Butler Ave. and Fourth St.

Parcel boundaries approximate. Lot size appearance relative to oblique perspective. Not for legal representation. 3 of 5 available lots shown here.

High Quality Mixed Use Development
Commercial Parcels Available for Purchase

KELLY & CALL COMMERCIAL
Real Estate and Business Brokerage

Offering Memorandum

Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the property for sale by Canyon del Rio Investors, LLC located at 1750 Railroad Spring Blvd. #10, Flagstaff, Arizona 86001 (hereinafter the "Property").

This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kelly and Call Commercial. The material is based in part upon information supplied by the Seller and in part upon information obtained by Kelly and Call Commercial from sources it deems reliable.

Neither Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree you will hold the contents confidential and will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Kelly and Call Commercial expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of this Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Kelly and Call Commercial or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum is deemed to represent the state of affairs of the Property currently, but does not represent or constitute an indication that there has been no change in the state of affairs of the Property since this Offering Memorandum was prepared.

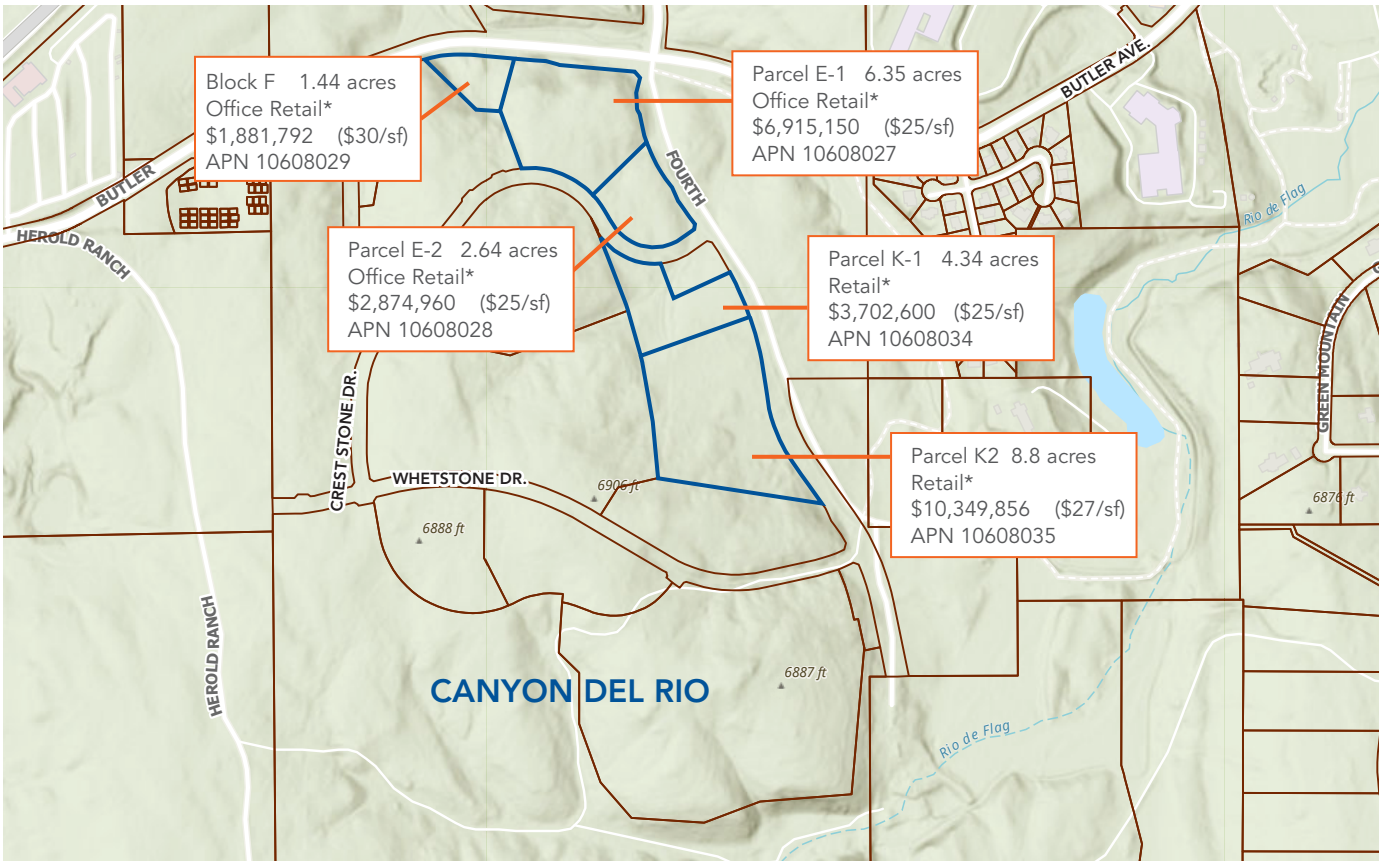
Canyon del Rio Commercial Development

Canyon del Rio is a high quality, mixed use residential and commercial development project in a desirable central Flagstaff location. The project includes single family and multi-family use (apartments), along with commercial office and retail uses; comprising approximately 26 acres of commercial and approximately 236 acres of an anticipated 1,400 units of residential use.

Canyon del Rio is located in the southwest quadrant at the intersection of E. Butler Avenue and N. Fourth Street. The commercial parcels have frontage on one or both of the major Flagstaff corridors of Butler and Fourth, with surrounding use and economic drivers of adjacent Little America hotel, Sam's Club, Walmart Supercenter, Flagstaff Aquaplex, W.L. Gore—high tech medical manufacturing, Foxglenn Park and neighborhood, Sinagua Middle School, and Knoles Elementary School. In addition Butler Avenue provides quick access to Interstate 40. Canyon del Rio will soon benefit from new access via the city mandated J. W. Powell Blvd. extension, which will reach from Fourth Street to the north and the Flagstaff Airport and Ft. Tuthill recreation area intersection at Interstate 17 to the southwest.

With excellent access from all points of the compass Canyon del Rio is situated in pristine wooded surroundings with views of the San Francisco Peaks. As with most new developments in the City of Flagstaff, Canyon del Rio has been through a rigorous environmental approval process to make sure they will create a desirable community neighborhood, taking into consideration a well designed infrastructure and environmental sensitivity. Currently construction is underway with streets cut in and graded. Sewer, water and utilities are in the process of being installed. The commercial parcels are now available for purchase. Reserve your commercial business opportunity as the infrastructure develops.

Property Summary



Zoning: Highway Commercial*

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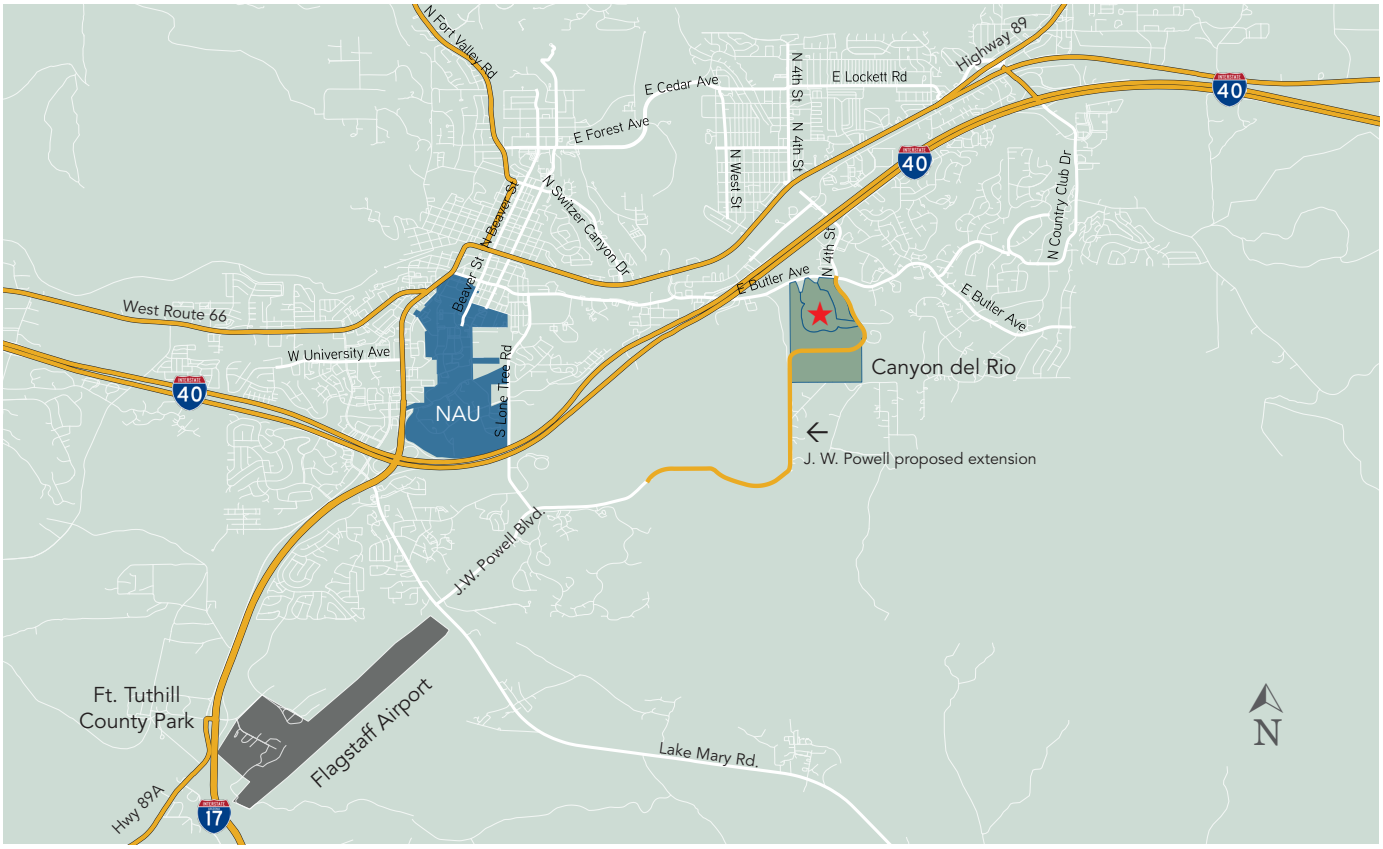
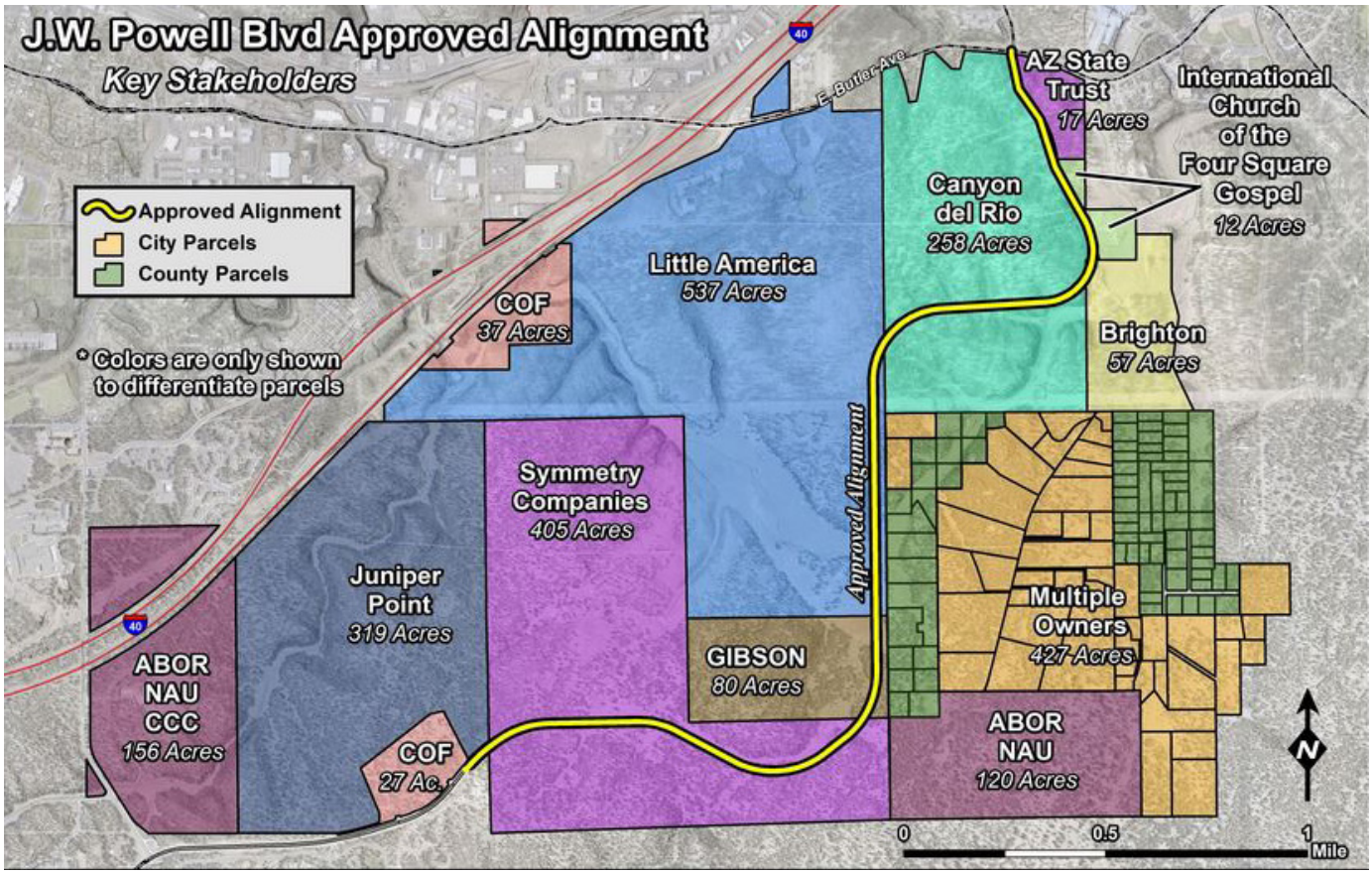


Canyon del Rio location with proposed extension of J.W. Powell Blvd. from Fourth Street to the north and the Flagstaff Airport and Ft. Tuthill recreation area intersection at Interstate 17 to the southwest. (representation approximate)



Sam's Club, Little America hotel, Walmart Supercenter, W.L. Gore—high tech medical manufacturing, Flagstaff Aquaplex, Foxglenn Park and neighborhood, Sinagua Middle School, and Knoles Elementary School

Canyon del Rio
Surrounding Neighborhood and Economic Drivers

Flagstaff, Arizona

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons, there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing. Taking advantage of the comfortable summer temperatures, Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. The 4 million visitors and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life. Flagstaff has a population of 73,319 and a metropolitan area population of 139,097.

The community is also a college town focused on quality education, research and professional development with almost 30,000 students attending Northern Arizona University and 10,000 students attending Coconino Community College.

In addition to tourism and education, Flagstaff has a strong science sector which includes Flagstaff Medical Center; a regional hospital and level 1 trauma facility, W.L. Gore medical products, and Lowell Observatory. Flagstaff is designated as the world's first Dark Sky City for its work in preservation of the night sky's natural resource.

This ever-growing resort type community, consisting of local families, vacation rentals, Northern Arizona's regional market and second homes from all walks of life, provides a strong customer base for commercial enterprises.

Market Overview

Canyon del Rio, Flagstaff, Arizona

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