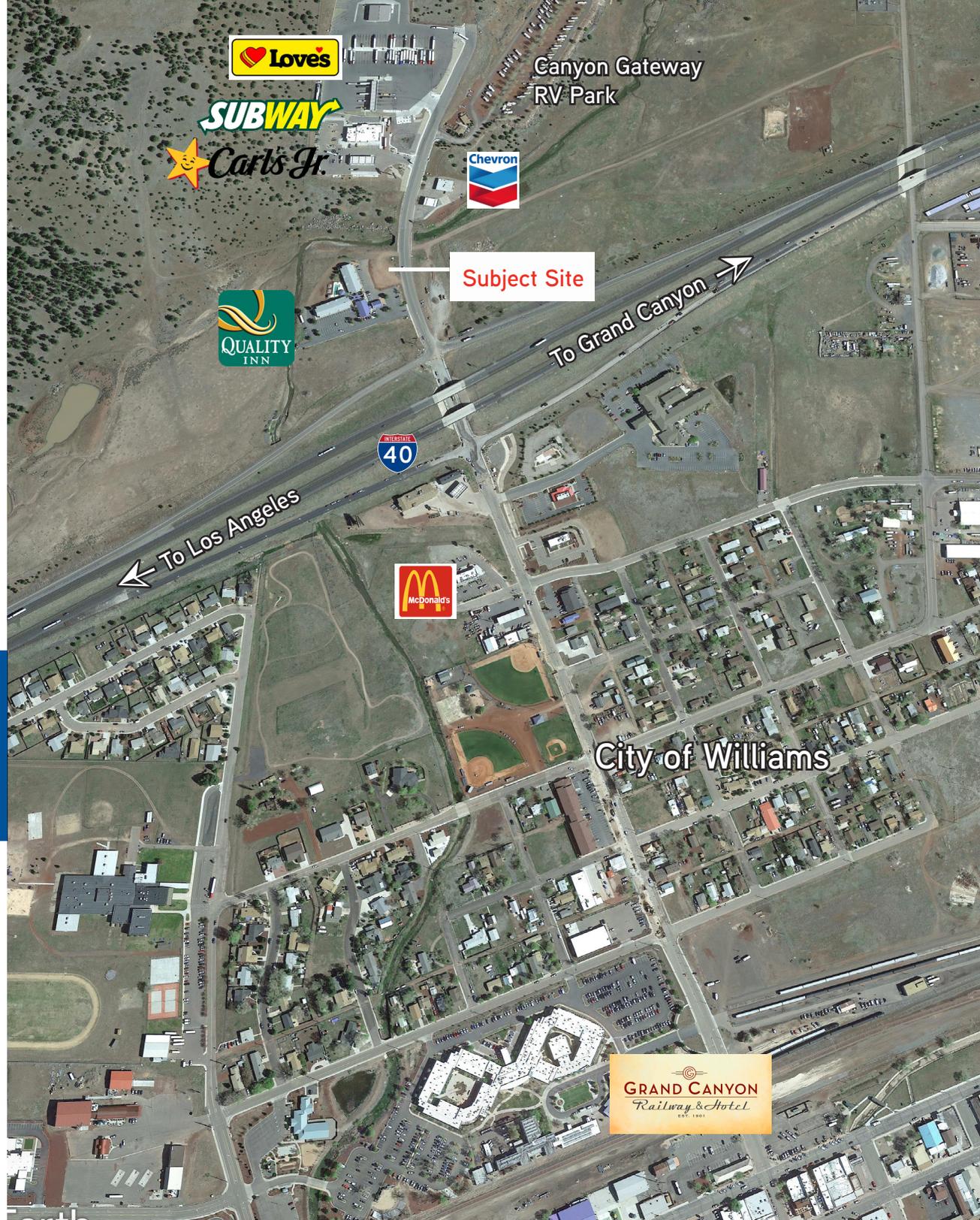


Premier Highway Service Outparcel

1029 N. Grand Canyon Blvd.
Williams, Arizona

Excellent Food Service,
Travel Center or Retail Site
Highly Visible From I-40

Build to Suit or Ground Lease



HIGHWAY SERVICE OUTPARCEL WILLIAMS, ARIZONA

Description:

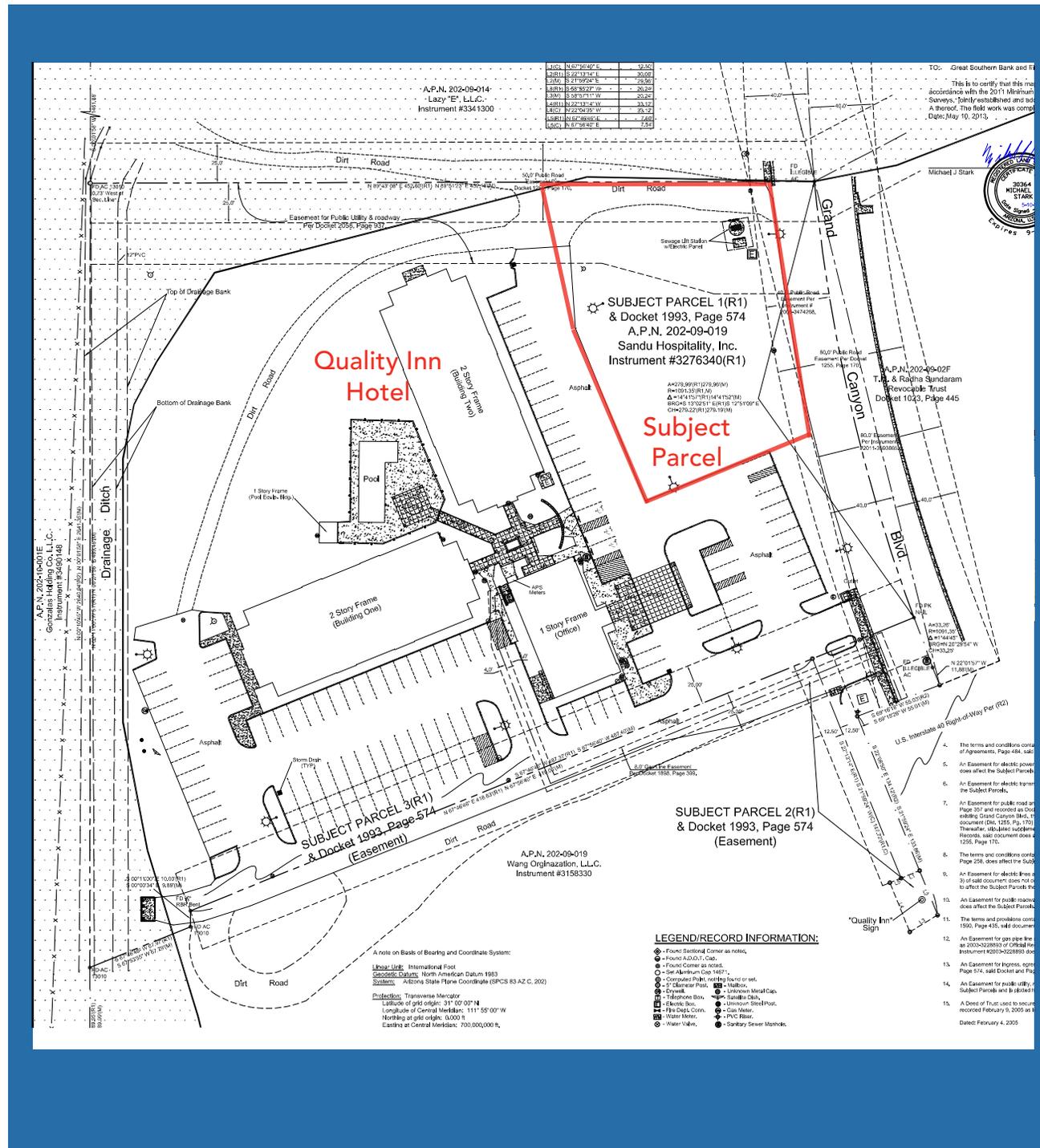
Well located on Interstate 40 and Grand Canyon Boulevard in historic Williams, Arizona this unique outparcel has recently become available as an excellent food service, travel center or retail site.

Economic Drivers:

- Highly visible from Interstate 40
- Located on main-travel way to world famous Grand Canyon Railway
- On site and surrounded by highly successful Quality Inn Hotel
- Adjacent to and in front of high volume big-rig Loves Truck Stop
- Locality is deficient in highway traveler franchise food service
- Build-to-suit or ground lease options available

Details:

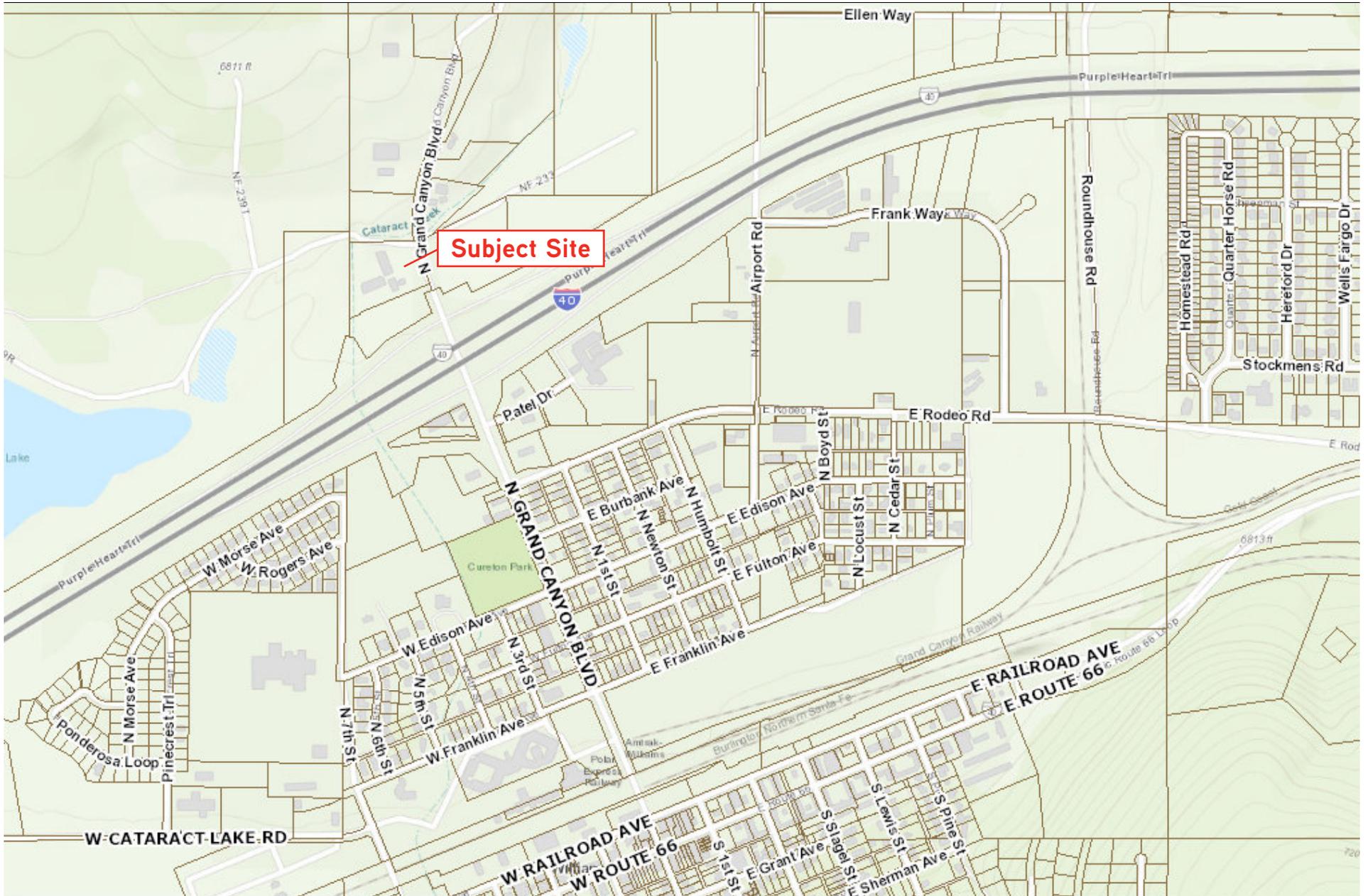
Subject parcel is approximately 20,000 SF with shared, overflow and undeveloped parking. Municipal utilities are onsite and easily accessible.



HIGHWAY SERVICE OUTPARCEL WILLIAMS, ARIZONA



HIGHWAY SERVICE OUTPARCEL WILLIAMS, ARIZONA



Market Summary Williams, Arizona

Williams, Arizona is a small town located in high country pines of Northern Arizona. Rich in history, Williams is iconically associated with the Old West, Route 66, and Railroad lore, which along with its distinction of being The Gateway to the Grand Canyon, contributes to a strong tourism market. The community is surrounded by the Kaibab National Forest inviting four season outdoor recreation with hiking, camping, fishing, mountain biking, golf, skiing, sledding, and snowshoeing.

Williams was the last community along Historic Route 66 to be bypassed by Interstate 40, yet with three easy exits off the interstate one can quickly find themselves back on some of the remaining sections of the old highway where it passes through the town.

The Mother Road has been the main artery of the Classic American Road trip since it was finished in 1926. From Chicago, Illinois to Santa Monica, California Route 66 is synonymous with the mystic of freedom. People travel from all over the country and the world to experience the images of Americana preserved in small towns along the route. Communities with still active sections of Historic Route 66 have capitalized on the market for nostalgia and the imagery of a by-gone era.

Williams is in a prime location to take advantage of this tourism market. Its historic downtown buildings, restaurants and shops with Route 66 memorabilia all transport the traveler to another time and place.

Located only 60 miles from the Grand Canyon National Park, Williams earns its moniker of being The Gateway to the Grand Canyon- either by road or by rail. The Grand Canyon Railway with its southern terminus in Williams, first brought tourists to the South Rim in 1901. By 1968 popularity of the automobile road trip brought a decline in train travel and the railway stopped its service to the Canyon. In 1989 The Grand Canyon Railway was brought back to its former glory and now, along with the restored Fray Marcus Hotel at the depot, the Train is a huge tourist draw and contributor to the Williams economy.

The Train also contributes to tourism "spin-offs" with a classic troupe of Old West characters who rob the train on its return from the Canyon and act out a gun fight on summer evenings in the streets of Williams. During the holiday season The Grand Canyon Railway offers a special journey on The Polar Express.

As a tourism hub, the town of Williams has a contagious energy that keeps the area alive with enthusiasm and excitement every day of the year.



Contact:

DENNIS KELLY
Principal
928 440 5450
Dennis@KellyandCall.com

KEVIN B. CALL, CPA
Principal
928 440 5450
Kevin@KellyandCall.com

Kelly & Call Commercial
1150 N. San Francisco St.
Flagstaff, AZ 86001
Phone: 928 440 5450
KellyandCall.com

This document has been prepared by Kelly & Call Commercial for advertising and general information only. Kelly & Call Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Kelly & Call Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Kelly & Call Commercial and/or its licensor(s). ©2020. All rights reserved.