

Key Criteria for each Site Area

	Coconino 1 (Bellmont Area)	Coconino 2 (State Land Area)	Navajo 1 (Winslow Area)	Navajo 2 (Holbrook Area)	Navajo 3 (277 In He... Area)	Navajo 4 (Apache Railroad Area)	Navajo 5 (Joseph City Area)	Navajo 6 (North 16th Industrial Show Low Area)	Navajo 7 (East Cooley Industrial Show Low Area)	Navajo 8 (Hwy 77 Industrial Show Low Area)	Navajo 9 (Hwy 60 East Industrial Show Low Area)	Apache 1 (Eagar Old Sawmill Area)	Apache 2 (St. Johns Ball Fields Area)	Apache 3 (Eagar Cinder Pit Area)	Apache 4 (St Johns Airport Area)
Land Available (contiguous acres)	✓	✓	1,200	5,344	33	1,570	125	11	19	28	250	84/40	7	32	47
Water Availability	-	-	8" Water line	6" @ 500 gpm	6" @ 500 gpm	9,000 gpm	6" waterline	12" waterline	8" waterline	12" waterline	6"waterline	6" @ 1000 gpm	6" @ 500 gpm possible	Needs to be added	6" @ 500 gpm
Gas Availability	-	-	4"	8"	8"	8"	8"	4"	4"	4"	✗	✗	✗	✗	✗
MW Availability	-	-	5 mw	4 mw	1 mw Additional capacity available	50 mw	4 mw	4 mw additional capacity available	4 mw additional capacity available	5 mw additional capacity available	5 mw additional capacity available	4 mw Additional capacity available	4 mw Available	4 mw Additional Capacity as needed	4 mw Additional Capacity available
Renewable MW	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓	✓
Industrial Zoning	✓	✓	✓	Rezoning possible	✓	✓	✓	✓	✓	✓	✓	✓	Zoned Ag, but can be rezoned.	✓	Rezoning possible
CUP Required	✓	✓	✓	✓	✗	✗	✓	✗	✗	✗	✗	✗	✓	✗	✓
Air Restrictions	✓	✓	Minor	✗	Minor	✓	Minor	✓	✓	✓	✓	✗	✗	✗	✗
Approximate Price per acre	-	-	Negotiable	\$1,480	\$53,000	\$25,000	Negotiable	Negotiable	Negotiable	\$130,000	Negotiable	Negotiable	Negotiable	Negotiable	Negotiable
Parcel Number(s) <a href="#">Property Information Map (navajocountyaz.gov)</a> <a href="#">Apache County Parcel Viewer</a>	xxxx	xxxx	<a href="#">103-18-006A</a> <a href="#">103-55-001C</a> 20 other adjacent parcels	<a href="#">109-23-002N</a>	<a href="#">206-31-001G</a>	<a href="#">201-05-007</a> <a href="#">201-05-001B</a>	<a href="#">107-21-007</a> <a href="#">107-21-006</a> <a href="#">107-21-004A</a>	<a href="#">210-01-042H</a>	<a href="#">210-24-082B</a>	<a href="#">210-01-042D</a> <a href="#">210-01-042E</a> <a href="#">210-01-042F</a> <a href="#">210-01-042J</a> <a href="#">210-01-042K</a>	<a href="#">210-01-029C</a>	<a href="#">104-29-002A</a> <a href="#">104-29-003C</a>	<a href="#">203-36-321</a>	<a href="#">103-10-012B</a>	<a href="#">203-24-006A</a>
Site Details	xxxx	xxxx	Greenfields (multiple parcels, single owner)	Existing facility and office	Shovel Ready Greenfields	Greenfields (multiple land owners)	Shovel Ready	Shovel Ready	Shovel Ready	Shovel Ready Greenfields (two parcels, single owner)	Greenfields	Former Industrial Site. Privately Owned	Former Recreational site with no little/no improvements	Vacant Land no improvements, town-owned	Vacant Land with few improvements city-owned
Rail Spur Available	✓	✗	✓	✗	✗	✓	✓	✗	✗	✗	✗	✗	✗	✗	✗
Miles to I-40			2	1	35	30	1	45	45	45	45	118	89	118	89
Transportation Workers 60 minutes	-	-	2,845	1,158	1,402	1,402	1,158	916	916	916	916	541	541	541	541
*Workforce 30 minutes	-	-	193	227	996	996	227	1,385	1,385	1,385	1,385	451	451	451	451
*Workforce 60 minutes	-	-	5,366	1,116	2,064	2,064	1,116	2,377	2,377	2,377	2,377	1,696	1,726	1,696	1,726
*Workforce 90 minutes	-	-	7,718	9,630	3,142	3,142	9,630	2,743	2,743	2,743	2,743	3,054	3,054	3,054	3,054
-----*Workforce is Forestry, Manufacturing, Oil & Gas and Utilities sectors combined															
Distance to Coconino BDO Zone	2	24	69	90	175	172	90	122	122	122	122	189	158	189	158
Distance to Apache BDO Zone	189	172	120	98	80	76	98	35	35	35	35	1	33	1	33
Distance to Coconino Forestry Cluster	2	25	70	90	180	175	90	155	155	155	155	190	160	190	160
Distance to Apache Forestry Cluster	150	135	80	61	35	30	61	2	2	2	2	51	49	51	49
Coconino Forest Residue bdt/yr		50,000										\$50-\$75 delivered price/bdt (75 miles)			
Coconino Sawmill Residue bdt/yr		10,000										\$55-\$70 delivered price/bdt (75 miles)			
Coconino Woodland Biomass bdt/yr		40,000										\$110-\$120 delivered price/bdt (75 miles)			
Apache Forest Residue bdt/yr		95,800										\$44-\$52 delivered price/bdt (75 miles)			
Apache Sawmill Residue bdt/yr												-			
Apache Woodland Biomass bdt/yr		50,800										\$70-\$85 delivered price/bdt (75 miles)			
<b>Combined Total Woody Biomass bdt/yr</b>		<b>245,000</b>													
AZ State Incentives	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
48 C Tax Credits	✗	✗	✓	✓	✓	✓	✓	✗	✗	✗	✗	✓	✓	✓	✓
Median Income	50,633	65,652	45,470	49,432	38,086	57,204	70,599	59,608	59,608	59,608	59,608	75,031	61,852	75,031	61,852
Median House Price (March 2024)	440,000	695,000	176,000	188,000	377,000	327,500	271,000	395,000	395,000	395,000	395,000	240,000	265,000	240,000	265,000
Phoenix Metro Arizona and US Housing and Income	Phoenix Income: 72,092    Phoenix House: 459,995 Arizona House: 445,100    USA House: 420,357 Arizona Income: 73,450    USA Income: 75,149														

SOLD 5/2024

