

AZTEC RANCH INDUSTRIAL DISTRICT

FIGURE 5 - PROPOSED ZONING MAP

AZTEC[®] RANCH INDUSTRIAL DISTRICT

1,570 ACRES NEAR SNOWFLAKE, AZ

Zoned for light & heavy industrial (IND-1 and IND-2)



Photo: John Ireland

PROPERTY DETAILS

- 13 Miles west of Snowflake (Navajo County), AZ
- Adjacent to State Route 277
- Served by the Apache Railroad, a shortline connecting site to BNSF at Holbrook
- 12 & 69kV Lines
- 8" natural gas distribution line
- 9,000 GPM Waterline
- Adjacent to Zeniff, an APS 69 kV switching station with 50+ MW of excess capacity
- Proximate to 9 in-development solar / wind renewable energy projects; each project has active queue positions with APS and/or SRP to deliver between 250 and 800 MW of power



20-160 Acre Sites
(up to 1,570 acres)

Able to split & configure as needed.

VICINITY MAP





RANCH INDUSTRIAL DISTRICT



AREA INFORMATION

LOCATION

- In an attainment zone
- Frontage on State Route 277
 - I-40 (4 lane, east-west interstate) is 40 miles north
 - I-17 (4 lane, north-south interstate) is 120 miles west
- Close to 60 million consumers (3-hour drive to Phoenix, 8.5 hours to Los Angeles, 9.5 hours to Denver)
- 24-hour average yearly temperature is 57 degrees; 270+ sunny or partly sunny days per year

LABOR

- 4.3% unemployment rate (March 2022) and a labor force of 39,000 for Navajo County; when including adjacent Apache County, total labor force is 57,000
- Major local employers include:
 - Novo Power - 60 employees, hourly and salaried
 - Tri-Star Logging - 50+ employees
 - PFFJ, LLC (Smithfield pork production facility) - 150 employees
- Arizona is a right-to-work state with few unions

COMMUNITY

- Business friendly, expedient and supportive local government
- Nearby communities of Show Low, Snowflake and Taylor are ideal for families and have quality medical institutions and a strong local college system (Northland Pioneer College)



Novo Power



Tri-Star Logging



State Route 277



69 KV Line



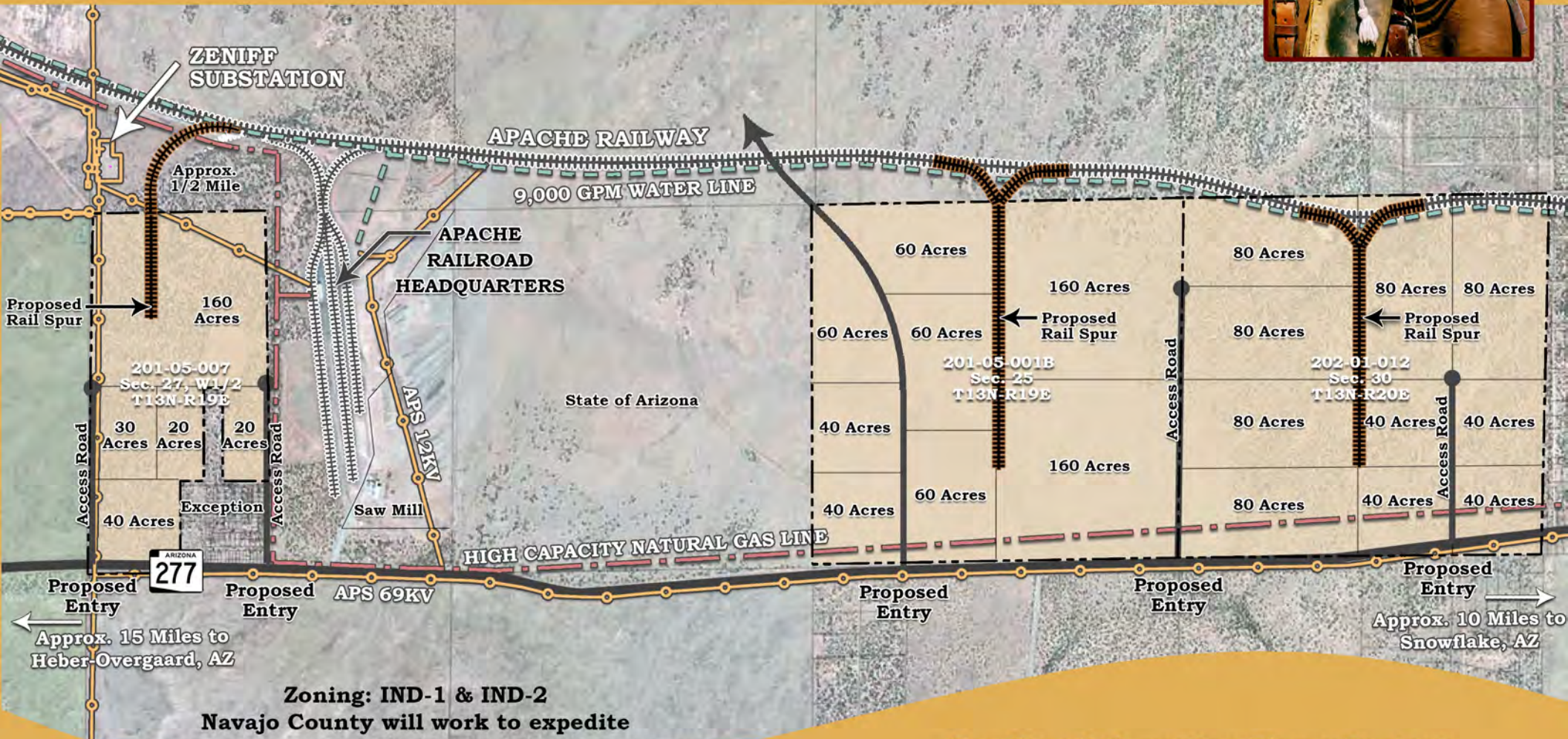
Image: Henrik Fuerbass



RANCH INDUSTRIAL DISTRICT



20-160 acre industrial sites (up to 1,570 acres), able to split & configure as needed.



Zoning: IND-1 & IND-2
Navajo County will work to expedite permitting process!

SITE PLAN

— 1,570 Total Acres —

For More Information Please Contact:

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Water

