



RODEO ROAD AND ROUNDHOUSE ROAD,
WILLIAMS, ARIZONA

Commercial Parcel Available Visible From Interstate-40

This 3.59 acre parcel is ready for development for a hotel, RV park, restaurant, retail shops, construction yard or other commercial opportunity in the Gateway to the Grand Canyon; Williams, AZ.



Kelly & Call Commercial
1600 W. University Avenue
Suite 218
Flagstaff, AZ 86001
Phone: 928 440 5450

For Sale:
\$239,000
3.59 acres

Contact:

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This is your chance to acquire unique commercial real estate once owned by the Grand Canyon Railway. The property is located just south of Rodeo Road, bordered by the Grand Canyon Railway train tracks running through downtown Williams, AZ. The railway's daily train passes right next to the property. Additionally, it is adjacent to the upcoming 21-acre, 106,500-square-foot

Arizona Railroad Heritage Park, which will feature railroad-themed houses and shops, interpretive exhibits, archives, an art gallery, meeting rooms, interactive computer facilities, and an outdoor amphitheater. The property also offers convenient access from Interstate 40 via the Grand Canyon Boulevard exit.

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Real Estate and Business Brokerage

Market Summary Williams, Arizona

Williams, Arizona is a small town located in the high country pines of Northern Arizona. Rich in history, it is famously associated with the Old West, Route 66, and railroad lore. As The Gateway to the Grand Canyon, these attributes contribute to a thriving tourism market. The community is surrounded by the Kaibab National Forest inviting four season outdoor recreation with hiking, camping, fishing, mountain biking, golf, skiing, sledding, and snowshoeing.

Williams was the last community along Historic Route 66 to be bypassed by Interstate 40. However, with three convenient exits from the interstate, visitors can easily return to sections of the historic highway as it passes through town.

The Mother Road has been the main artery of the Classic American Road trip since it was finished in 1926. From Chicago, Illinois to Santa Monica, California Route 66 is synonymous with freedom. People travel from all over the world to experience the images of Americana preserved in small towns along the route. Communities with active sections of Historic Route 66 have capitalized on the market for nostalgia and the imagery of a by-gone era.

Williams is in a prime location to take advantage of this tourism market. Its historic downtown buildings, restaurants and shops with Route 66 memorabilia all transport the traveler to another time and place.

Located just 60 miles from Grand Canyon National Park, Williams proudly lives up to its nickname as The Gateway to the Grand Canyon, accessible by both road and rail. The Grand Canyon Railway, which has

its southern terminus in Williams, first brought tourists to the South Rim in 1901. By 1968 popularity of the automobile road trip brought a decline in train travel and the railway stopped its service to the Canyon. In 1989, the Grand Canyon Railway was restored to its former glory. Today, along with the renovated Fray Marcus Hotel at the depot, the train is a major tourist attraction and a significant contributor to Williams' economy.

The train also boosts tourism with entertaining "spin-offs," including a classic troupe of Old West characters who stage a train robbery on the return trip from the Canyon and perform a gunfight in the streets of Williams on summer evenings. During the holiday season, the Grand Canyon Railway offers a special journey on The Polar Express.

As a tourism hub, the town of Williams has a contagious energy that keeps the area alive with enthusiasm and excitement every day of the year.



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