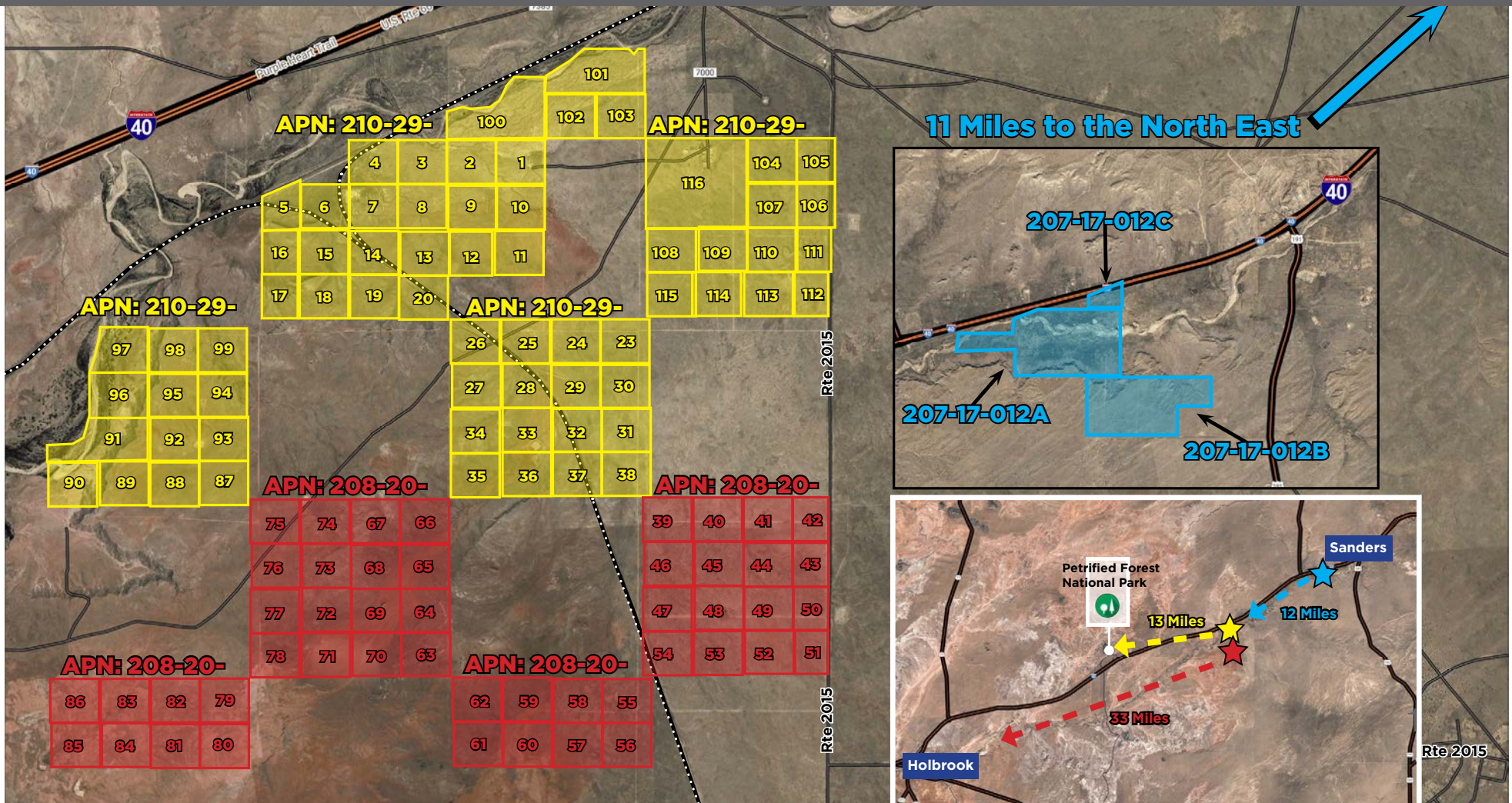


LENDER OWNED!

±6,767 Acres AG/Commercial Land

I-40 & Exit 325, Chambers, AZ





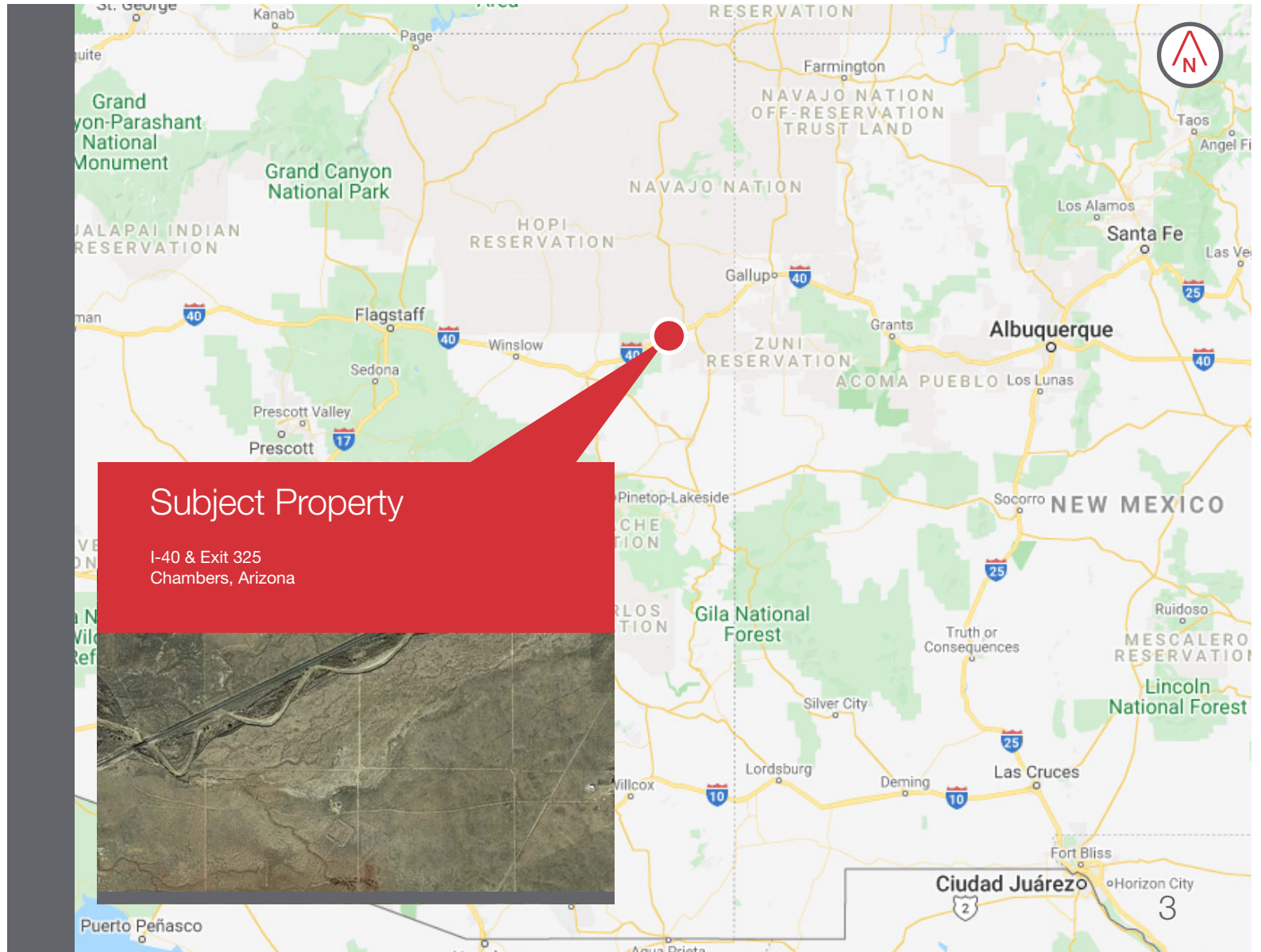
NAI Horizon is pleased to exclusively offer for sale ±6,767 Ac of AG zoned land in Chambers, Arizona. The subject property is located in unincorporated Apache County and offers multiple parcels with I-40 frontage. This opportunity would be ideal for a long-term hold and development.

Property Highlights

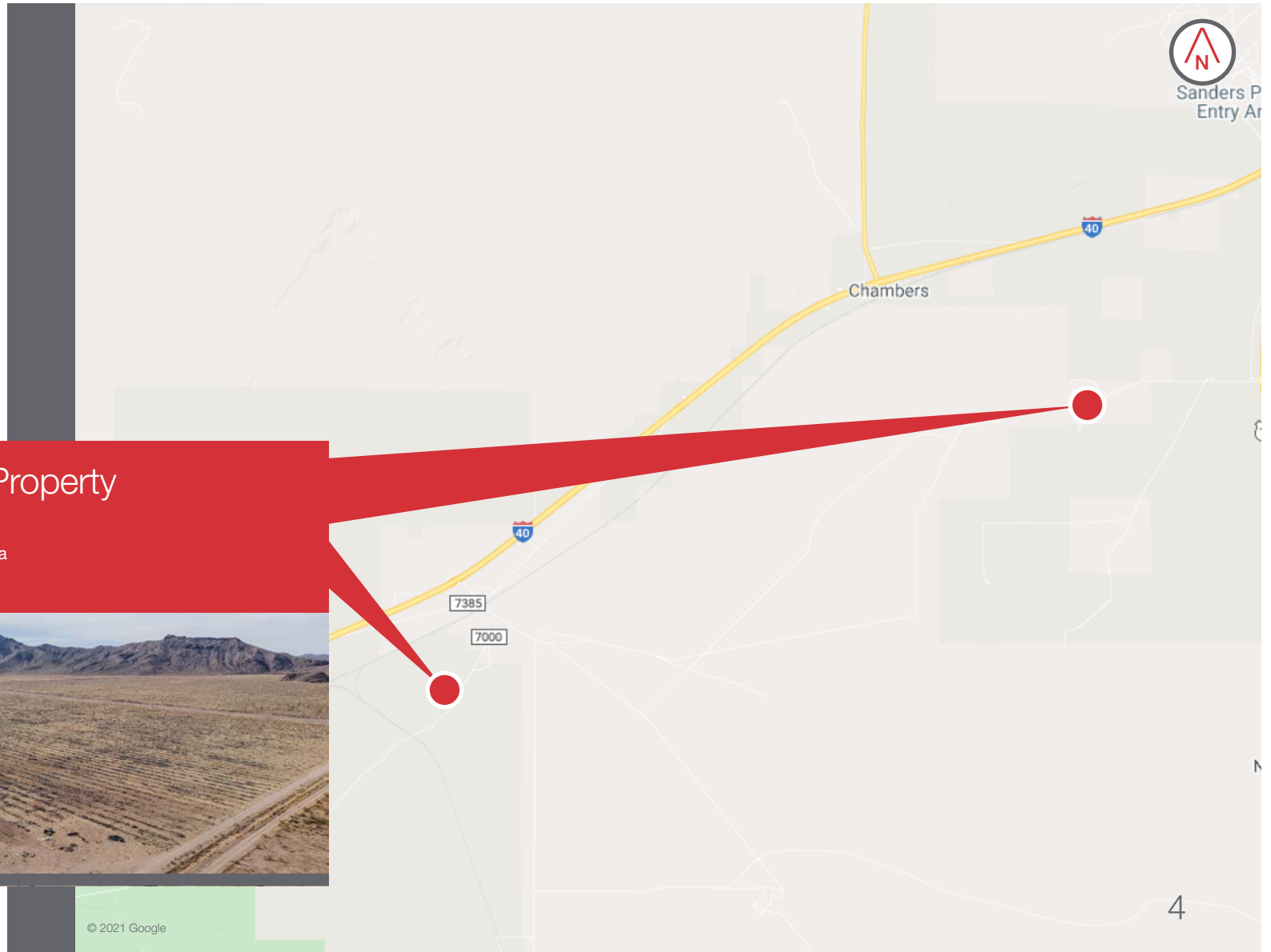
- > ±6,767.08 Acres (294,774,004.8 SF) – AG (Agriculture) Zoned Land
- > Apache County APN #'s – 117 parcels - 207-17- / 208-20- / 210-29- (see page 1 for all parcels)
- > **Development** – Ideal for long-term hold and development
- > **Access** – Along I-40 off of Exit 325 (Kerr McGee Road) by the Navajo Travel Center
- > **Frontage** – I-40 frontage available for some parcels
- > **Lease** – Portion of property leased to rancher
- > **Location** – Minutes to Petrified Forest National Park & approx. 30 minutes to the New Mexico border to the east and Winslow, AZ to the west
- > **Services** – Short distance to Sanders, AZ for services, shopping, etc.
- > **Sale Price** – \$6,650,000 (\$1,000/Acre)



Regional
Location Map

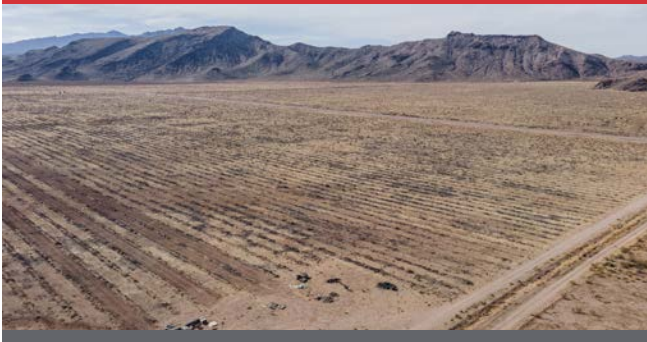


Local
Location Map



Subject Property

I-40 & Exit 325
Chambers, Arizona



Market Overview



Chambers, Arizona Overview

Chambers is an unincorporated community in Apache County, Arizona, United States. Chambers is located at the junction of Interstate 40 and U.S. Route 191, 45 miles (72 km) northeast of Holbrook. Chambers has a post office with ZIP code 86502.

Chambers, Arizona was named after Edward Chambers, Vice President of the Atchison, Topeka, and Santa Fe Railroad system. Chambers was responsible for opening the town's first post office in 1907. A native of Illinois, Chambers was instrumental of the development of the Railroad across the western United States- and is recognized as one of the men "Who Made San Francisco". Following many years with the Santa Fe Railroad System, Chambers became Director of the Division of Traffic under President Herbert Hoover.

The railroad official was born in Waukegan, IL February 16, 1859. From freight handler Chambers, after he entered railroading, became foreman, and cashier at Pueblo, agent at San Diego and Los Angeles, assistant general freight agent at Los Angeles, general freight agent for lines west of Albuquerque; in 1905 he was made assistant freight traffic manager on coast lines with headquarters in San Francisco. During the war he was director of transportation for the United States Food Administration and Grain Corporation. He was director for the division of traffic of the United States Railroad administration from January 1919 to May, 1920 as well as a member of the War Industrial Board. Chambers, whose home was in Chicago, maintained a residence in San Francisco. Chambers died in 1927 and was survived by his three sons, H. E., R.L. and W. P. Chambers.

While not named after him, Charles Chambers was responsible for setting up a small trading post in Chambers, Arizona.

Mohave County Arizona Overview

Apache County is unique among all U.S. counties. Running 211 miles from the Utah border to just south of Alpine, Arizona, Apache County is the longest in the United States. It is a land rich in natural resources and breathtaking landscape. Residents are proud of their Native American roots and culture that continues to thrive in the Navajo Nation, which represents two-thirds of Apache County's population and over half of the land area.

Source: www.wikipedia.com & www.apachecountyaz.gov

OFFERING MEMORANDUM

For additional information please contact:



Christopher Lewis
Vice President | Land/Industrial/Distressed Assets
NAI Horizon
+1 602 393 6617
chris.lewis@naihorizon.com

Erik Sexton
Senior Vice President | Office/Industrial
+1 702 534 1711
erik.sexton@naivegas.com

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