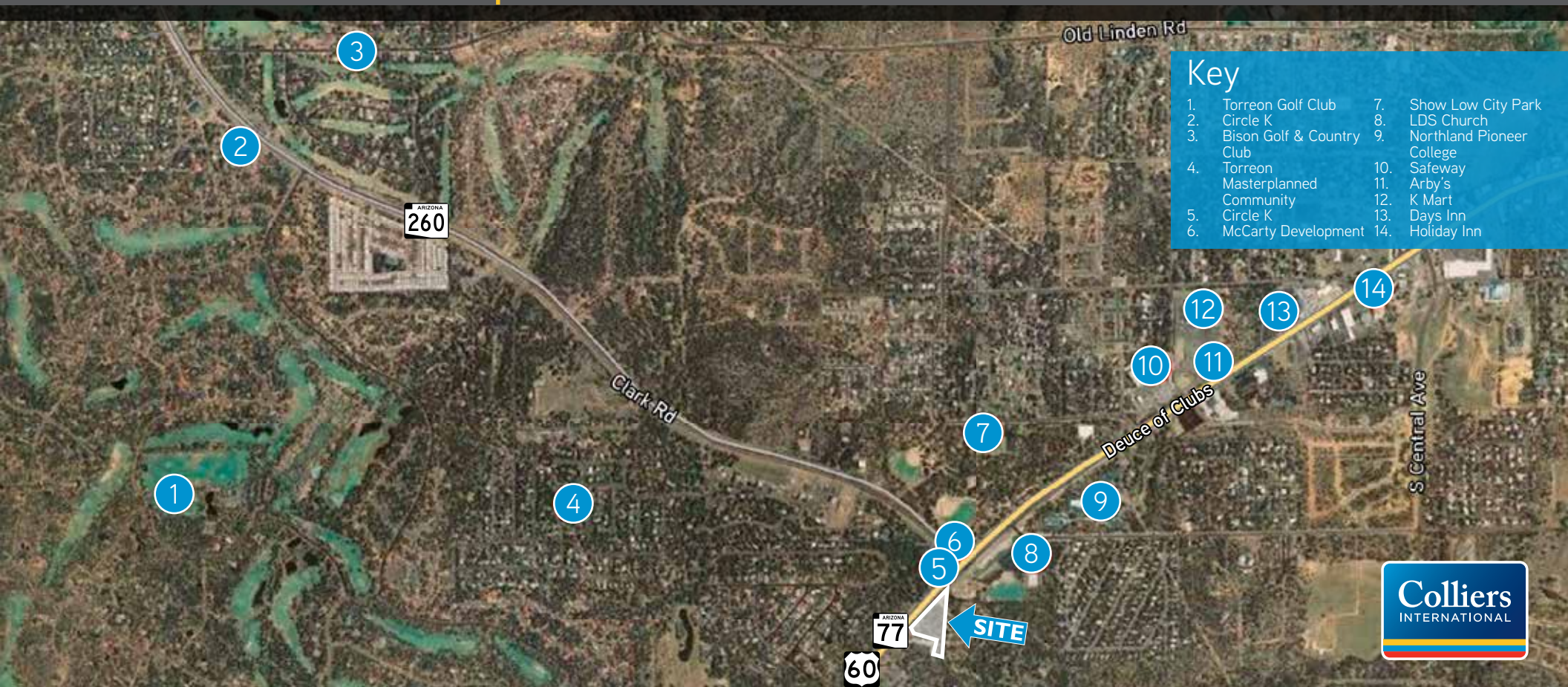


SOUTH OF SOUTHEAST CORNER OF  
US 60 & Hwy 260  
SHOW LOW, ARIZONA

**FOR SALE > COMMERCIAL ZONED LAND**

**Asking Price \$415,000**

±\$4.00 per square foot



## Location

Located south of the southeast corner of U. S. 60 (Deuce of Clubs) and Highway 60 (Clark Road) in Show Low, AZ

## Area

±2.37 gross acres (±103,237 square feet) and is irregular in shape. The parcel numbers are 309-38-020, 309-38-021 and 309-38-022

\*According to the Navajo County website

## Features

- > PAD\*\* Zoning City of Show Low
- > Located at the gateway to Arizona's White Mountains
- > Lighted Intersection
- > Highly visible intersection
- > Located near Torreon Master Planned Community

\*\* According to City of Show Low website

## Contact Us

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**MIKE MONTOYA**

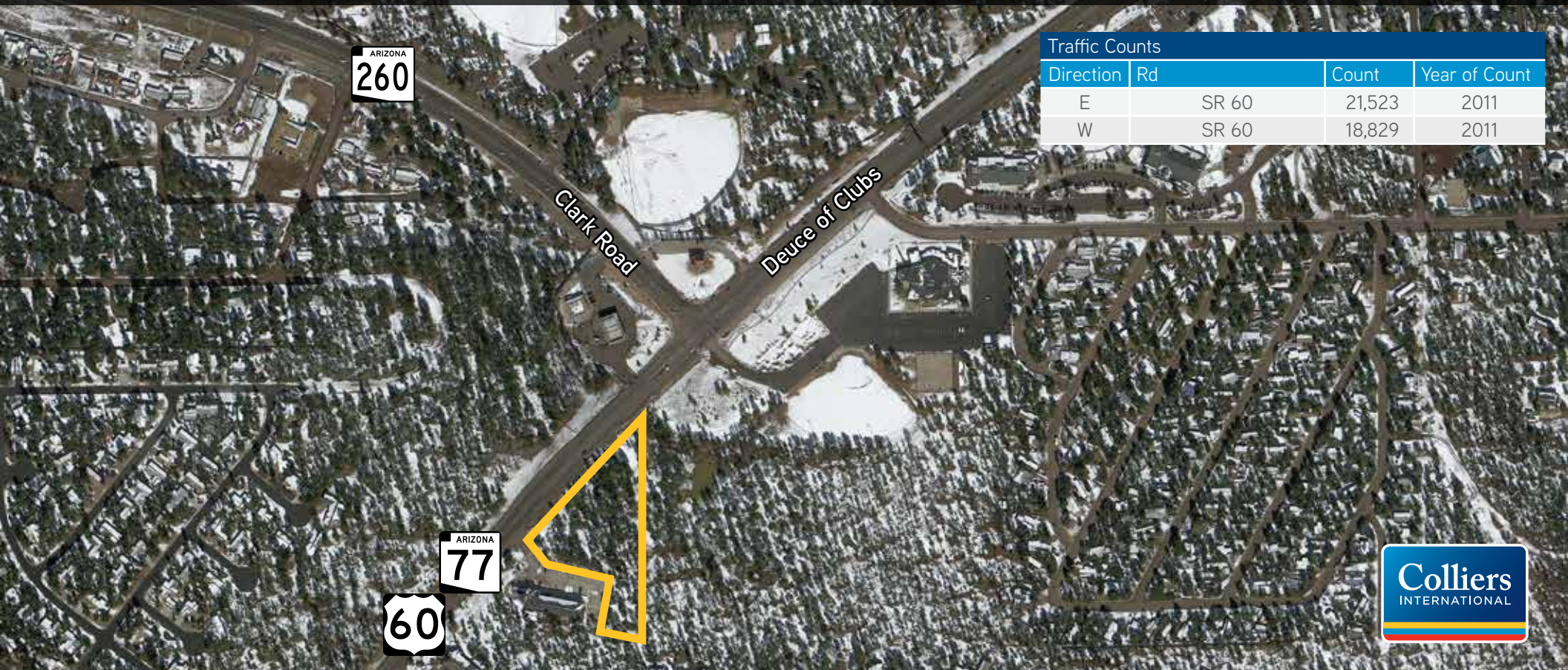
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# FOR SALE > COMMERCIALLY ZONED LAND



## Traffic Counts

| Direction | Rd    | Count  | Year of Count |
|-----------|-------|--------|---------------|
| E         | SR 60 | 21,523 | 2011          |
| W         | SR 60 | 18,829 | 2011          |

## Demographics

|                       | 1 mi<br>Radius | 3 mi<br>Radius | 5 mi<br>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<br>Radius | 3 mi<br>Radius | 5 mi<br>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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