



800 N. SWITZER CANYON DR., FLAGSTAFF | ARIZONA

Excellent Location Near FMC Undeveloped Land for Sale

3.35 acres with City approved site plan, permit ready

Contact Us:

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Specifications

| | |
|-----------------|---|
| Price | \$2,350,000 |
| Land Area | 3.35 Acres 145,926 SF |
| Assessor Parcel | 101-28-005H |
| Zoning | High Density Residential |
| Utilities | Water/Sewer: City of Flagstaff Electrical: Arizona Public Service Natural Gas: Unisource Energy |

800 N. Switzer Canyon Drive, Flagstaff | AZ

Rare undeveloped land in the middle of the city with residential high density zoning. Excellent location with Flagstaff Medical Center, the largest medical facility in Northern Arizona, just a block away. Pine covered, excellent building site of approximately 65,000 SF. Access is already in place from shared driveway with neighbor to the north. Frontage on two highly recognizable streets.

FEATURES

- Surrounding uses: apartments, single family homes, medical hospice, community recreation center.
- Economic drivers: proximity to regional hospital, city center location, two blocks from major grocery, located on major arterial streets.
- Frontage: 252 ft. on Turquoise Drive 357 ft. on Switzer Canyon Drive.
- Excellent access already developed through existing private and city streets.

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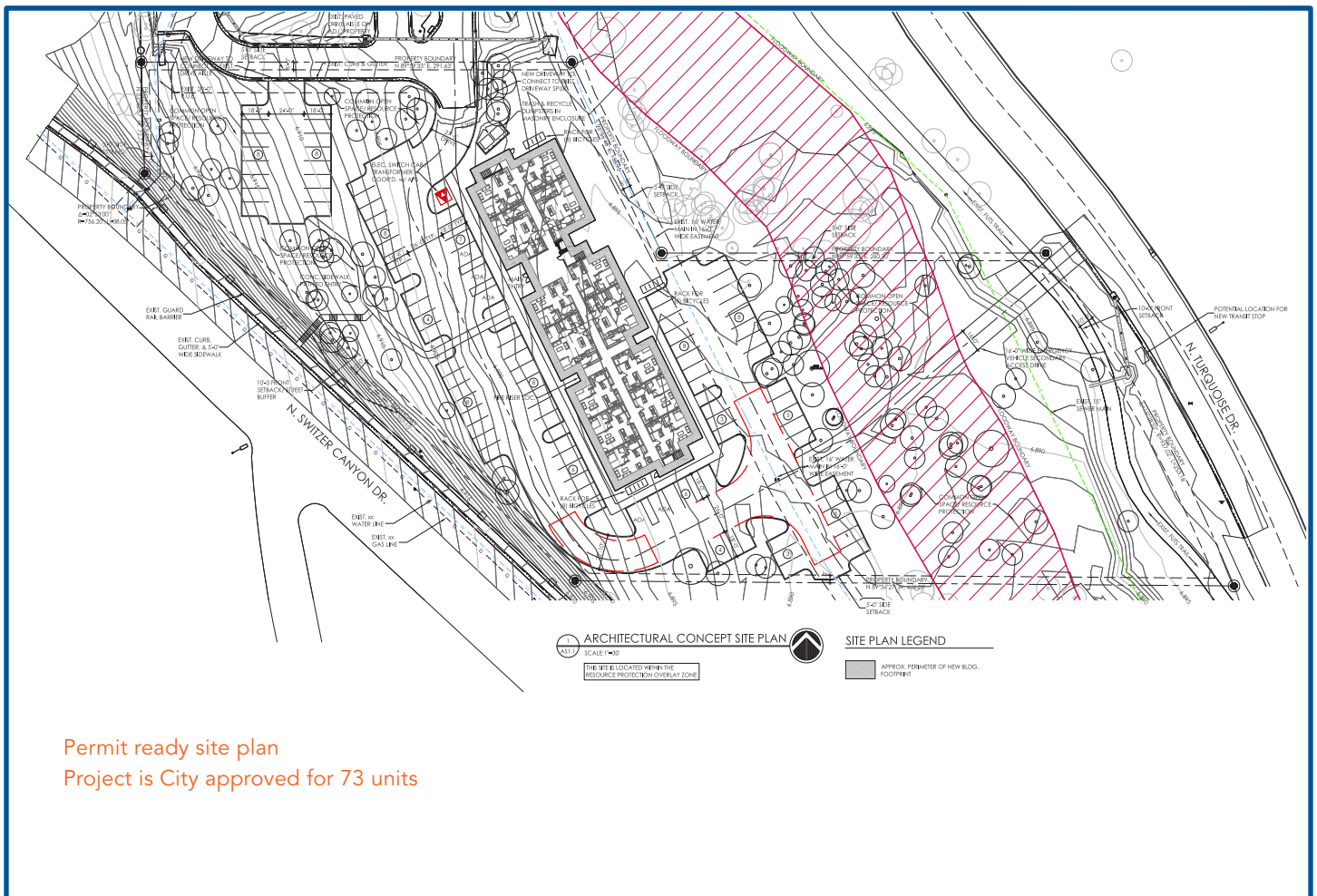



EXHIBIT 1

Rural Floodplain to Urban Floodplain



500
Feet

City of Flagstaff
October 2022

Floodplain updated from rural to urban floodplain

| Map Label | APN |
|-----------|-------------|
| 1 | 101-01-020A |
| 2 | 101-01-020B |
| 3 | 101-28-005G |
| 4 | 101-28-005K |
| 5 | 101-28-005H |
| 6 | 101-28-013A |
| 7 | 101-28-013B |
| 8 | 101-28-013D |

800 Switzer Canyon

