

201 W. Longhorn

277' IN BUSY LONGHORN RD. PAYSON, AZ



OFFERING MEMORANDUM

201 W. LONGHORN, PAYSON, AZ, 85541

shot on moto z²

**BERKSHIRE
HATHAWAY**
HOMESERVICES

ADVANTAGE
REALTY

201 W. Longhorn

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Exclusively Marketed by:

Cliff Potts

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**BERKSHIRE
HATHAWAY**
HOMESERVICES

ADVANTAGE
REALTY



01

Executive Summary

Investment Summary

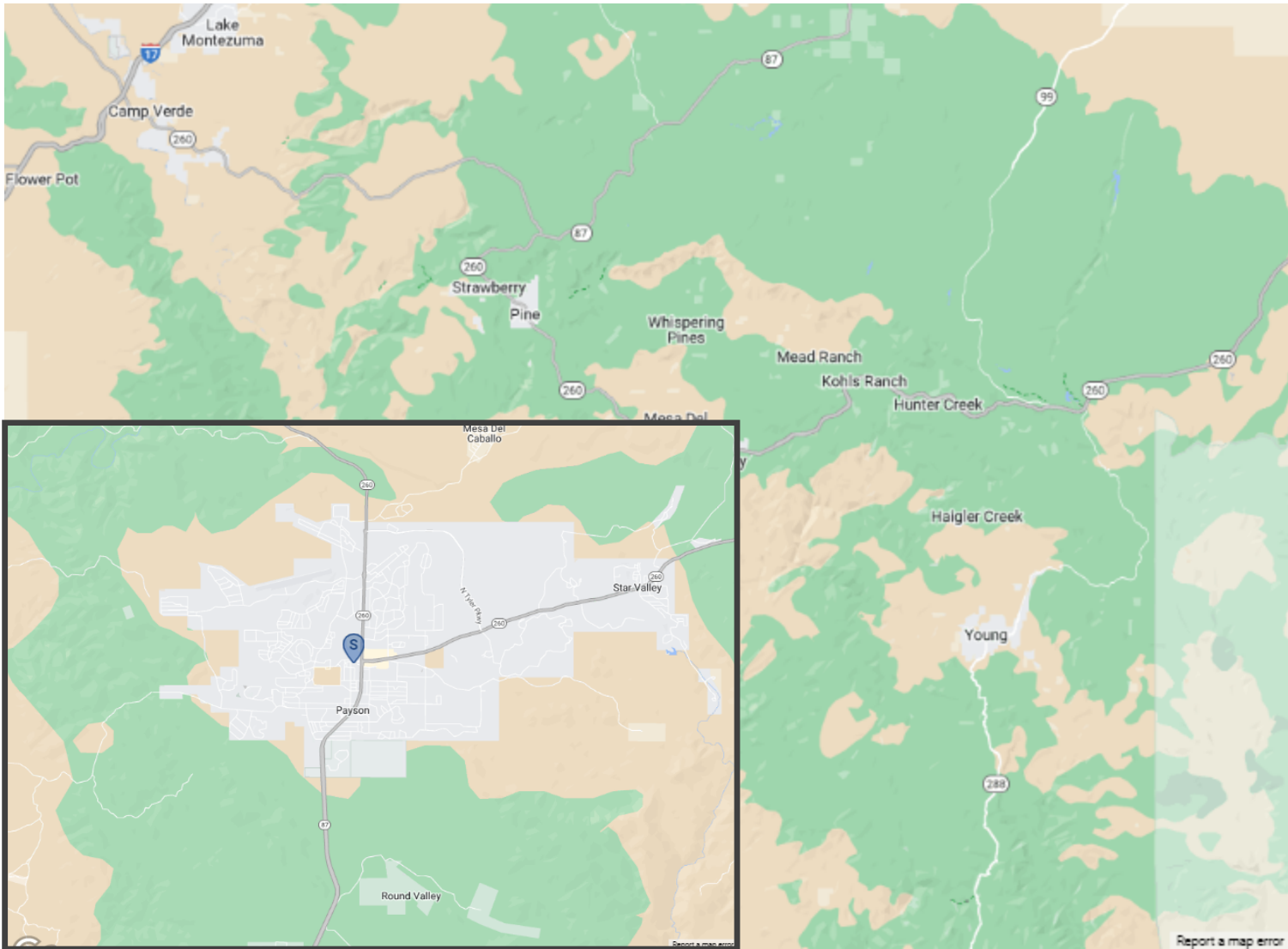
Location Summary

OFFERING SUMMARY

ADDRESS	201 W. Longhorn Payson AZ 85541
COUNTY	Gila
MARKET	Arizona
SUBMARKET	Central AZ
OFFERING PRICE	\$199,000
PRICE PSF	\$5.02
LAND SF	39,640 SF
LAND ACRES	.91
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	C-2
# OF PARCELS	1
APN	304-69-020

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	6,778	16,600	19,886
2022 Median HH Income	\$49,024	\$52,674	\$52,856
2022 Average HH Income	\$68,555	\$73,194	\$75,166







shot on moto z²

02

Property Description

Property Features

Aerial Map

Parcel Map

201 W. LONGHORN

PROPERTY FEATURES

LAND SF	39,640
LAND ACRES	.91
# OF PARCELS	1
ZONING TYPE	C-2
TOPOGRAPHY	Level
LOCATION CLASS	Commercial
LOT DIMENSION	277x142x280x139
CORNER LOCATION	Longhorn & Colcord
TRAFFIC COUNTS	6500

NEIGHBORING PROPERTIES

NORTH	Auto Dealer
SOUTH	Residential
EAST	Walgreens
WEST	Apartments

UTILITIES

WATER	Town of Payson
IRRIGATION	No
ELECTRICITY / POWER	Az Public Service
GAS / PROPANE	Alliant Gas
TELEPHONE	Lumen
CABLE	Optimum





SUBJECT

TONTO OAKS

Walmart

Payson

POLICE

ADOT

R&K SINCE 1974

M&M

Raskin's

BIG 5

HARBOR FREIGHT TOOLS

EXPRESS 24 FUEL

Miami Gas

CHAPMAN AUTOMOTIVE GROUP

Arby's

JACO BELL

260

260

87

87

87

McDonald's

CHIPOTLE

Pizza Hut

Banner Urgent Care

WELLS FARGO

SUN

SAFeway

CHASE

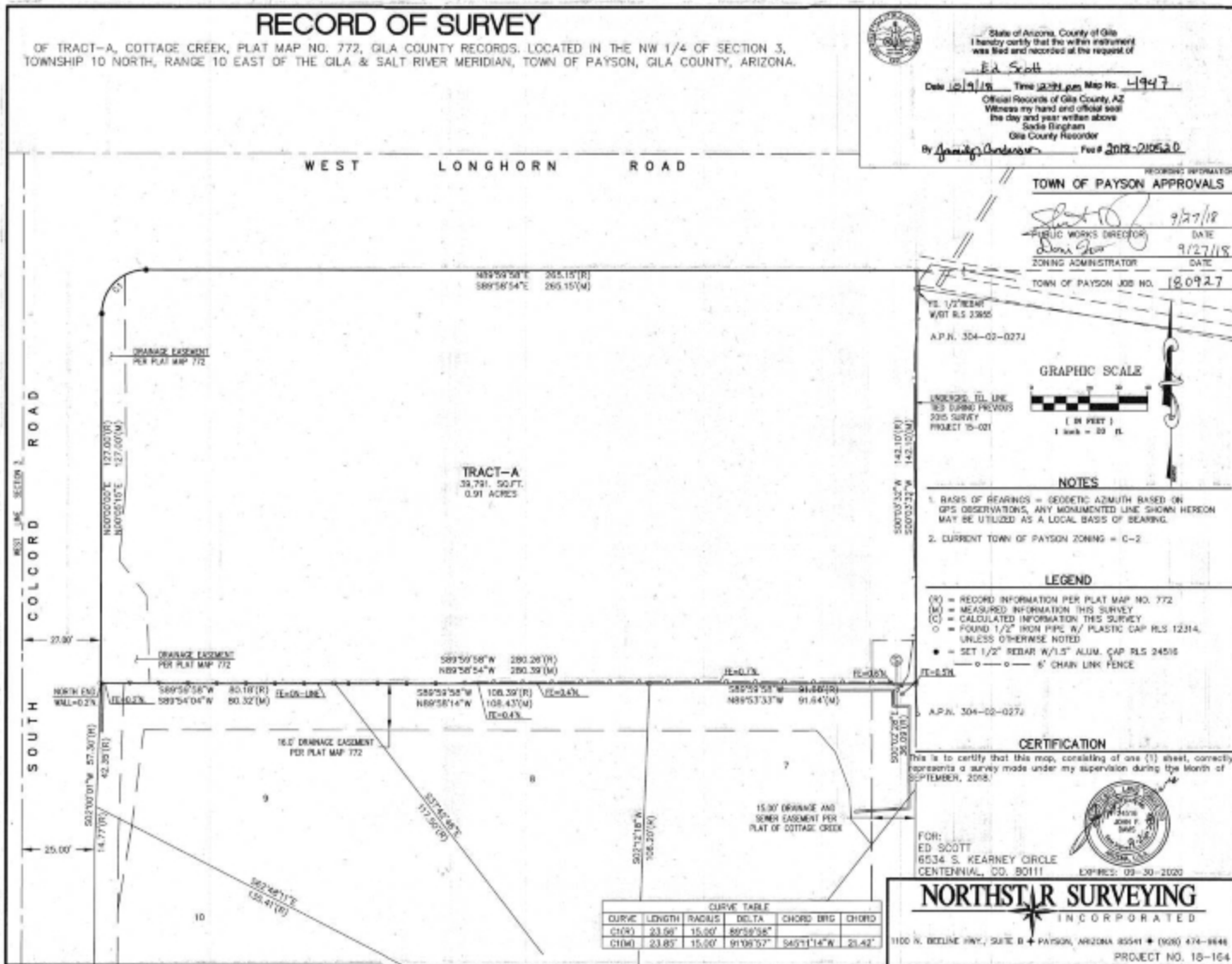
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Comfort INN

Greasey AUTO PARTS

Wafed

4947



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Welcomes You!
Arizona Rim Country

**AN ARIZONA TRAIL
GATEWAY COMMUNITY**

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,829	13,815	16,518
2010 Population	6,492	15,503	18,538
2022 Population	6,778	16,600	19,886
2027 Population	6,786	16,785	20,109
2022 African American	37	75	82
2022 American Indian	184	363	469
2022 Asian	68	154	173
2022 Hispanic	882	1,886	2,215
2022 Other Race	247	540	628
2022 White	5,594	13,978	16,766
2022 Multiracial	643	1,473	1,750
2022-2027: Population: Growth Rate	0.10 %	1.10 %	1.10 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	366	785	965
\$15,000-\$24,999	257	640	743
\$25,000-\$34,999	431	862	1,066
\$35,000-\$49,999	556	1,235	1,461
\$50,000-\$74,999	785	2,002	2,376
\$75,000-\$99,999	314	826	1,014
\$100,000-\$149,999	263	825	979
\$150,000-\$199,999	75	258	304
\$200,000 or greater	120	282	403
Median HH Income	\$49,024	\$52,674	\$52,856
Average HH Income	\$68,555	\$73,194	\$75,166

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,925	7,316	8,808
2010 Total Households	2,895	6,958	8,321
2022 Total Households	3,167	7,715	9,311
2027 Total Households	3,188	7,831	9,449
2022 Average Household Size	2.11	2.13	2.11
2000 Owner Occupied Housing	1,729	4,568	5,484
2000 Renter Occupied Housing	780	1,363	1,574
2022 Owner Occupied Housing	2,289	5,877	7,178
2022 Renter Occupied Housing	878	1,839	2,133
2022 Vacant Housing	585	1,935	2,425
2022 Total Housing	3,752	9,650	11,736
2027 Owner Occupied Housing	2,333	6,027	7,357
2027 Renter Occupied Housing	855	1,804	2,092
2027 Vacant Housing	523	1,796	2,249
2027 Total Housing	3,711	9,627	11,698
2022-2027: Households: Growth Rate	0.65 %	1.50 %	1.45 %



Source: esri

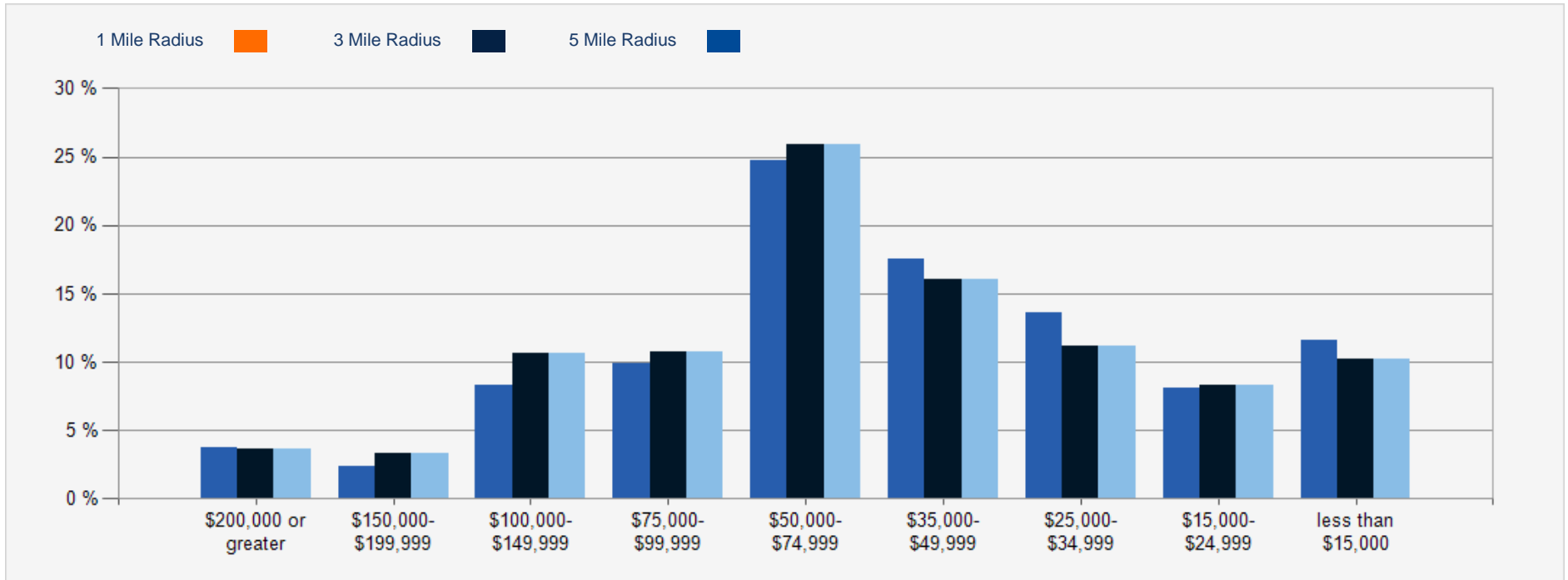
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	313	691	816
2022 Population Age 35-39	303	671	807
2022 Population Age 40-44	276	633	763
2022 Population Age 45-49	285	694	848
2022 Population Age 50-54	398	995	1,212
2022 Population Age 55-59	494	1,295	1,596
2022 Population Age 60-64	592	1,597	1,940
2022 Population Age 65-69	630	1,763	2,141
2022 Population Age 70-74	577	1,549	1,843
2022 Population Age 75-79	480	1,234	1,459
2022 Population Age 80-84	282	723	842
2022 Population Age 85+	270	669	765
2022 Population Age 18+	5,653	14,152	16,951
2022 Median Age	54	57	57

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,382	\$53,102	\$53,040
Average Household Income 25-34	\$64,439	\$66,028	\$67,344
Median Household Income 35-44	\$57,239	\$63,769	\$64,665
Average Household Income 35-44	\$85,100	\$91,415	\$95,765
Median Household Income 45-54	\$56,785	\$61,223	\$61,190
Average Household Income 45-54	\$83,911	\$88,667	\$90,351
Median Household Income 55-64	\$48,332	\$55,336	\$55,488
Average Household Income 55-64	\$69,081	\$76,634	\$78,777
Median Household Income 65-74	\$50,869	\$54,757	\$54,886
Average Household Income 65-74	\$69,897	\$75,294	\$76,837
Average Household Income 75+	\$56,146	\$57,890	\$59,157

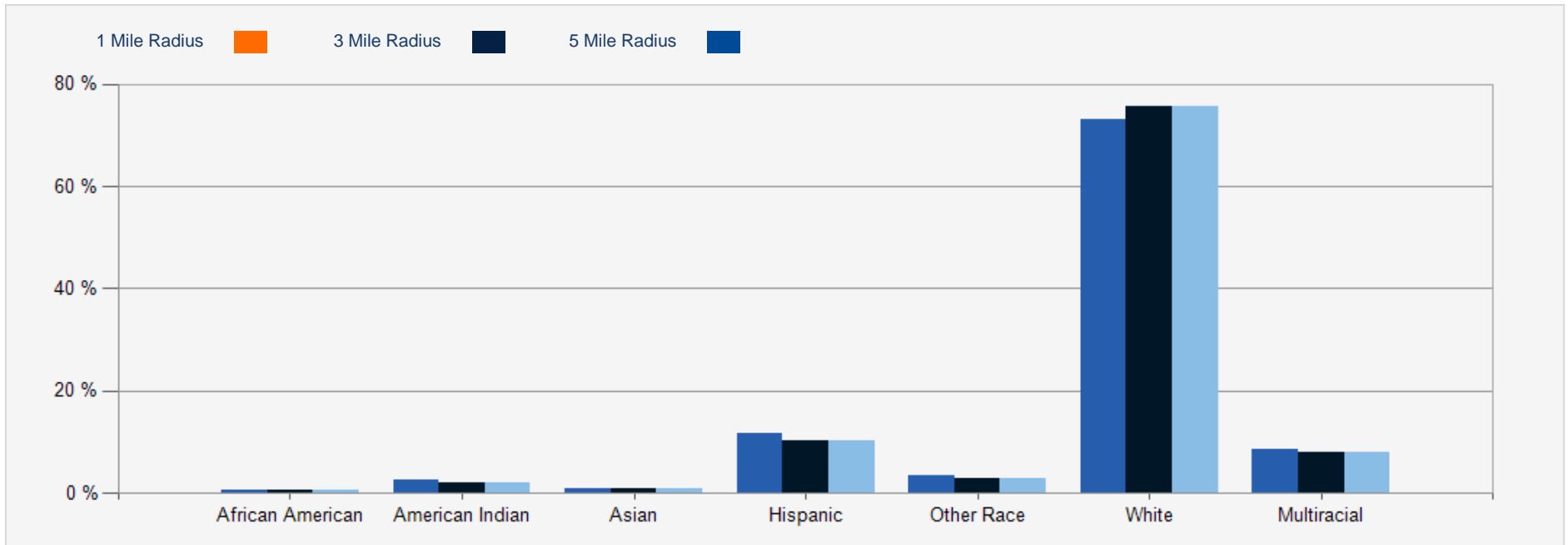
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	357	748	873
2027 Population Age 35-39	339	748	887
2027 Population Age 40-44	327	746	901
2027 Population Age 45-49	307	708	862
2027 Population Age 50-54	310	807	1,002
2027 Population Age 55-59	448	1,133	1,393
2027 Population Age 60-64	538	1,513	1,842
2027 Population Age 65-69	622	1,829	2,235
2027 Population Age 70-74	589	1,652	1,972
2027 Population Age 75-79	482	1,341	1,603
2027 Population Age 80-84	359	937	1,089
2027 Population Age 85+	282	709	817
2027 Population Age 18+	5,614	14,308	17,152
2027 Median Age	54	58	58

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,372	\$55,126	\$55,286
Average Household Income 25-34	\$71,136	\$72,890	\$75,218
Median Household Income 35-44	\$65,152	\$71,718	\$73,582
Average Household Income 35-44	\$98,282	\$103,014	\$108,542
Median Household Income 45-54	\$64,334	\$68,731	\$69,487
Average Household Income 45-54	\$100,486	\$103,649	\$106,609
Median Household Income 55-64	\$54,137	\$61,396	\$62,217
Average Household Income 55-64	\$81,453	\$89,209	\$92,955
Median Household Income 65-74	\$55,371	\$59,167	\$59,446
Average Household Income 65-74	\$82,748	\$87,734	\$90,156
Average Household Income 75+	\$63,826	\$66,706	\$69,175

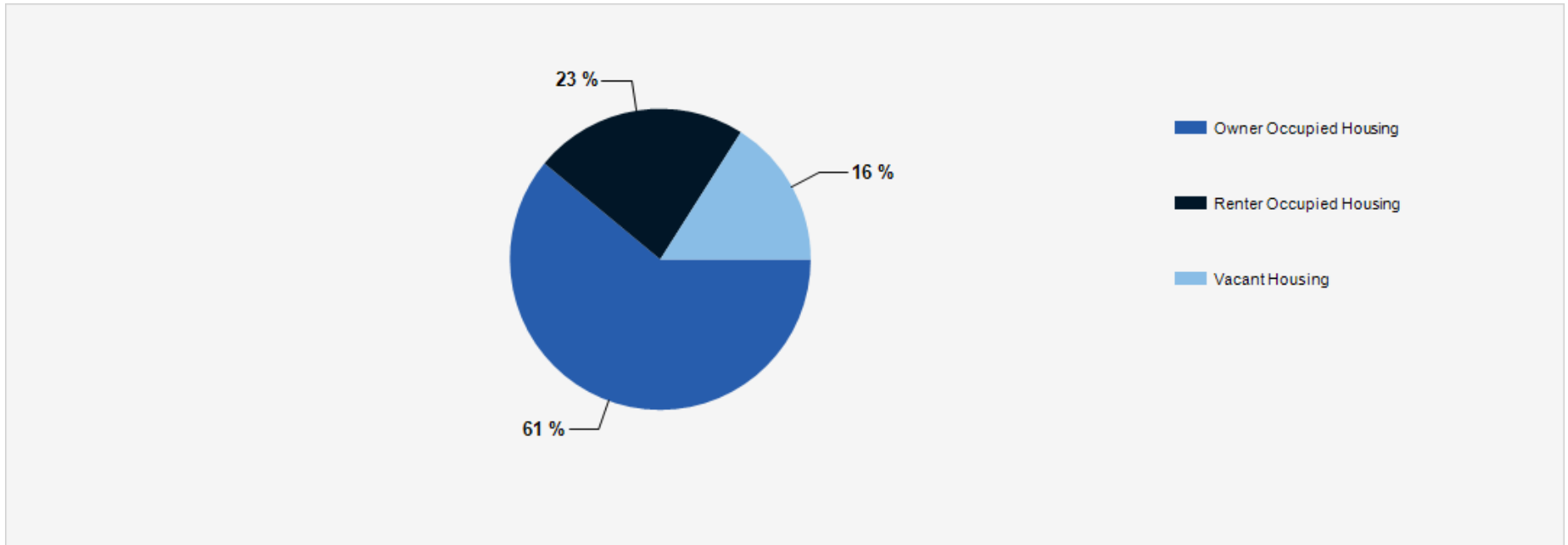
2022 Household Income



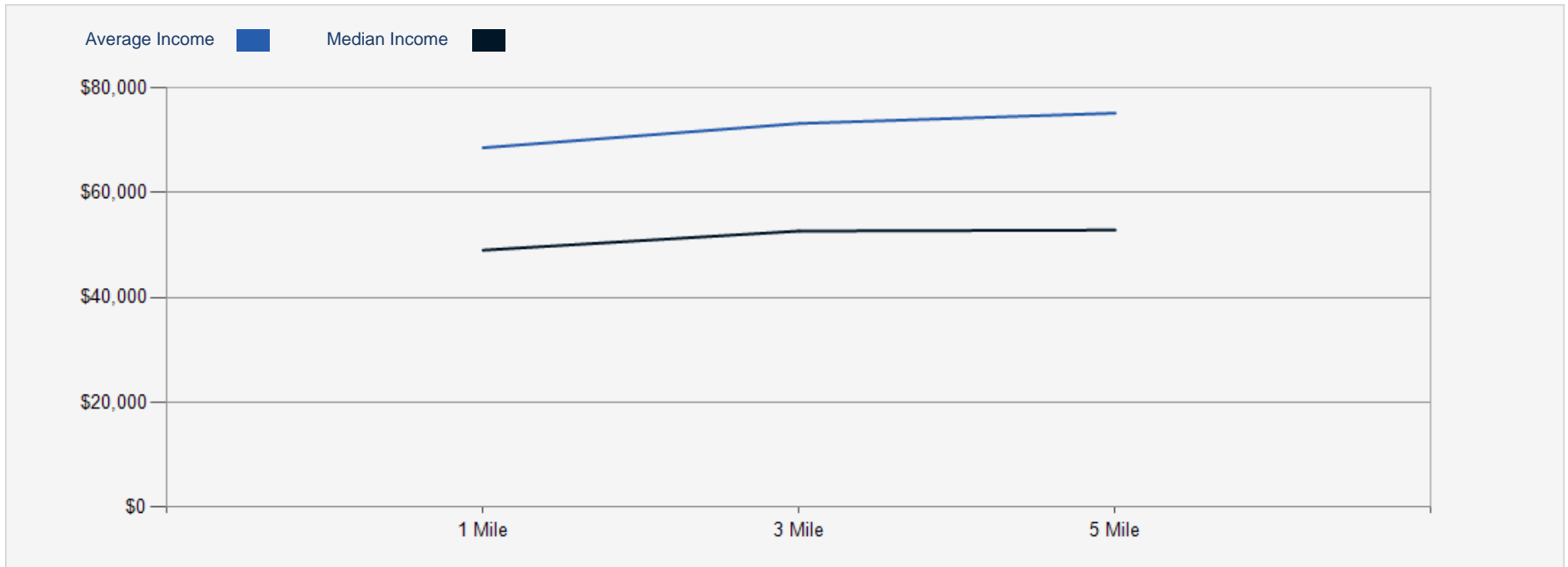
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median





04

Company Profile

Advisor Profile

201 W. LONGHORN



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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Realtor

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