



Colliers International
2390 E Camelback Rd | Suite 100
Phoenix, AZ 85016
P: +1 602 222 5000

Cooley Road

Penrod Road

210-23-027

210-23-028E

210-23-029A

\$3,117,771
(\$23,427 PER AC)

±133 AC For Sale

PENROD ROAD, SHOW LOW, AZ 85902

Kim Soulé

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

Mike Montoya

Associate
+1 602 222 5157
mike.montoya@colliers.com

LOCATION

The land is located south of Cooley Road, and on the east side of Penrod Rd in Show Low, Arizona. The property is approximately one mile south of US 60, the new auto mall and the Show Low airport.

AREA*

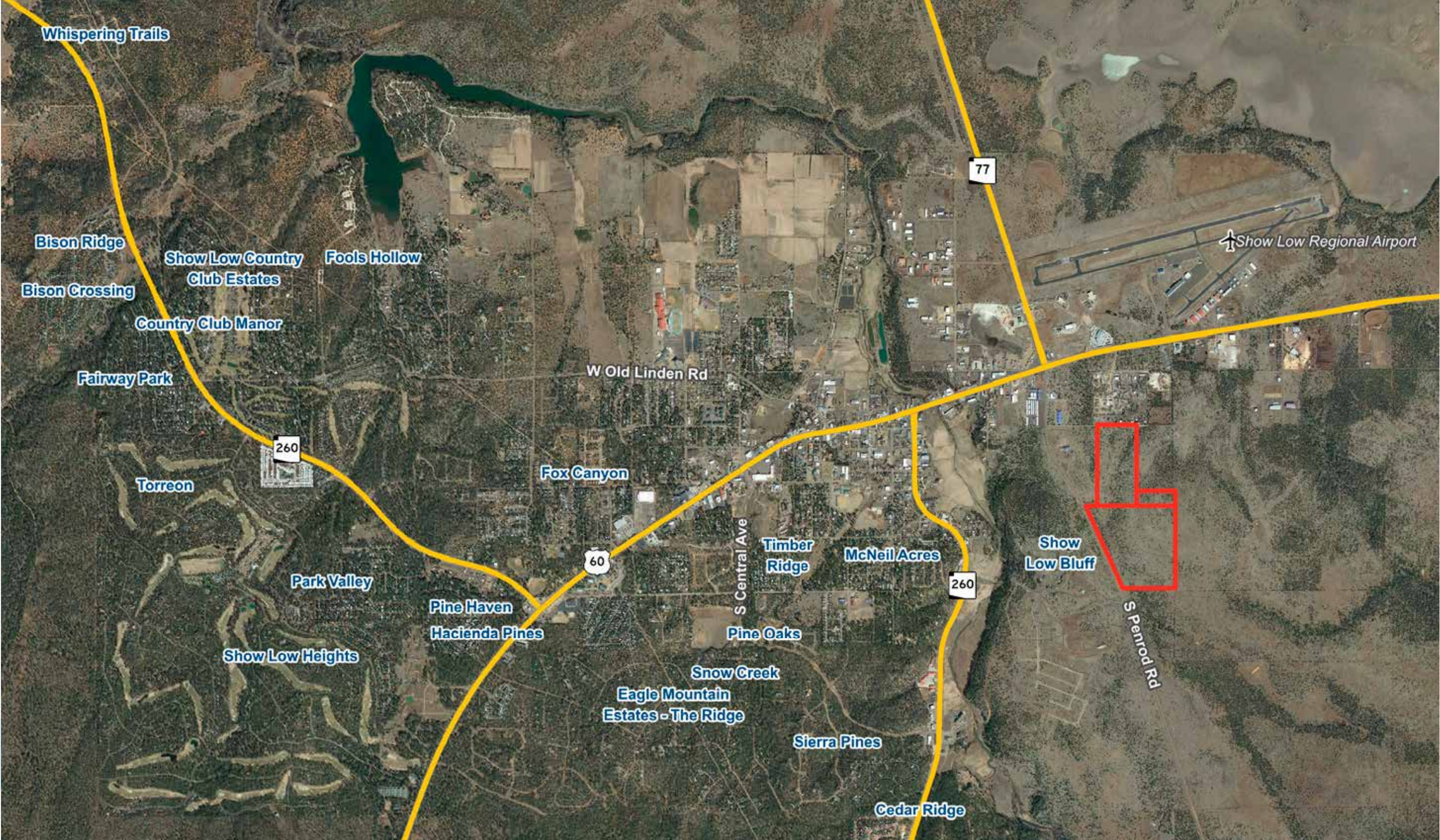
±133 Acres or ±5,796,965 SF of land

NAVAJO COUNTY APNs AND SIZES*

210-23-029A	±85.96 AC	(3,744,418 SF)
210-23-027	±39.96 AC	(1,740,658 SF)
210-23-028E	±7.16 AC	(311,890 SF)

**Sizes according to survey on file*

Subdivision Name	Acres
Bison Crossing	125
Bison Ridge	83
Cedar Ridge	31
Country Club Manor	76
Eagle Mountain Estates - The Ridge	63
Fairway Park	101
Fools Hollow	62
Fox Canyon	40
Hacienda Pines	38
McNeil Acres	39
Park Valley	113
Pine Haven	40
Pine Oaks	58
Show Low Bluff	93
Show Low Country Club Estates	191
Show Low Heights	39
Sierra Pines	530
Snow Creek	168
Timber Ridge	36
Torreon	1,069
Whispering Trails	31



ZONING*

Planned Unit Development - PUD

- 210-23-029A
- 210-23-027

Manufactured Housing - MH

- 210-23-028E

PLANNED UNIT DEVELOPMENT

In 1999, this property was approved for a planned community called “White Mountain Meadows”. The project consisted of industrial, RV rental, and single-family homes with lots from 4,000 SF up to 5,000 SF. The addition of the 7-acre lot also allows for mobile homes. Water and sewer services are located near Penrod Road on the northwestern portion of the parcels.*

**According to the City of Show Low*

FOR SALE SHOW LOW, AZ LAND // ±133 ACRES



ABOUT SHOW LOW

The City of Show Low was founded in the late 1800s and was named resulting from a marathon poker game between two settlers. Show Low is the largest city in the White Mountain area and one of the fastest growing cities in all of northern Arizona. Show Low's largest industries consist of tourism and hospitality, entrepreneurship, value-added forest products and natural resources, light manufacturing and aviation, and medical advancement and services.

Summit Healthcare Regional Center just broke ground on a \$45M expansion project. They are planning on adding three structures to their campus, the largest which is

three stories high and 105,000 SF in size. The building is planned to serve a combinational medial office/outpatient services building. The second structure will be a 16,000 SF surgery building which will house operating rooms and a special procedures room. It will be attached to the second floor of the medical center via a walkway. The third and final structure will be a 54,000 SF, two-story administrative services building, which will combine several of the administrative functions that are currently scattered throughout the original medical center.

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