

# Corner Main St. & Beeline Hwy

HIGHEST PRIME CORNER IN THE MARKET



OFFERING MEMORANDUM

102 E. MAIN ST., PAYSON, AZ, 85541

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

ADVANTAGE  
REALTY



# Corner Main St. & Beeline Hwy

## CONTENTS

### 01 Executive Summary

- Investment Summary
- Location Summary

### 02 Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images

### 03 Demographics

- Demographics
- Demographic Charts

### 04 Company Profile

- Advisor Profile

*Exclusively Marketed by:*

#### **Cliff Potts**

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HATHAWAY**  
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01

Executive Summary

Investment Summary

Location Summary



## OFFERING SUMMARY

ADDRESS	102 E. Main St. Payson AZ 85541
COUNTY	Gila
MARKET	Arizona
SUBMARKET	Payson
GLA (SF)	2,262 SF
LAND ACRES	.55
LAND SF	23,950 SF
YEAR BUILT	2005
APN	304-16-307B
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

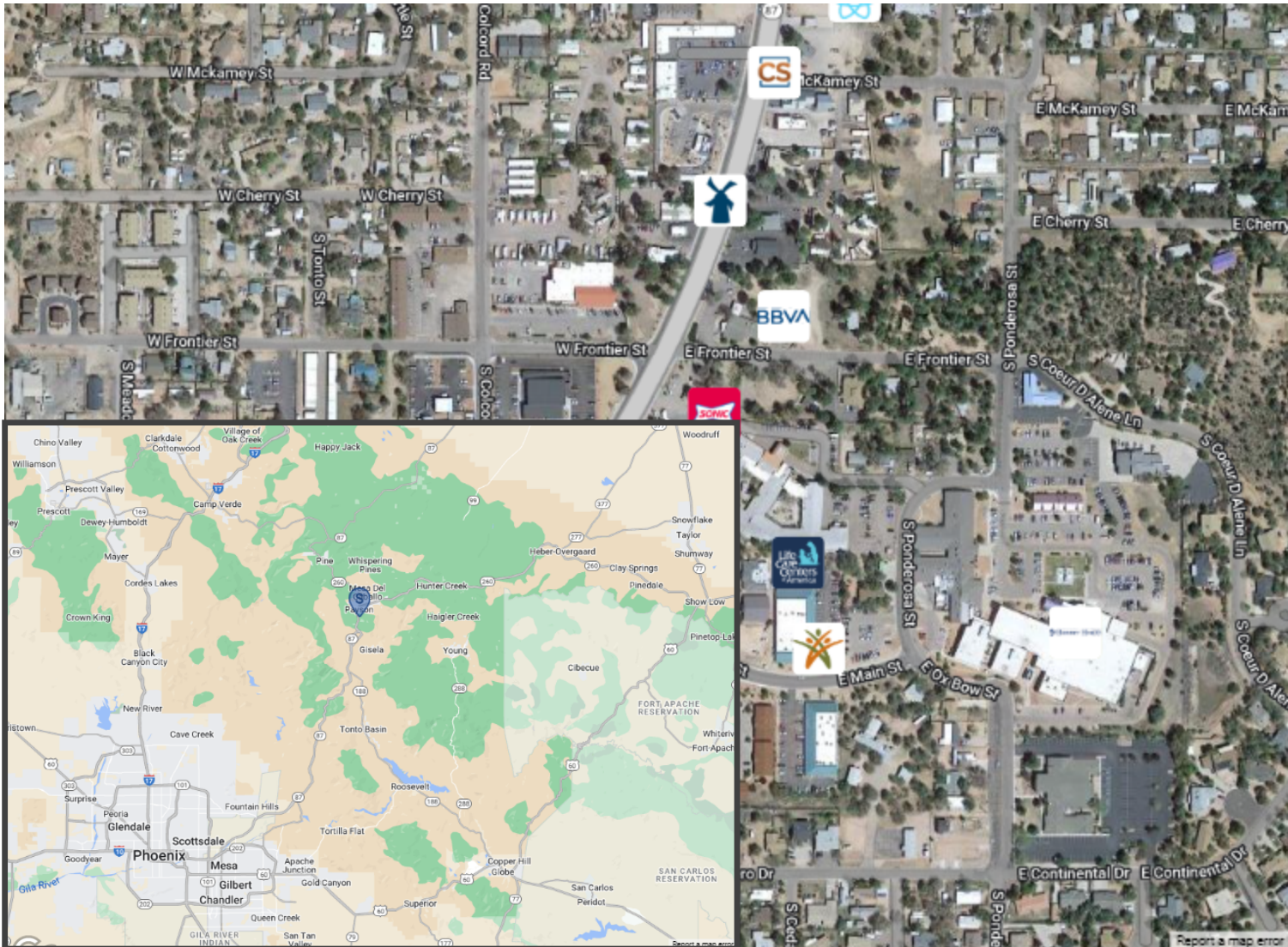
OFFERING PRICE	\$937,000
PRICE PSF	\$414.24

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	5,645	16,069	19,836
2022 Median HH Income	\$48,616	\$52,490	\$52,850
2022 Average HH Income	\$70,114	\$72,540	\$75,130









02 Property Description

Property Features

Aerial Map

Parcel Map

Property Images



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## PROPERTY FEATURES

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NUMBER OF TENANTS	1
GLA (SF)	2,262
LAND SF	23,950
LAND ACRES	.55
YEAR BUILT	2005
# OF PARCELS	1
ZONING TYPE	Retail/Commercial
BUILDING CLASS	c
TOPOGRAPHY	Level
LOCATION CLASS	Prime
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	23
PARKING RATIO	1/100
MIXED USE	Possible
NUMBER OF PADS	1
STREET FRONTAGE	Premier Corner
CORNER LOCATION	Main and Highway 87
TRAFFIC COUNTS	23000
NUMBER OF INGRESSES	1
NUMBER OF EGRESSSES	1

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## NEIGHBORING PROPERTIES

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NORTH	County Courthouse
SOUTH	Medical Center
EAST	Realty Office
WEST	Auto Parts Store

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## MECHANICAL

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HVAC	Heat pump
FIRE SPRINKLERS	no
ELECTRICAL / POWER	200 amp

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## CONSTRUCTION

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FOUNDATION	block
FRAMING	log
EXTERIOR	log
PARKING SURFACE	asphalt
ROOF	metal
LANDSCAPING	desert

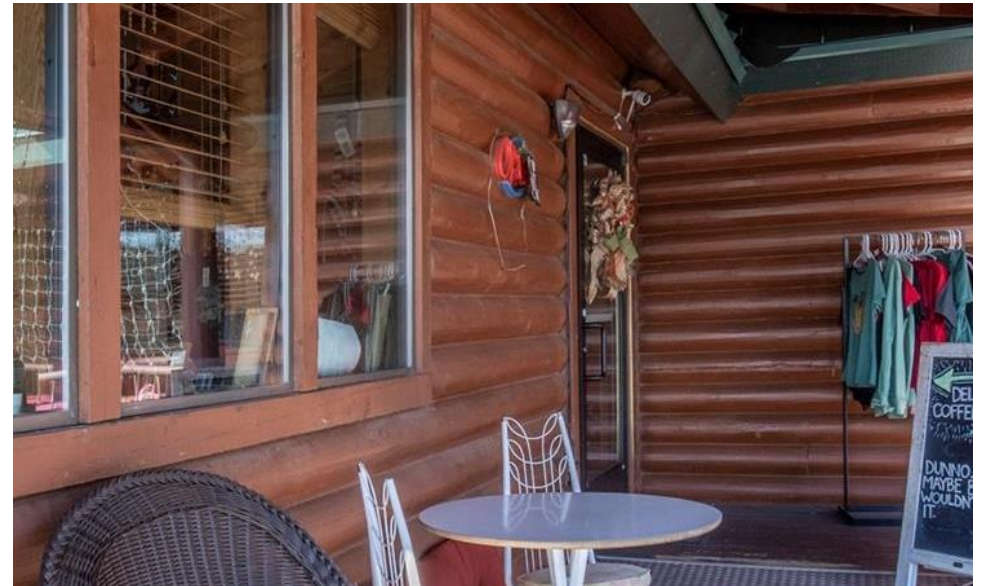
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## TENANT INFORMATION

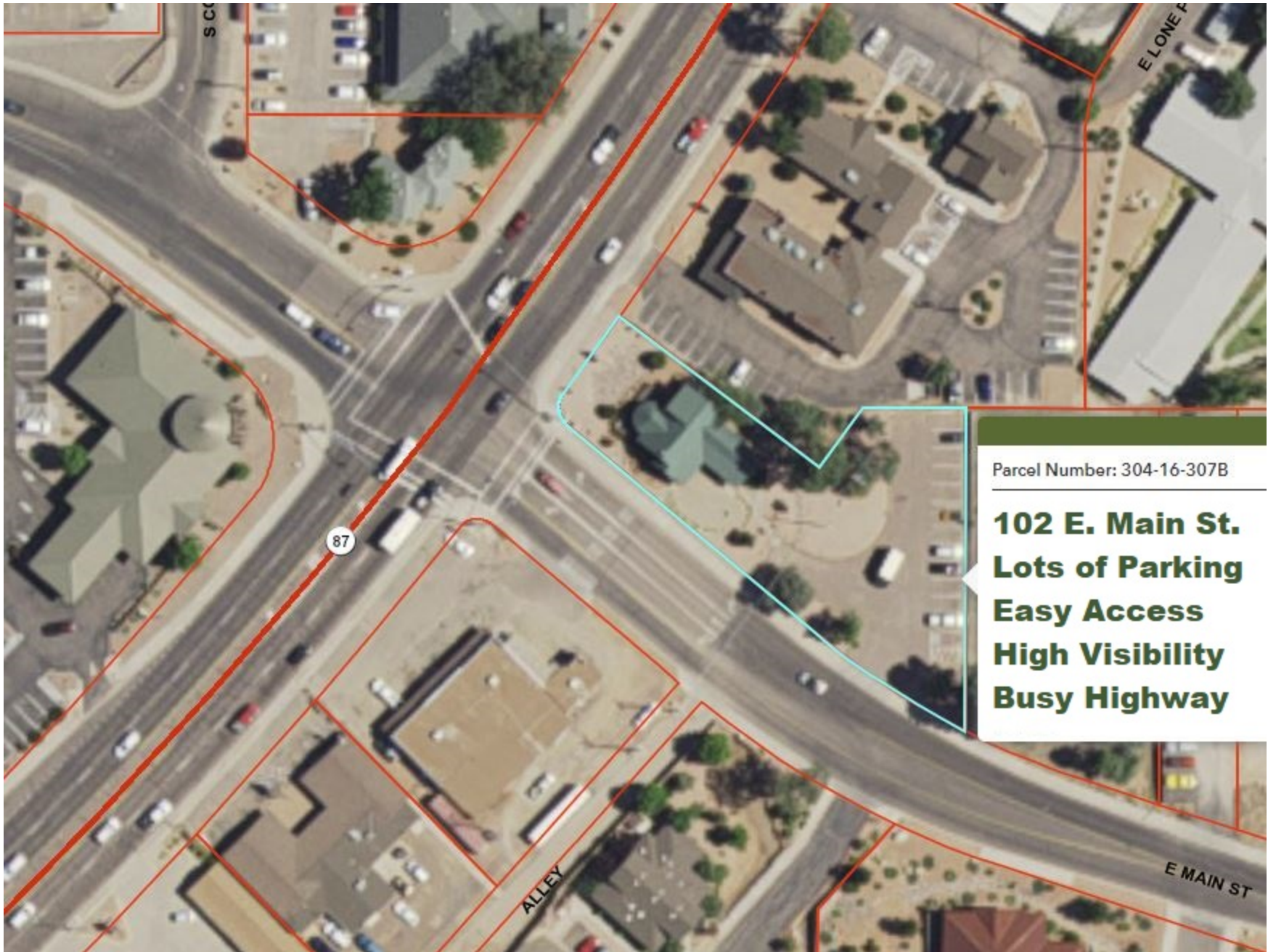
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MAJOR TENANT/S	Retail
SHADOW ANCHOR	n/a
LEASE TYPE	periodic

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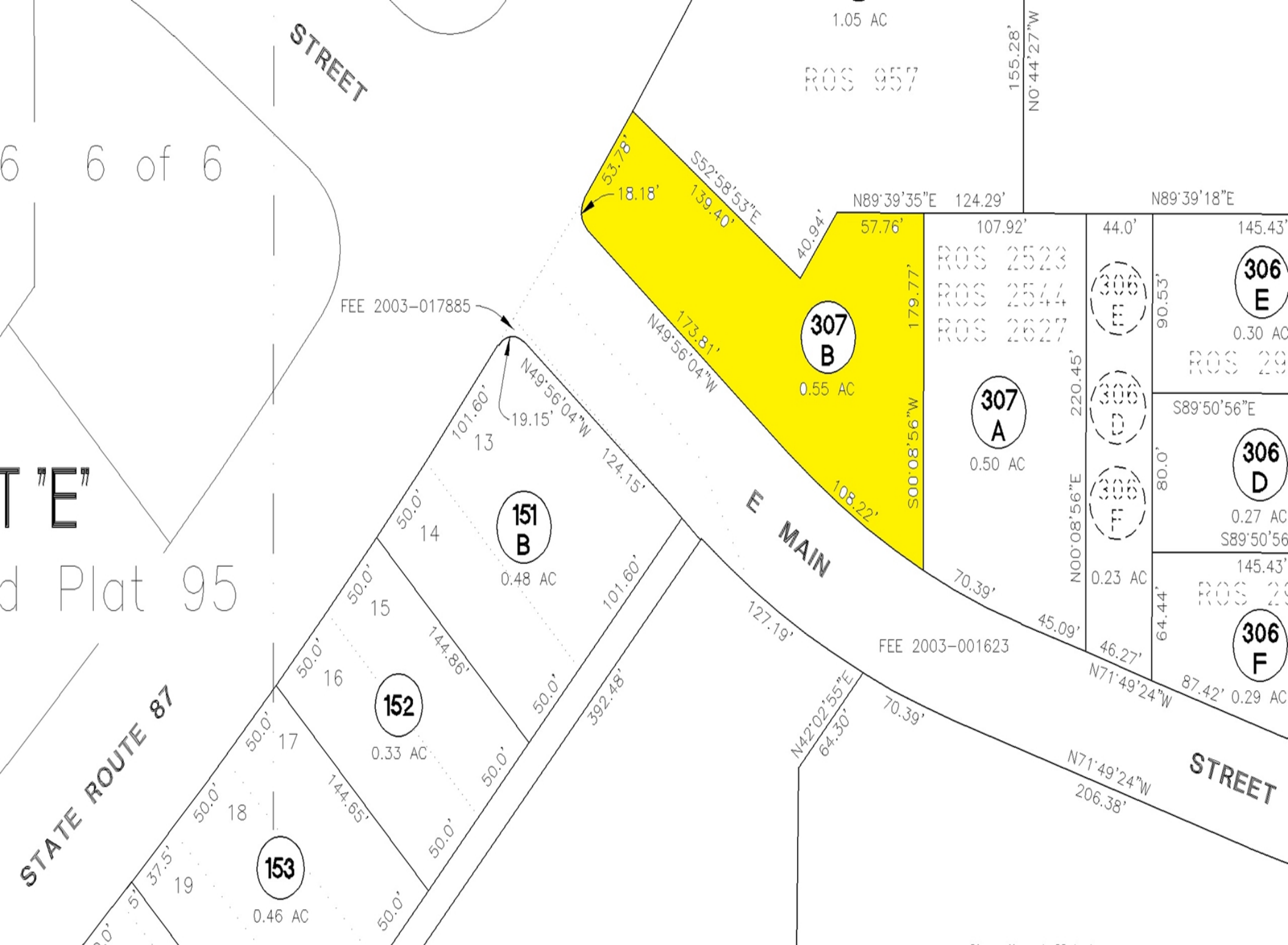




Parcel Number: 304-16-307B

**102 E. Main St.  
Lots of Parking  
Easy Access  
High Visibility  
Busy Highway**



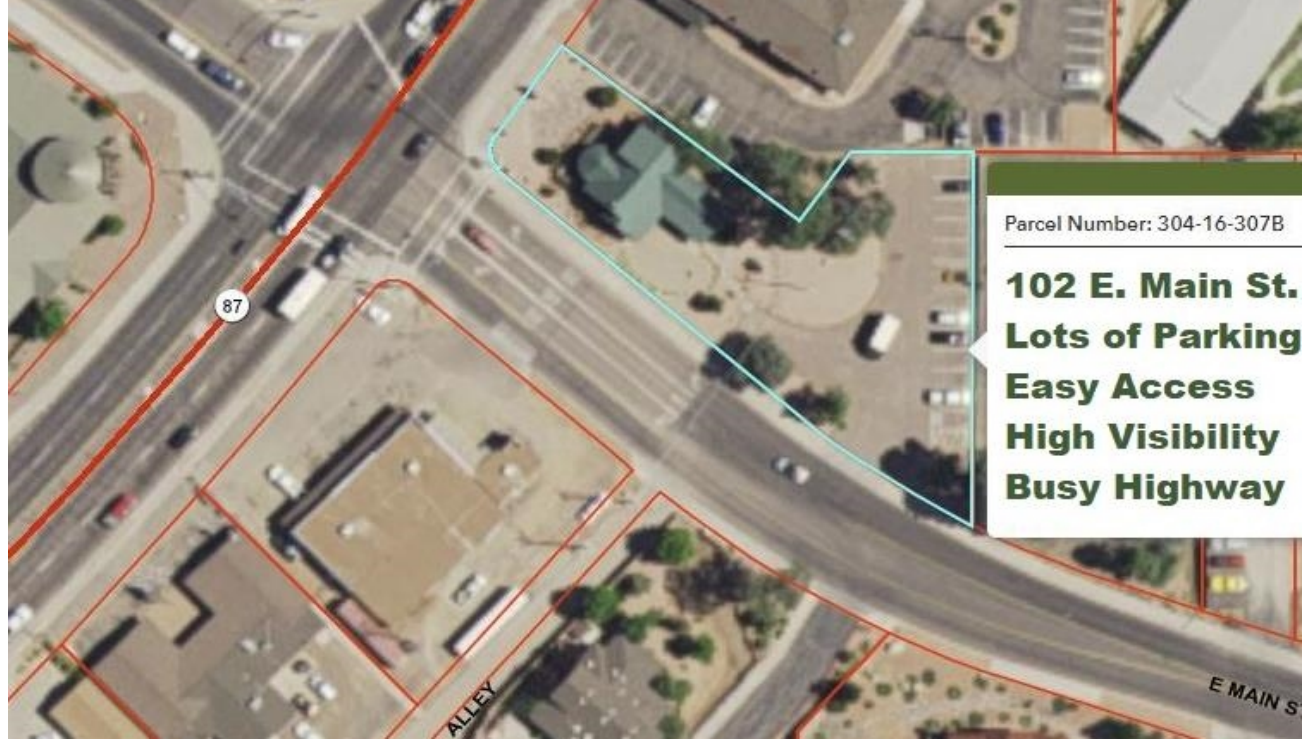


6 of 6

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03

## Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,853	13,491	16,488
2010 Population	5,525	15,119	18,504
2022 Population	5,645	16,069	19,836
2027 Population	5,686	16,210	20,056
2022 African American	33	74	82
2022 American Indian	176	360	468
2022 Asian	60	150	172
2022 Hispanic	778	1,837	2,210
2022 Other Race	222	525	627
2022 White	4,604	13,509	16,722
2022 Multiracial	546	1,435	1,746
2022-2027: Population: Growth Rate	0.70 %	0.85 %	1.10 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	308	750	963
\$15,000-\$24,999	205	623	742
\$25,000-\$34,999	371	849	1,065
\$35,000-\$49,999	447	1,196	1,458
\$50,000-\$74,999	642	1,937	2,372
\$75,000-\$99,999	219	801	1,013
\$100,000-\$149,999	230	786	977
\$150,000-\$199,999	65	237	303
\$200,000 or greater	114	266	401
Median HH Income	\$48,616	\$52,490	\$52,850
Average HH Income	\$70,114	\$72,540	\$75,130

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,290	7,076	8,784
2010 Total Households	2,380	6,771	8,309
2022 Total Households	2,600	7,445	9,292
2027 Total Households	2,636	7,539	9,429
2022 Average Household Size	2.13	2.14	2.11
2000 Owner Occupied Housing	1,344	4,435	5,476
2000 Renter Occupied Housing	668	1,346	1,573
2022 Owner Occupied Housing	1,839	5,647	7,161
2022 Renter Occupied Housing	761	1,799	2,131
2022 Vacant Housing	414	1,832	2,414
2022 Total Housing	3,014	9,277	11,706
2027 Owner Occupied Housing	1,892	5,776	7,339
2027 Renter Occupied Housing	744	1,763	2,090
2027 Vacant Housing	353	1,695	2,238
2027 Total Housing	2,989	9,234	11,667
2022-2027: Households: Growth Rate	1.40 %	1.25 %	1.45 %



Source: esri



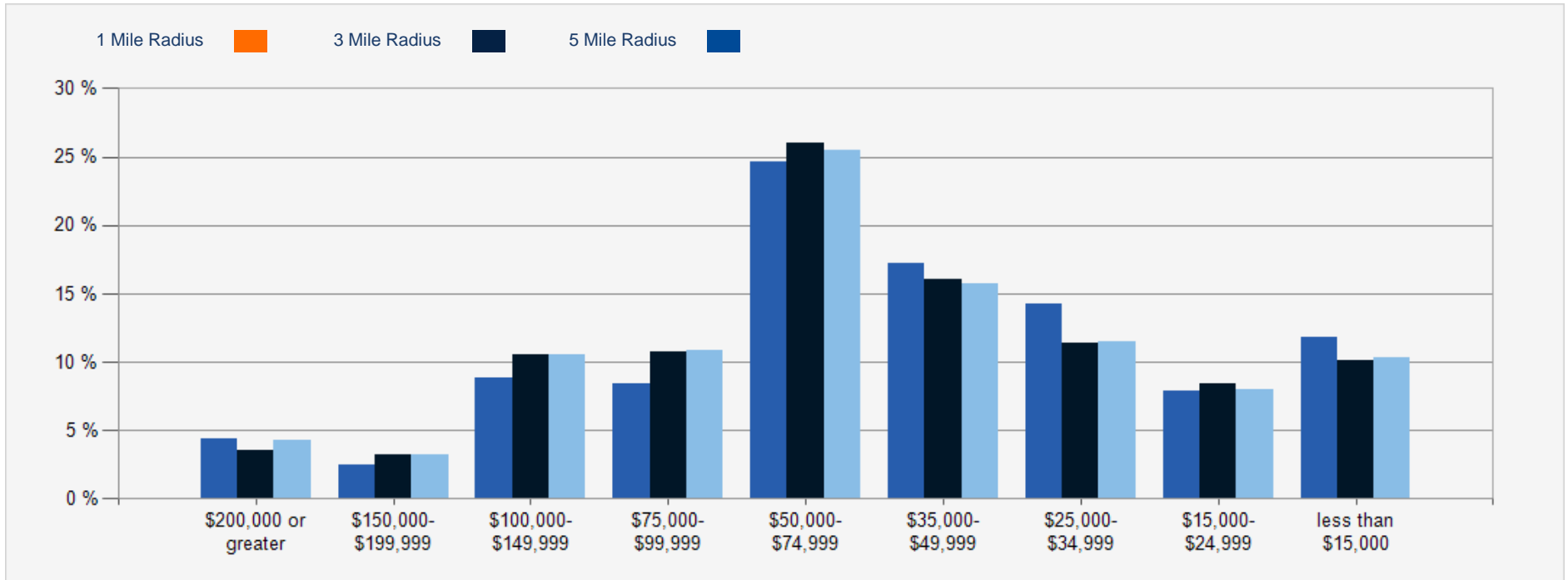
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	263	678	815
2022 Population Age 35-39	275	655	805
2022 Population Age 40-44	241	615	762
2022 Population Age 45-49	253	674	846
2022 Population Age 50-54	326	962	1,208
2022 Population Age 55-59	411	1,255	1,592
2022 Population Age 60-64	481	1,532	1,934
2022 Population Age 65-69	492	1,680	2,134
2022 Population Age 70-74	462	1,488	1,838
2022 Population Age 75-79	372	1,190	1,455
2022 Population Age 80-84	214	697	840
2022 Population Age 85+	210	650	763
2022 Population Age 18+	4,661	13,680	16,907
2022 Median Age	52	57	57

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,541	\$53,073	\$53,040
Average Household Income 25-34	\$66,162	\$65,817	\$67,235
Median Household Income 35-44	\$56,998	\$63,399	\$64,738
Average Household Income 35-44	\$86,471	\$90,411	\$95,656
Median Household Income 45-54	\$56,643	\$60,903	\$61,156
Average Household Income 45-54	\$85,708	\$87,916	\$90,298
Median Household Income 55-64	\$47,638	\$55,010	\$55,456
Average Household Income 55-64	\$70,753	\$75,786	\$78,765
Median Household Income 65-74	\$50,323	\$54,587	\$54,894
Average Household Income 65-74	\$70,798	\$74,515	\$76,795
Average Household Income 75+	\$56,778	\$57,594	\$59,143

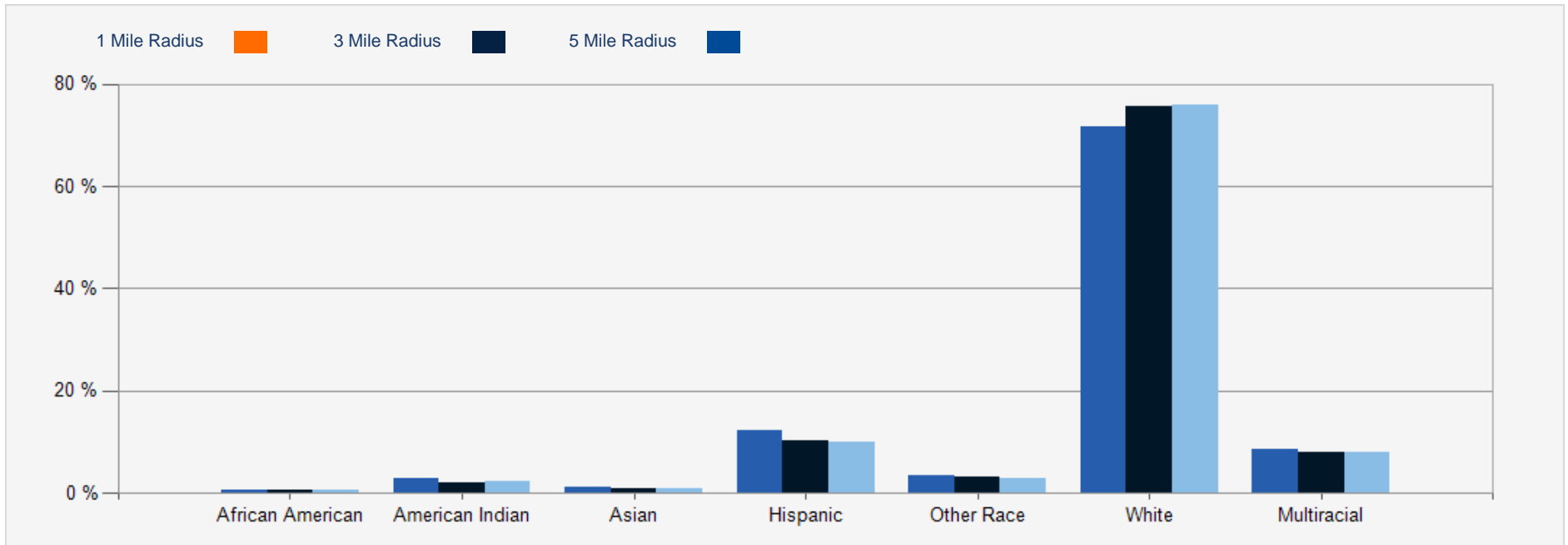
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	307	734	871
2027 Population Age 35-39	286	731	885
2027 Population Age 40-44	297	727	899
2027 Population Age 45-49	268	686	860
2027 Population Age 50-54	274	774	999
2027 Population Age 55-59	363	1,095	1,390
2027 Population Age 60-64	438	1,450	1,836
2027 Population Age 65-69	492	1,736	2,227
2027 Population Age 70-74	449	1,580	1,966
2027 Population Age 75-79	378	1,285	1,598
2027 Population Age 80-84	277	902	1,086
2027 Population Age 85+	221	688	816
2027 Population Age 18+	4,652	13,793	17,105
2027 Median Age	51	58	58

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,505	\$54,982	\$55,239
Average Household Income 25-34	\$72,813	\$72,532	\$75,190
Median Household Income 35-44	\$65,565	\$71,259	\$73,582
Average Household Income 35-44	\$101,235	\$102,020	\$108,424
Median Household Income 45-54	\$64,521	\$68,186	\$69,486
Average Household Income 45-54	\$102,185	\$102,689	\$106,542
Median Household Income 55-64	\$53,685	\$60,900	\$62,192
Average Household Income 55-64	\$83,758	\$88,289	\$92,895
Median Household Income 65-74	\$54,789	\$58,949	\$59,411
Average Household Income 65-74	\$84,603	\$86,856	\$90,121
Average Household Income 75+	\$64,518	\$66,409	\$69,159

## 2022 Household Income

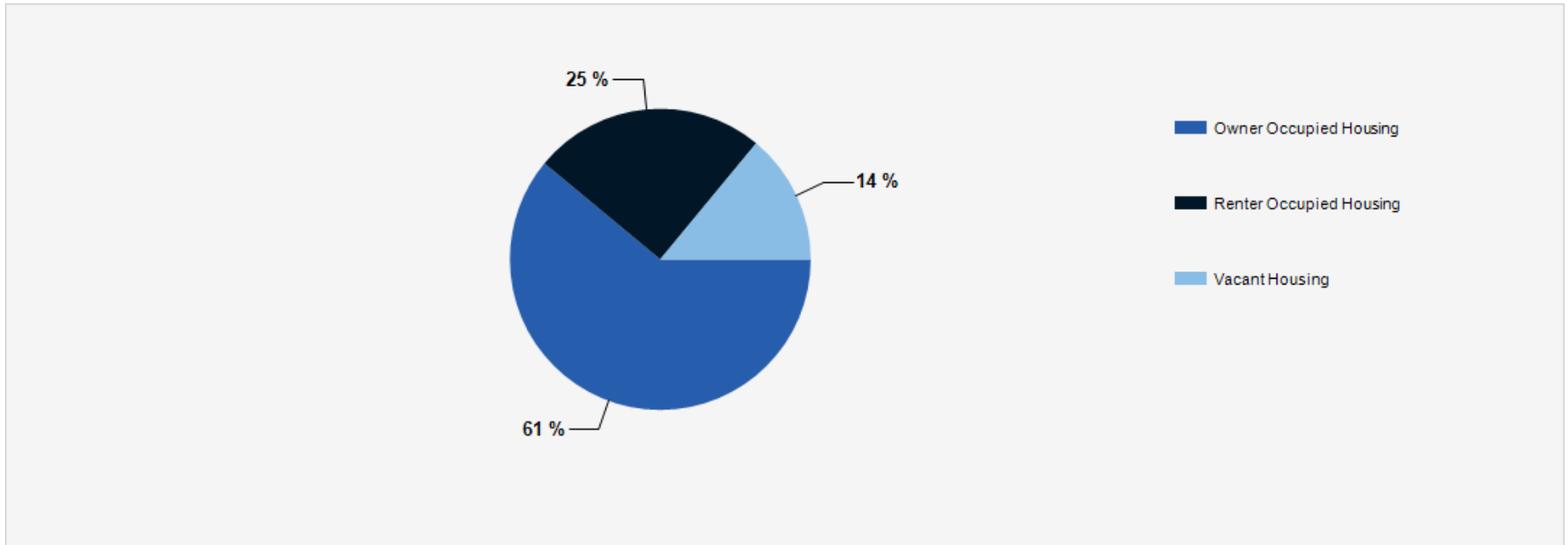


## 2022 Population by Race

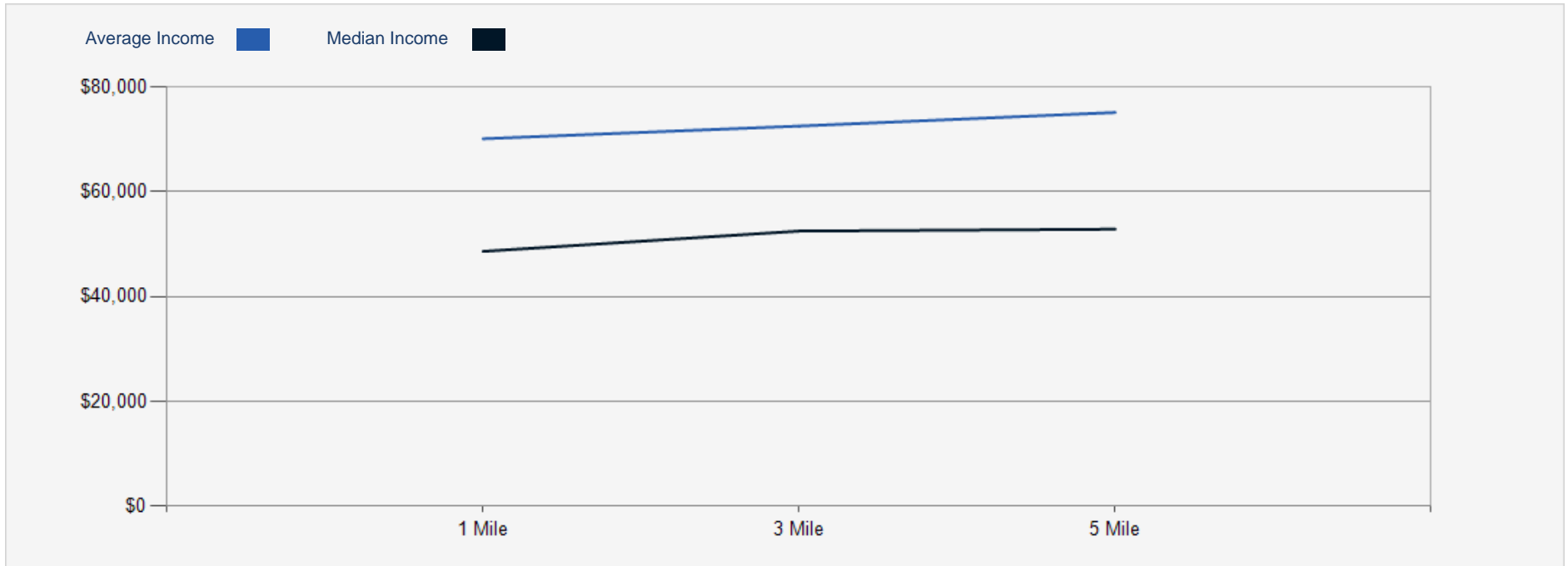




## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median







04

Company Profile

Advisor Profile



Cliff Potts  
Realtor

Cliff Potts, Associate Broker and Company Owner served as President of the Central Arizona Association of Realtors, as a leader in the Arizona Association of Realtors and as a “Realtor Emeritus” with over 40 years as a Realtor.

Cliff has multiple recognitions as Realtor of the Year and received the Realtor’s Lifetime Achievement Award. was Payson’s Man of the Year in 2007 and is a Certified Residential Brokerage Manager (CRB).

Cliff has served as a Councilmember and then Mayor of Payson, AZ; President of Northern Gila County Economic Development Corporation; appointed by the Governor to the Highway Expansion and Extension Loan Program (HEELP) Board of the Arizona Department of Transportation, and Arizona Housing Finance Authority. Has served on the Regional Workforce Investment Board and the Executive Committee for Arizona Town Hall, with current service on the Gila County Industrial Authority Board, the Payson Area Habitat for Humanity Board and as Vice-President of the MHA Foundation Board of Directors.

Cliff knows the Central Arizona Region, after working for more than 40 years in the marketplace. Cliff is ready to apply his local knowledge to the advantage of the brokerage's clientele.



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