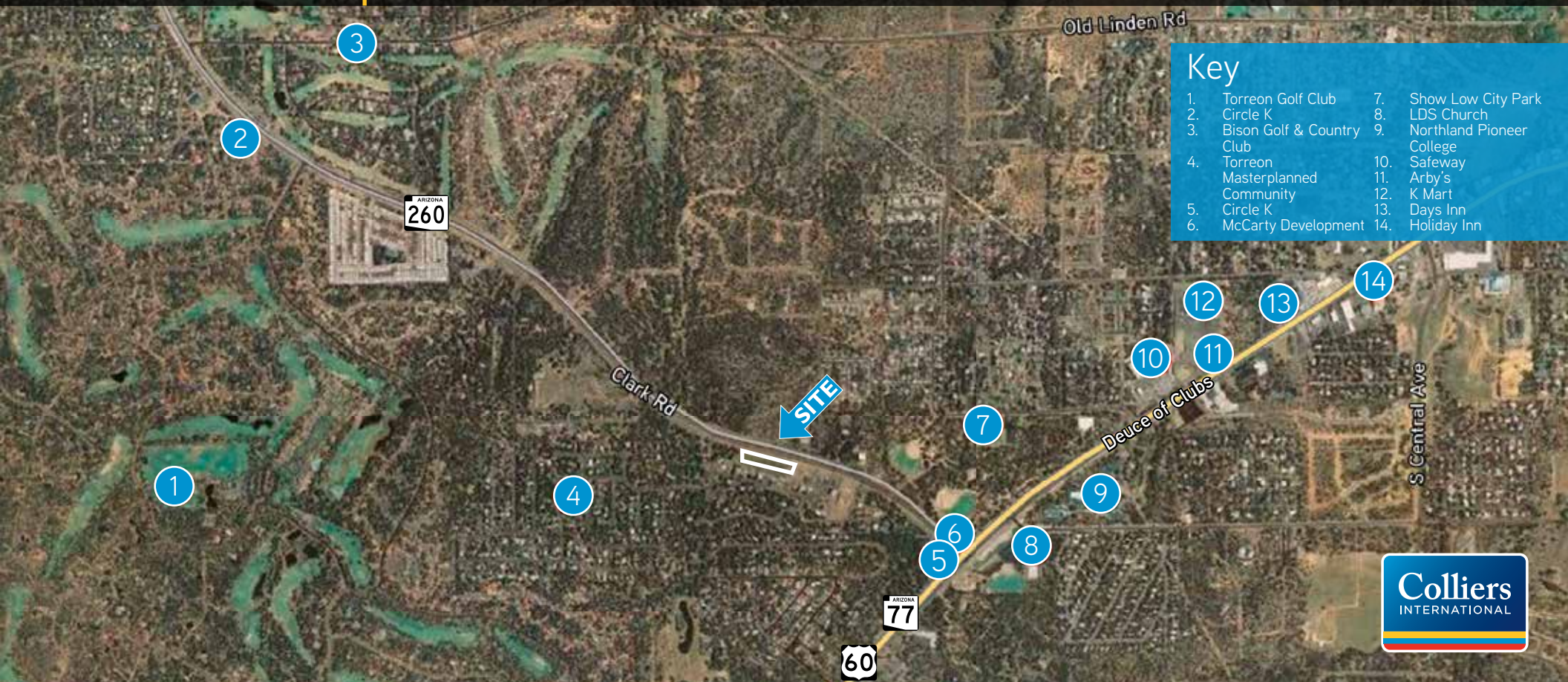


580

S CLARK RD
SHOW LOW, AZ
85901

FOR SALE > COMMERCIALLY ZONED LAND

Asking Price **\$185,900** \$2.00/SF



Key

- | | |
|------------------------------------|------------------------------|
| 1. Torreon Golf Club | 7. Show Low City Park |
| 2. Circle K | 8. LDS Church |
| 3. Bison Golf & Country Club | 9. Northland Pioneer College |
| 4. Torreon Masterplanned Community | 10. Safeway |
| 5. Circle K | 11. Arby's |
| 6. McCarty Development | 12. K Mart |
| | 13. Days Inn |
| | 14. Holiday Inn |

Location

Clark Road (Highway 260) slightly east of 23rd Avenue

Area

- ±2.14 gross AC (±93,218 SF) and is rectangular in shape.
- Parcel number: 309-36-072E*

*According to the Navajo County website

Features

- Frontage: Clark Rd (Highway 260)
- Zoning: C-1**, City of Show Low
- .4 miles NW of the intersection of U.S. 60 and Highway 260
- Located north of Torreon Master Planned Community

** According to City of Show Low website

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Traffic Counts			
Direction	Rd	Count	Year of Count
E	SR 60	21,523	2011
W	SR 60	18,829	2011
S	S White Mountain Rd	13,998	2011

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Demographics

	1 mi Radius	3 mi Radius	5 mi Radius
Population Trend			
2000 Total Population	2,004	6,868	10,556
2010 Total Population	2,291	8,892	14,119
2012 Total Population	2,271	8,999	14,329
2017 Total Population	2,313	9,343	14,965

	1 mi Radius	3 mi Radius	5 mi Radius
Population Change Trend			
2000 to 2010 Population Change	14.3%	29.5%	33.8%
2000 to 2012 Population Change	13.3%	31.0%	35.7%
2010 to 2017 Population Change	1.0%	5.1%	6.0%
2012 to 2017 Population Change	1.8%	3.8%	4.4%

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