



COMMERCIAL
PROPERTIES INC.

±340.18 ACRES OF LAND FOR SALE

SUBDIVIDED TO 10 PARCELS (9 RESIDENTIAL, 1 COMMERCIAL)

2811 WHITE CLIFF DRIVE | HEBER, ARIZONA
85298

TYSON BREINHOLT
D 480.966.7513
M 602.315.7131
tbreinholt@cpiaz.com

CLIFF JENKINS
D 480.634.2332
M 480.888.6017
cjenkins@cpiaz.com

CALEB ALLEN
D 480.621.3290
M 480.622.4174
callen@cpiaz.com



THE PROPERTY

ADDRESS

2811 White Cliff Dr, Heber, AZ 85298

LOCATION

Hwy 260 & White Cliff Dr in Heber, AZ

COUNTY

Navajo County

TOTAL LOT SIZE

±340.18 Acres

RESIDENTIAL ZONING

±328.49 (Includes an Existing 1,664 SF Residence on 1 Acre of Land)

COMMERCIAL ZONING

±11.69 Acres (±6 Usable Acres)

PARCEL NUMBERS

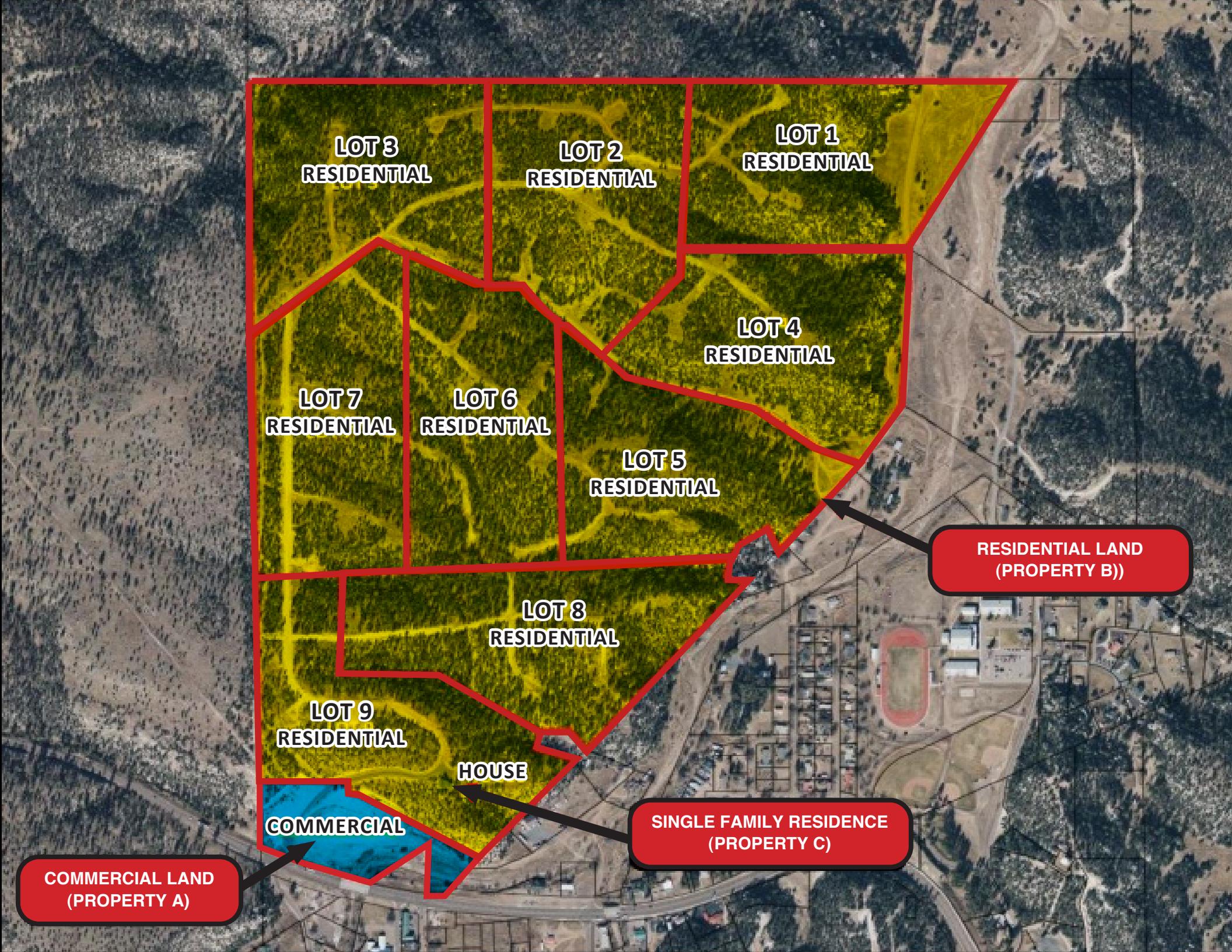
207-12-029A, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078B

NUMBER OF LOTS

10 Total (9 Residential, 1 Commercial)

SALE PRICE

\$3,700,000











SITE

PAYSON

YOUNG

HOLBROOK

SNOWFLAKE

SHOW LOW

PINETOP-LAKESIDE

HEBER-OVERGAARD

ABOUT HEBER

Heber-Overgaard is a census-designated place (CDP) in Navajo County, Arizona, United States. Situated atop the Mogollon Rim, the community lies at an elevation of 6,627 feet. The population was 2,898[1] at the 2020 census. Heber and Overgaard are technically two unincorporated communities, but as of the 1990 census, their proximity led to the merged name of "Heber-Overgaard".

Heber was settled in 1883, by members of the Church of Jesus Christ of Latter-day Saints (LDS Church), and the town is named after either Heber J. Grant or Heber C. Kimball, both prominent members of the LDS church. Overgaard, adjoining Heber, was settled ca. 1936 and was named after the owner of the first sawmill, Kristen Kristensen Overgaard.



Heber-Overgaard's early economy was founded on dry farming and ranching while tourism, retirement and timbering are the basis for present day industry.

Heber-Overgaard is located in the southwestern United States, in the central-eastern portion of Arizona; about halfway between Payson to the southwest and Show Low to the southeast. By car, the town is approximately 144 miles (231.74 km) north of Phoenix, at the junction of SR 260 and SR 277. It lies at a mean elevation of 6,627 ft in the Apache–Sitgreaves National Forest. The town is located in the White Mountains on the southern border of the Colorado Plateau and is surrounded by forest service land.

Other than Black Canyon and Buckskin Canyon in Heber, the topography of Heber-Overgaard ranges from rolling hills to flat meadows. Public roadways are maintained by "Navajo County Public Works" with graded dirt roads making up the majority of outlying roads. SR 260 and SR 277 are maintained by ADOT.

According to the United States Census Bureau, the CDP has a total area of 6.9 square miles (18 km²), all land. With a population of 2,822, the density rate is approximately 411 people per square mile.

COMMUNITY PROFILE

2811 White Cliff Drive, Heber, Arizona, 85928

Ring of 1 mile

399 -0.11% 3.79 32.5 50.3 \$43,394 \$266,667 \$146,727
 Population Total Population Growth Average HH Size Diversity Index Median Age Median HH Income Median Home Value Median Net Worth

22.3% 51.8% 25.8%
 Age <18 Age 18-64 Age 65+



28.0%
 Services



22.9%
 Blue Collar

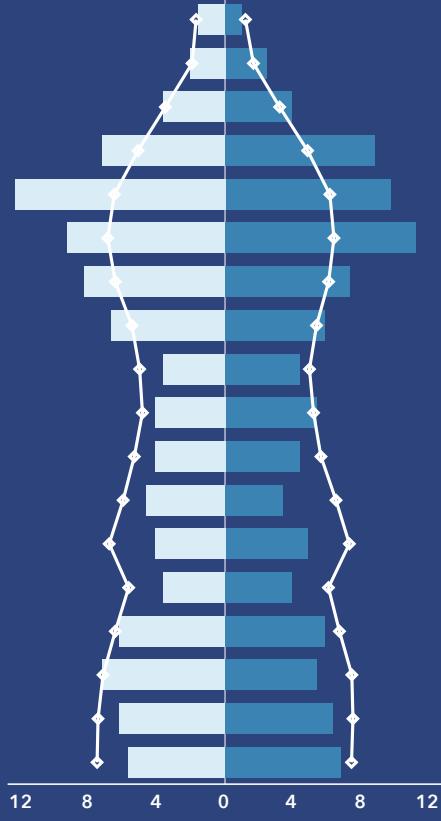


50.0%
 White Collar

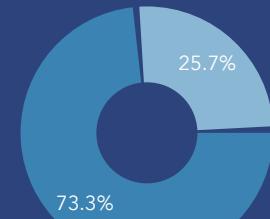
Mortgage as Percent of Salary



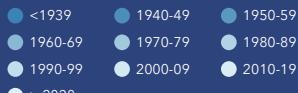
Age Profile: 5 Year Increments



Home Ownership

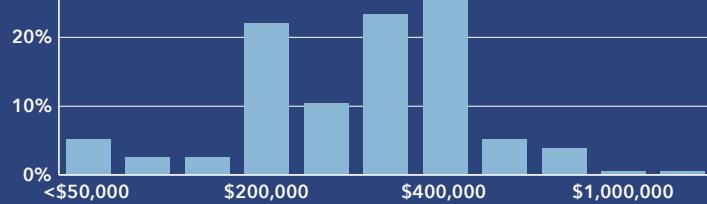


Own Rent

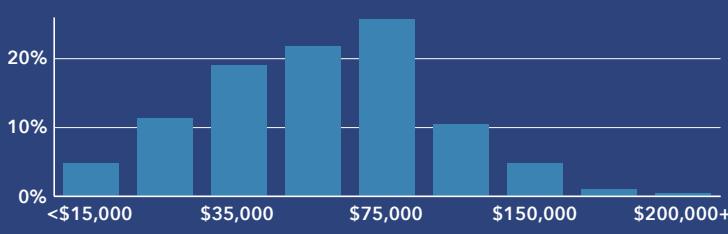


Housing: Year Built

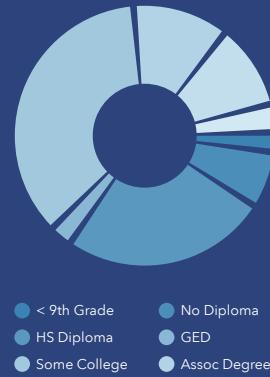
Home Value



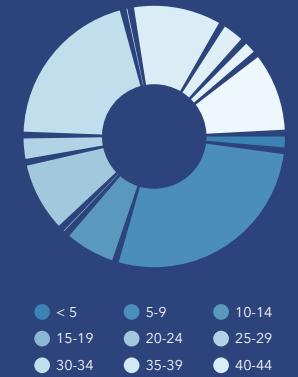
Household Income



Educational Attainment



< 9th Grade HS Diploma Some College Bach Degree No Diploma GED Assoc Degree Grad Degree



< 5 5-9 10-14 15-19 20-24 25-29 30-34 35-39 40-44 45-59 60-89 90+

Source: Esri, ACS. Esri forecasts for 2022, 2017-2021, 2027.

Dots show comparison to

Navajo County

© 2023 Esri



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected, CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr, Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

±340.18 ACRES

OF LAND FOR SALE

2811 WHITE CLIFF DRIVE | HEBER, ARIZONA 85298

TYSON BREINHOLT

President/Designated Broker

D 480.966.7513

M 602.315.7131

tbreinholt@cpiaz.com

CLIFF JENKINS

Sales & Leasing Associate

D 480.634.2332

M 480.888.6017

cjenkins@cpiaz.com

CALEB ALLEN

Sales & Leasing Associate

D 480.621.3290

M 480.622.4174

callen@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 08 25 219