



S Blackbird Roost

S Milton Road



703 S. BLACKBIRD ROOST, FLAGSTAFF | ARIZONA

Vacant land just north of W Route 66 on Blackbird Roost

This 3.06-acre parcel is located off West Route 66 and Blackbird Roost with easy access to Northern Arizona University, and the main travel corridors in Flagstaff. This parcel has long been utilized as a Mobile Home Park and was recently cleared to allow for redevelopment.

For Sale:
\$3,065,000
3.06 acres

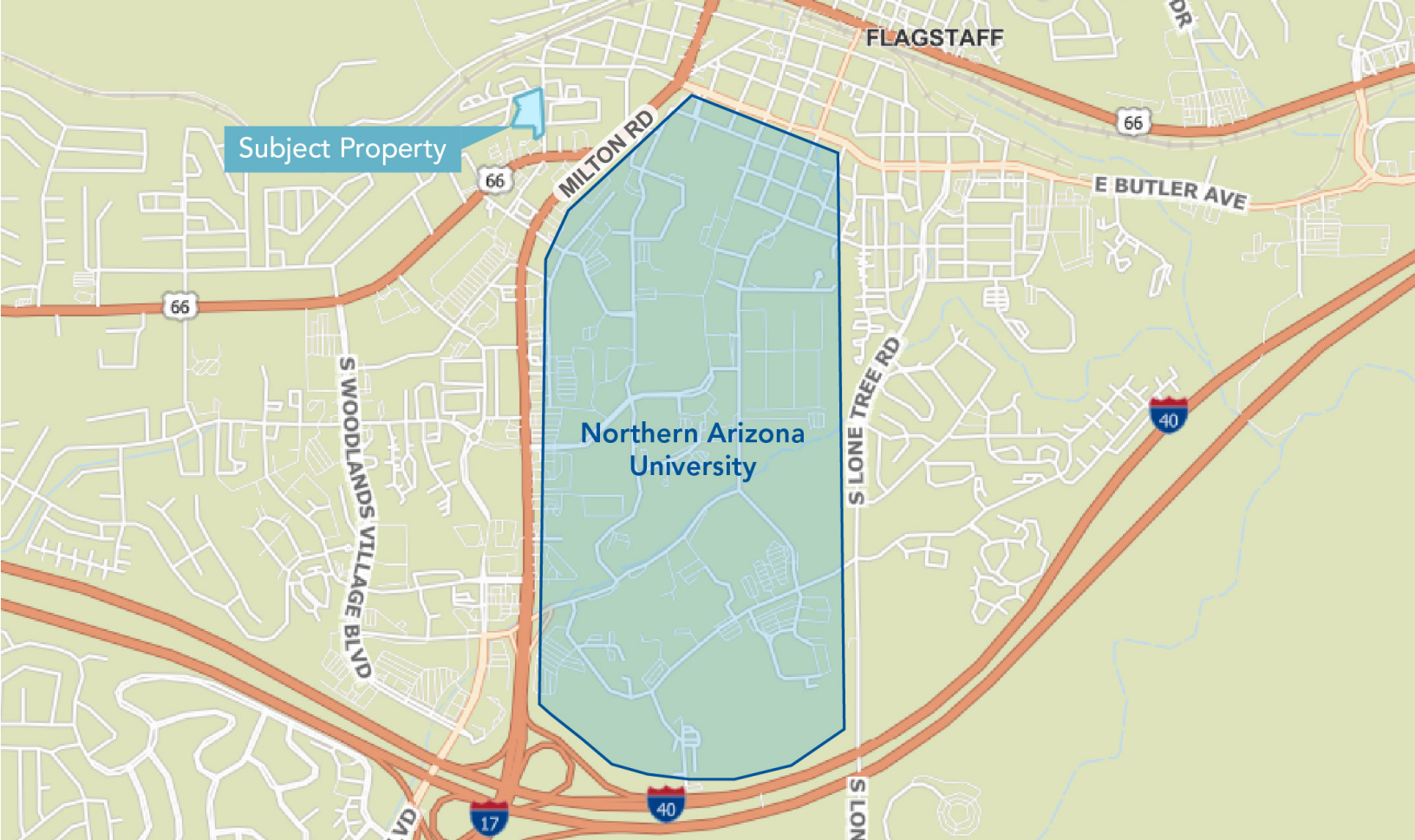
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Property Summary

This expansive 3.06-acre parcel is situated at West Route 66 and Blackbird Roost, offering convenient access to Northern Arizona University as well as Flagstaff's primary travel corridors. The property has historically served as a Mobile Home Park but was recently cleared, creating an excellent opportunity for redevelopment.

The northern portion of the lot falls within Flood Zone AE, a factor to consider in future planning.

Located within the La Plaza Vieja neighborhood, any new development on this site will contribute to the community's long-term vision and objectives. While the current zoning allows for specific types of development, other potential projects—such as condominiums or townhomes—could be pursued through a rezoning process with the City of Flagstaff. This prime location offers a rare opportunity for investment and thoughtful growth in one of Flagstaff's established neighborhoods.

Lot Specifications

- Lot Improvements: Curb, sidewalk, and utilities to the property
- Zoning: City of Flagstaff MH (Mobile Home)
- APN # 103-02-021 Coconino County

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Market Overview of 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 76,586 and a metropolitan area population of 144,472.

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.

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