



Region 9
Pacific Southwest

BROWNFIELDS TECHNICAL ASSISTANCE

Navajo – Van’s Trading Post, Tuba City, Arizona

September 2025



PROJECT SUMMARY

Community

The Navajo Nation is a federally recognized tribe in northeastern Arizona, northwestern New Mexico and southeastern Utah, with a population of about 200,000 people. The U.S. Environmental Protection Agency (EPA) places a high priority on providing Brownfields technical assistance to tribal communities.

Property Information

The property is at the intersection of Kerley Street and U.S. Highway 160 in Tuba City, Arizona. The property had a store, laundromat, car wash and gas station from the 1980s to 2016. Soil and building materials on the property were potentially contaminated because of the historical use as a gas station and activities related to the vacant buildings.

Technical Assistance

EPA provides technical assistance to research historical property uses, conduct environmental sampling and identify potential environmental concerns. The EPA-funded environmental assessment evaluated potential contamination and conditions at the property considered for planned redevelopment or reuse. The assessment included soil sampling and a hazardous building material survey. The assessment confirmed asbestos in building materials.

Recommendations

In 2001, Navajo Nation removed four underground storage tanks along with about 35 cubic yards of petroleum-contaminated soil for disposal off site. Based on the assessment results provided by the EPA-funded technical assistance, three underground storage tanks and associated piping were removed and disposed of in 2025. Excavated soil was identified as non-hazardous and used to backfill the excavated area. Address hazardous building materials by removing the asbestos-containing materials and sending it off site for disposal.

Future Use

The Navajo Nation would like to use the property to support residential development with a warehouse and fabrication facility for manufactured homes.

Property Information

Address Navajo Nation
Tuba City, Arizona

County Coconino

Size 2.75 acres

Technical Assistance Recipient

Navajo Nation Environmental Protection Agency

<https://navajoepa.org/>

Contacts

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EPA's Targeted Brownfields Assessment Program is a technical service to conduct environmental assessments on brownfield sites:

www.epa.gov/brownfields