



White Mountain Vacation Village

4101 S WHITE MOUNTAIN ROAD, SHOW LOW, AZ 85901

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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 land available:

UNIT 3, Phase 1, 14 vacant lots	\$	84,000
UNIT 3, Phase 2, 8 vacant lots	\$	48,000
76 remaining acres*	\$	1,138,619
Rodeo Arena/Amphitheater	\$	515,000
Total**	\$	1,785,619

**Remaining lots include land originally designated for fractional interest homes*

***AVAILABLE LAND IS SUBJECT TO CHANGE UPON INDIVIDUAL LOT SALES.
Individual lot sales are only available through Vacation Village*



KIM SOULÉ

Senior Vice President

+1 602 222 5047

kim.soule@colliers.com

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colliers.com/arizona

Colliers International
2390 E Camelback Road, Ste 100
Phoenix, AZ 85016
MAIN +1 602 222 5000



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 televisions, stone fireplaces, hardwood floors, a

kitchen, rest rooms, showers, games room, internet room, laundry facilities, as well as an outdoor pavilion and horseshoe pit. These amenities are not for sale and owned only through the property owner's association.

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 \$1,785,619
- Can be purchased together or in part. No individual lot sales are available through Colliers International and only available through Vacation Village.
- Rodeo grounds and amphitheater
- Land fronting Ellsworth Road may be used for single-family development (upon city approval)



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 11,000 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.

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REQUEST A FULL OFFERING MEMORANDUM FROM

KIM SOULÉ
Senior Vice President
+1 602 222 5047
kim.soule@colliers.com

Colliers International
2390 E Camelback Road, Ste 100
Phoenix, AZ 85016
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