



For Sale

# White Mountain Vacation Village

4101 S WHITE MOUNTAIN ROAD | SHOW LOW, AZ 85901

## Overview

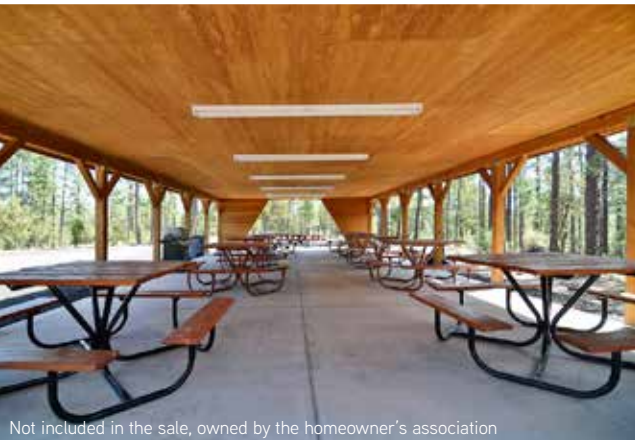
Colliers International has been retained as the exclusive advisor for the fee simple interest of the White Mountain Vacation Village, which was originally developed as a 167 acre mixed-use project located in Show Low, Arizona. The project was slated for the sale of 1,100 recreational unit lots, 61 mountain lodges, and 15 fractional interest vacation homes. A great deal of the property has been developed and sold out with the following still available:

Unit 2, Phase 1 Sales Office***	\$ 65,000
Unit 3, Phase 1, 15 Vacant Lots	\$ 90,000
Unit 3, Phase 2, 28 Vacant Lots	\$ 168,000
Unit 4, 35 Vacant Lots	\$ 210,000
78 Remaining Acres*	\$ 1,170,000
Rodeo Arena/Ampitheater	\$ 515,000
<b>Total**</b>	<b>\$ 2,218,000</b>

\* Remaining lots include land originally designated for fractional interest homes and additional 2.09 acres commercial land with White Mountain Boulevard frontage

\*\* AVAILABLE LAND IS SUBJECT TO CHANGE UPON INDIVIDUAL LOT SALES

\*\*\* Sales Office is not available for individual purchase



Not included in the sale, owned by the homeowner's association



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Owned by the property owner's association and located in the center of the project is a festival area with ponds stocked with fish for catch and release fishing, gazebos, picnic tables, hiking trails and work-out stations. Also included is a 6,000 SF clubhouse with flat screen TVs, stone fireplaces, hardwood floors, a kitchen, rest rooms, showers, games room, internet room laundry facilities, as well as an outdoor pavilion and horseshoe pit.

Approximately 27 acres have been recently sold and are being developed into a RV park.

The property, open year-round, is nestled in the tall pines and located near shopping, dining and medical facilities. The extra amenities are available for the property owner's use with the exception of the rodeo grounds and amphitheater which can be rented for special occasions.

## Property Highlights

- Sales price \$2,218,000
- Can be purchased together or in part
- Rodeo grounds and amphitheater
- Includes 2.09 commercial acres located on White Mountain Boulevard
- Land fronting Ellsworth Road may be used for single-family development (upon City approval)

### PRESENTED BY

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# Market Summary

## CITY OF SHOW LOW OVERVIEW

Show Low was named after a poker tournament played between two of its earliest settlers. Rumor is that the players determined that there was not enough room for both of them in the community and that they would play a game of cards to decide who was to get the 100,000 acre ranch, and who had to move on. According to history it is reported that one of them stated "If you can show low, you win." The other turned up the deuce of clubs and replied "Show Low it is".

The City of Show Low, Arizona is the entrance to the White Mountains for people from both Phoenix and Tucson, and is the largest city in the White Mountain area. Show Low's major economic influence is tourism and Show Low has become one of the major second home destinations in the state. Incorporated in 1953, Show Low has a full-time population of approximately 12,000 residents which increases during the summer season to approximately 28,000 people. The average temperature of Show Low is estimated at a cool 66 degrees, with annual rainfall of around 17" per year. Show Low provides a nice reprieve for those wanting to beat the summer heat of the Phoenix and Tucson areas.

## WHITE MOUNTAIN OVERVIEW

The White Mountains of Arizona border both the Arizona and New Mexico borders and boast to be the second highest range of mountains in the State of Arizona. Complete with lakes and streams, the White Mountains provide residents and campers alike, plentiful fishing, four-wheeling, and with other major outdoor activities. The White Mountains has one of Arizona's largest ski areas and is perfect for snowmobiling, cross-country skiing and downhill skiing at the Sunrise Ski area.

The White Mountains reach from Show Low to the Springerville-Eager area, with an eastern boundary of the New Mexico state border, and provides a wide range of hotels, restaurants and outdoor activities. Only 175 miles north of Phoenix and 250 miles north of Tucson, the area is a favorite for young and old alike.

## CITY OF SHOW LOW STATISTICS

Incorporated	1953
County	Navajo County
Elevation	6,412 feet above sea level
Population	11,473 (2007 estimate) 28,000 (seasonal estimate)
Land Area	28 square miles
Miles of Streets	90
Climate Av. Min. Temp	37.6 degrees
Avg. Max. Temp	65.9 degrees
Annual Precipitation	17.2"
Number of Households	10,623
Median Age	43.6
Average Home Selling Price	\$142,555 (2015, city-data.com)
Median Household Income	\$44,882 (2015, city-data.com)

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