

Light Ranch & Hay Barn

28284 N US Highway 89, Flagstaff | Arizona



Offering Memorandum

Business asking price:

\$850,000

Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business, affairs and assets of the company known as Light Ranch & Hay Barn, located at 28284 N US Highway 89 (hereinafter the "Company").

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 Company. 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 financial 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 Company and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Company unless and until a written agreement for the purchase and sale of the Company has been fully executed and delivered.

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

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Company, or information provided herein or in connection with the sale of the Company 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 Company.

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



A Unique Opportunity

Positioned along US Highway 89—a high-traffic corridor connecting millions of annual travelers to some of the Southwest’s most iconic destinations—this **8.5-acre mixed-use property** offers unmatched visibility and rare development potential.

Located just 4 miles south of Hank’s Trading Post, the site sits **directly across from Wupatki National Monument**, approximately 56 miles from **Grand Canyon National Park**, and within the geographic center of the Grand Circle—the largest concentration of national parks and monuments in the United States.

Grand Circle Highlights:

- Grand Canyon National Park
- Wupatki National Monument
- Sedona
- Monument Valley Tribal Park
- Zion National Park
- Canyon de Chelly
- Chaco Canyon National Historical Park
- Glen Canyon National Recreation Area

Tourism is thriving—**Glen Canyon visitation increased by nearly 900,000 visitors between 2019 and 2023**—creating a growing customer base for any business in the area. With national park traffic, regional tourism, and direct frontage on US Highway 89, this property is ideally positioned for a wide range of commercial or community-focused uses.



Property Highlights

- **Property Size:** 8.5 Acres
- **Gross Building Area:** 4,386 SF including a 2,000 SF three bed/two bath residence and a 2,386 SF retail shop. The property also has a 7,500 SF Barn/Stable, a shed, and multiple shipping container storage.
- **Year Built:** 1972 (Residence fully remodeled and new roof installed in 2022)
- **Zoning:** G – Commercial/Residential/Land (Mixed Use Destination) Coconino County
- **Property Type:** Commercial + Residential
- **APN:** 302-02-001
- **Property Taxes:** \$4,483 (2024)
- **Utilities:** Electric, Haul/Cistern Water, Propane, Septic (new in 2019)
- **Access:** Direct US Highway 89 frontage; gravel parking
- **Coordinates:** 35.14965° N, -111.682346° W

Legal Description:

SE Quarter of the SE Quarter of Section 16, Township 25 North, Range 08 East, Gila and Salt River Base and Meridian, Coconino County, AZ, west of the Highway 89 center line as of Feb 13, 1970.



Improvements & Amenities

Main Building (4,386 SF): Showroom, office space, storage, laundry, and newly remodeled 2,000 SF residence

Barns (7,500 SF): Two large barns with ample storage and operational potential

Equestrian Amenities: Horse corrals and grazing pastures on site

Construction: One-story, frame and masonry

Exterior Features: Fenced perimeter, handicapped access, storage facilities

Heating: Gas and wood-burning fireplaces

Occupancy: Owner-occupied; no current leases

Sale Terms: Cash; possession at COE



Strategic Growth Potential

This property is one of the **few commercially zoned parcels** along this stretch of US Highway 89. Surrounded by National Monument land, State Trust Land, and federal holdings, new commercial development in the area is extremely limited—making this offering both rare and valuable.

Potential uses include:

- Tourism-oriented retail or hospitality
- RV park or campground
- Event venue or cultural center
- Agritourism or ranch operations
- Mixed-use development

With **direct access to an expanding tourist market, and scarcity of commercial land**, this site is positioned for strong long-term appreciation and diverse income potential.



Interior



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.

Market Overview



Grand Canyon
National Park

Subject Property

Flagstaff



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