

FOR SALE > COMMERCIAL ZONED LAND

4450
4470

S WHITE
MOUNTAIN
ROAD

SHOW LOW, AZ 85901

Asking Price \$2,850,000

\$217,723/acre • \$5/SF

Location

The eastern frontage of the property is located on South White Mountain Road. The Southern boundary is across from the entrance to the Vacation Village Arena, which is south of the Park Pineway shopping center. The northern most boundary is just north of the Park Pineway Road, with the western boundary fronting Cub Lake Road.

Area

- ±13.09 gross AC (±570,200 SF)*
- Parcel numbers: 212-03-108 C, D, E & F; 212-03-109; 212-03-117A; 212-03-142; 212-04-125A; 212-04-134A; 212-04-135C; 212-04-186**

*Per Survey on file

**According to the Navajo County website

Features

- Frontage on Highway 260
- Excellent Visibility
- Located across from Park Pineway Plaza
- Major Commercial Development Area
- Zoning: C-2*** - General Commercial, City of Show Low

*** According to City of Show Low website



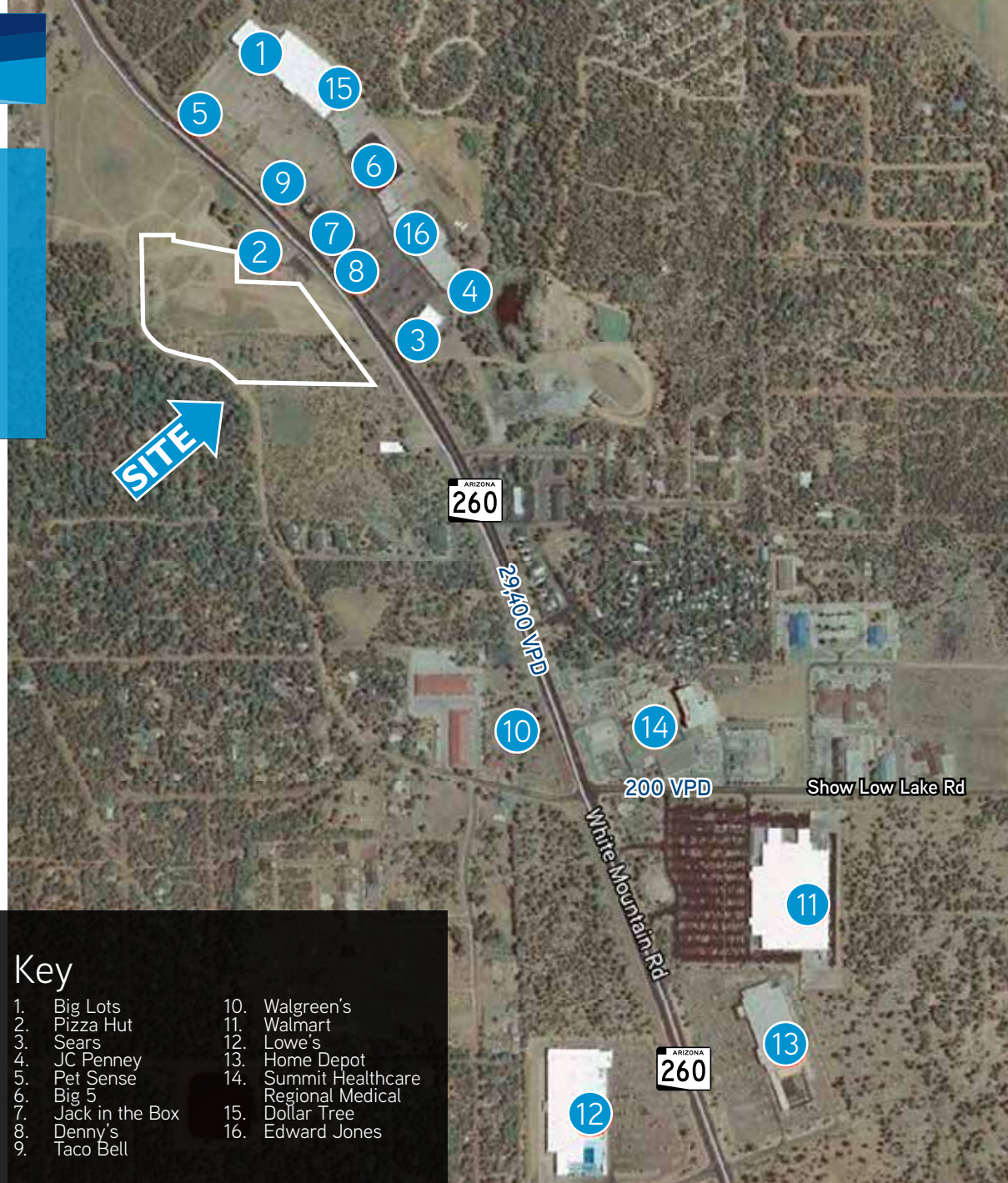
Key

1. Big Lots	10. Walgreen's
2. Pizza Hut	11. Walmart
3. Sears	12. Lowe's
4. JC Penney	13. Home Depot
5. Pet Sense	14. Summit Healthcare
6. Big 5	Regional Medical
7. Jack in the Box	15. Dollar Tree
8. Denny's	16. Edward Jones
9. Taco Bell	

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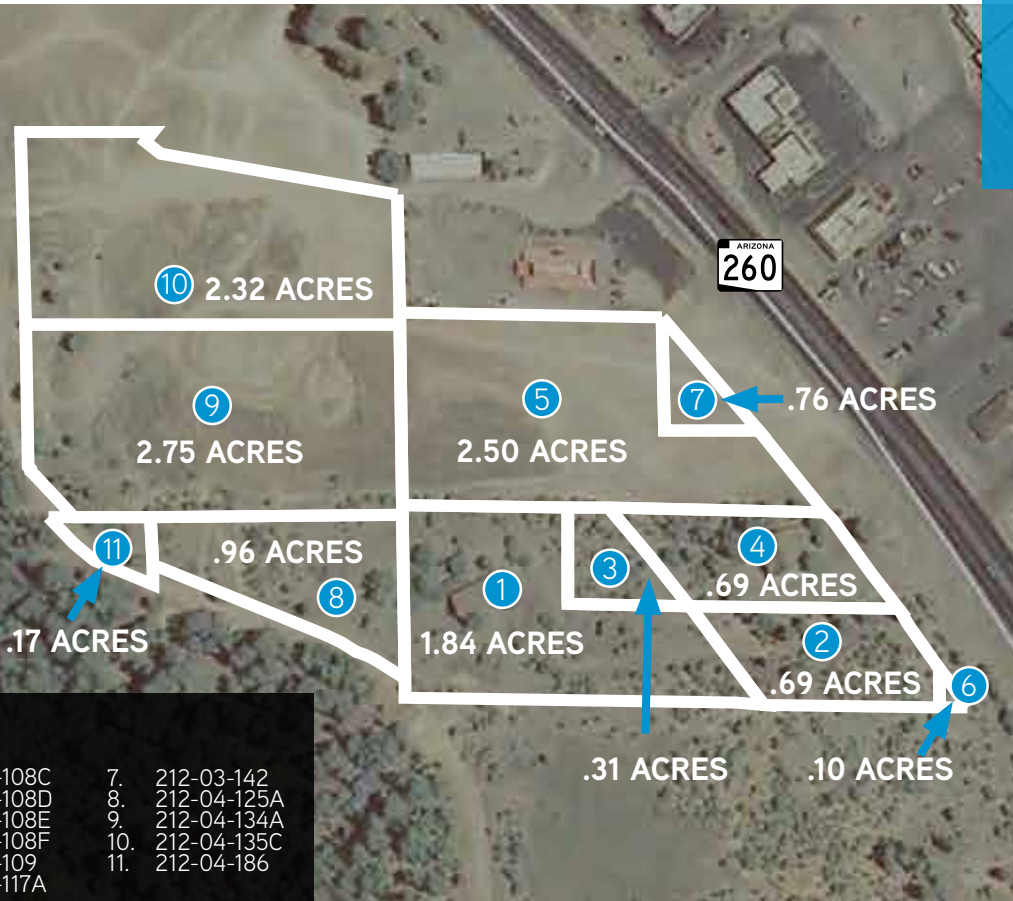


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| 4. 212-03-108F | 10. 212-04-135C |
| 5. 212-03-109 | 11. 212-04-186 |
| 6. 212-03-117A | |

Demographics

	1 mi Radius	3 mi Radius	5 mi Radius
Population Trend			
2000 Total Population	1,316	4,187	13,294
2010 Total Population	1,772	5,412	16,871
2012 Total Population	1,846	5,559	17,157
2017 Total Population	1,961	5,813	17,741
Population Change Trend			
2000 to 2010 Population Change	34.7%	29.3%	26.9%
2000 to 2012 Population Change	40.3%	32.8%	29.1%
2010 to 2017 Population Change	10.7%	7.4%	5.2%
2012 to 2017 Population Change	6.2%	4.6%	3.4%

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