

FOR SALE > COMMERCIAL ZONED LAND

4450-
4470

S WHITE
MOUNTAIN
ROAD

SHOW LOW, AZ 85901

Asking Price \$2,270,000

Location

The eastern frontage of the property is located on South White Mountain Road. The southern boundary is across from the entrance to the Vacation Village Arena, which is south of the Park Pineway shopping center. The northernmost boundary is just north of the Park Pineway Road, with the western boundary fronting Cub Lake Road.

Area

- ±9.83 gross AC (±428,195 SF)*
- Parcel Numbers: 212-03-108C, D, E, F; 212-03-117A, 212-04-125A, 212-04-134A, 212-04-135C and 212-04-186**

*Per Survey on file

**According to the Navajo County website

Features

- Frontage on Highway 260
- Excellent visibility
- Located across from Park Pineway Plaza
- Major commercial development area
- Zoning: C-2*** - General Commercial, City of Show Low

***According to City of Show Low website



Key

- | | |
|--------------------|-----------------------|
| 1. Big Lots | 10. Walgreen's |
| 2. Pizza Hut | 11. Walmart |
| 3. Sears | 12. Lowe's |
| 4. JC Penney | 13. Home Depot |
| 5. Pet Sense | 14. Summit Healthcare |
| 6. Big 5 | Regional Medical |
| 7. Jack in the Box | 15. Dollar Tree |
| 8. Denny's | 16. Edward Jones |
| 9. Taco Bell | |



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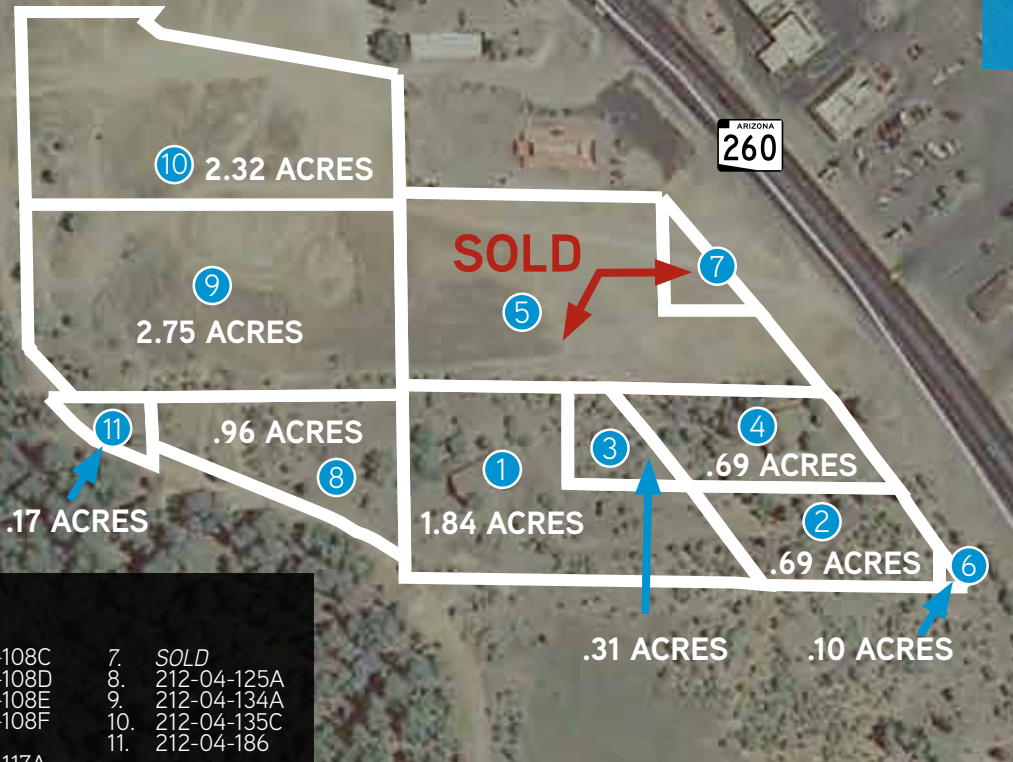
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Note: According to the city of Show Low, APN 212-04-186 falls outside of city limits and falls within Navajo county jurisdiction

Demographics

	1 mi Radius	3 mi Radius	5 mi Radius
Population Trend			
2000 Total Population	1,316	4,187	13,294
2010 Total Population	1,772	5,412	16,871
2012 Total Population	1,846	5,559	17,157
2017 Total Population	1,961	5,813	17,741
Population Change Trend			
2000 to 2010 Population Change	34.7%	29.3%	26.9%
2000 to 2012 Population Change	40.3%	32.8%	29.1%
2010 to 2017 Population Change	10.7%	7.4%	5.2%
2012 to 2017 Population Change	6.2%	4.6%	3.4%

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