

**Versatile Property with Multiple
Residential & Commercial Options**
Off AZ State Hwy 188 and Earl Drive in Tonto Basin, AZ

FOR SALE

45072 **N State Highway** 188



REALTYONEGROUP



Versatile Property with Residential & Commercial Opportunities

Located just 10 miles north of Arizona's largest interior lake on Highway 188, this property offers endless possibilities for residential or commercial development. Comprised of three adjacent parcels, it's a prime build-to-suit opportunity, strategically positioned along the main access route to Lake Roosevelt, making it an excellent investment for homeowners or businesses.

Residential Options:

1. Parcel 1 (~1.6 Acres): Includes a 4 Bedroom, 3 Bath, 2184 SF single-family residence or vacation home (interior unfinished, price includes basic finishes)
2. Parcel 3 (~0.6 Acre): Includes a 608 SF 1 Bedroom 1 Bath Efficiency Home and a 24' x 48' steel RV/carport
3. Combine Parcel 1 and Parcel 3 (~2.6 Acres): Perfect for short-term rentals such as Airbnb or VRBO
4. All three Parcels including all structures and land available (~3.6 Acres)

Commercial Options:

1. Parcel 1 (~1.6 Acre): Develop the existing structure into a build-to-suit single or multi-unit retail center or office building.
2. Combine Parcel 1 + Parcel 3 (~2.6 Acres): Creating a Live-Work option with multiple buildings.
3. All three Parcels: All the land and structures for maximum utility, Live-Work, residential and commercial rental properties and ample parking for recreational support businesses such as RV, ATV, or boat rentals and storage (~3.6 Acres)

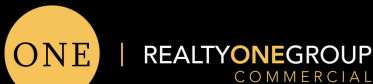
Don't miss this rare opportunity to build or expand in a high-traffic, prime location near Lake Roosevelt and the Tonto National Forest!

Geoff Adams, CCIM, Realtor

Director & Associate Broker

602-740-8428

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RealtyOneGroupCommercial.com

PROPERTY OVERVIEW



LOCATION

Off AZ State Hwy 188 and Earl Drive in Tonto Basin, AZ



SIZE

2,184 SF on 1.60 acres



ZONING

Commercial



PARKING

12+ cars, trucks, RV's, trailers, etc.



Income Options

Commercial, Residential, and Live-Work

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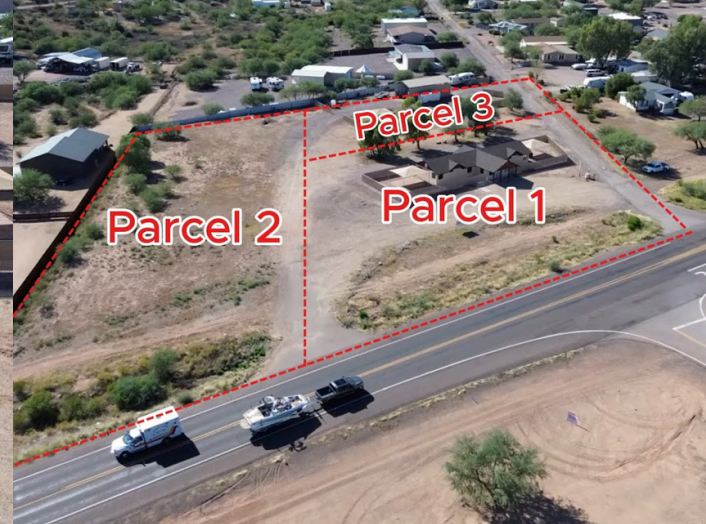
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2023 DEMOGRAPHICS



POPULATION

1 mile: 599
3 Mile: 1,122
5 Mile: 1,403



DAYTIME POP.

1 mile: 710
3 Mile: 1331
5 Mile: 1665



HOUSEHOLDS

1 mile: 340
3 Mile: 654
5 Mile: 823



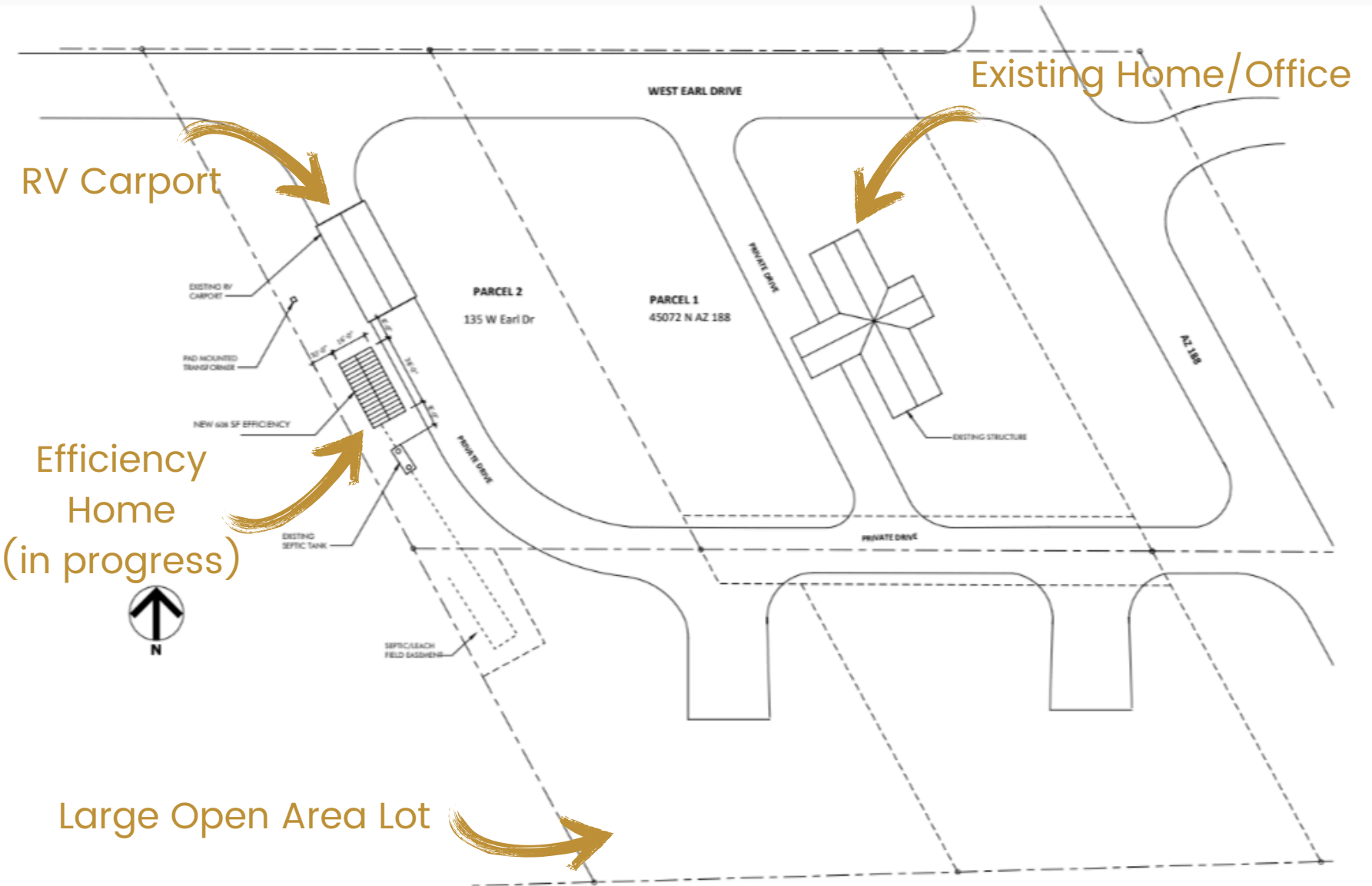
AVG HH INCOME

1 mile: \$37,134
3 Mile: \$37,223
5 Mile: \$37,265



AVG HOME VALUE

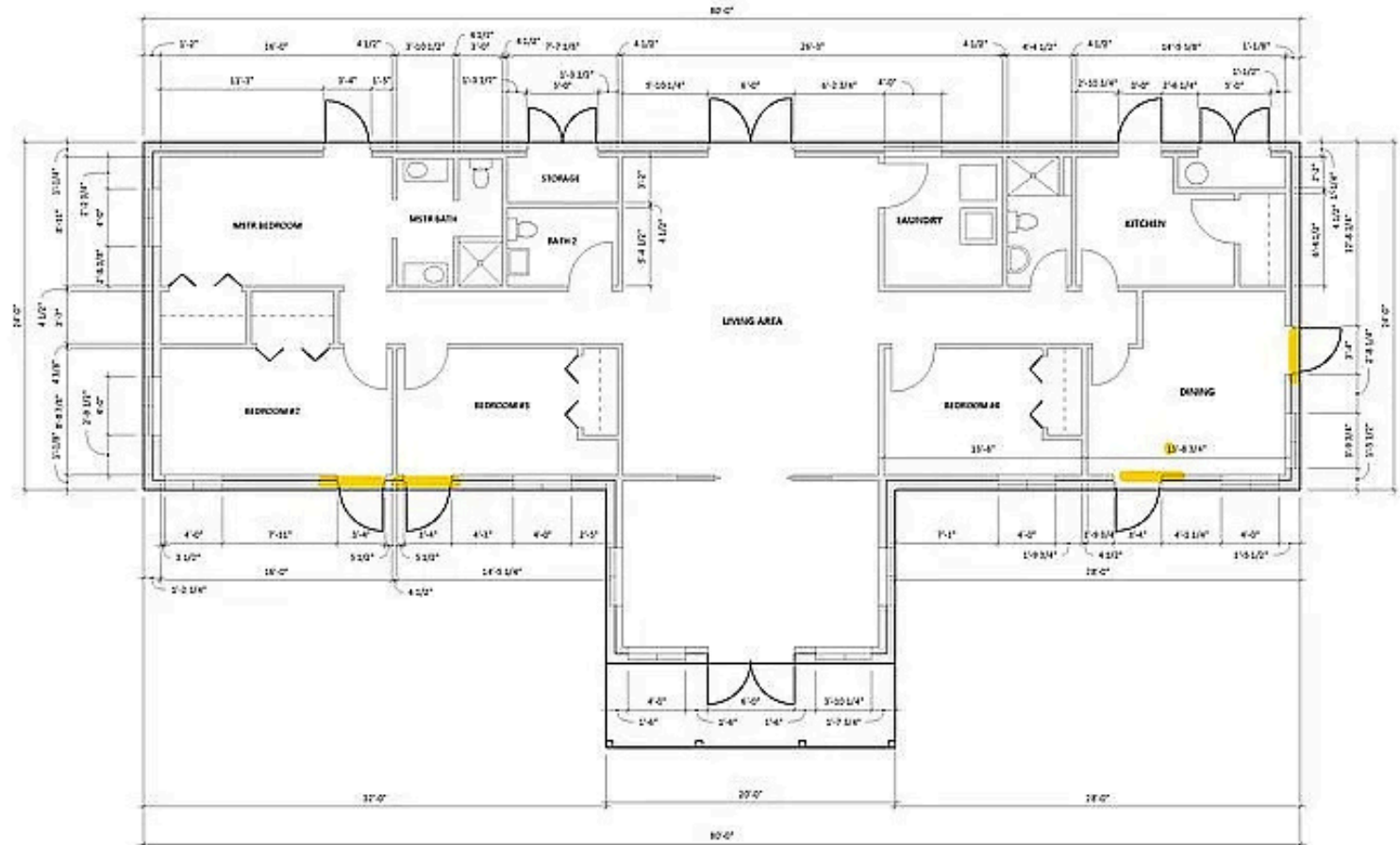
1 mile: \$271,704
3 Mile: \$275,680
5 Mile: \$275,202



Main Building

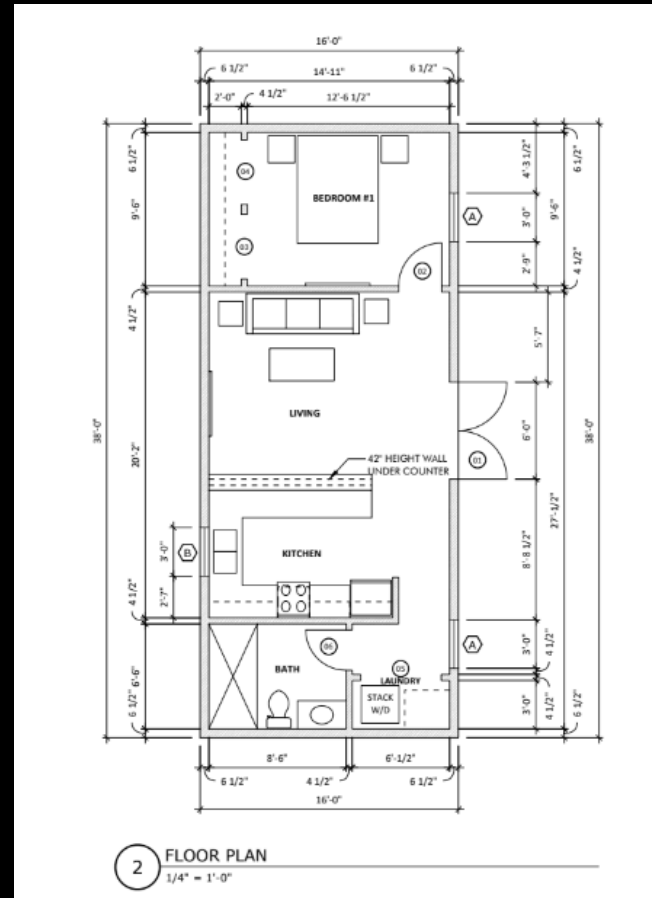
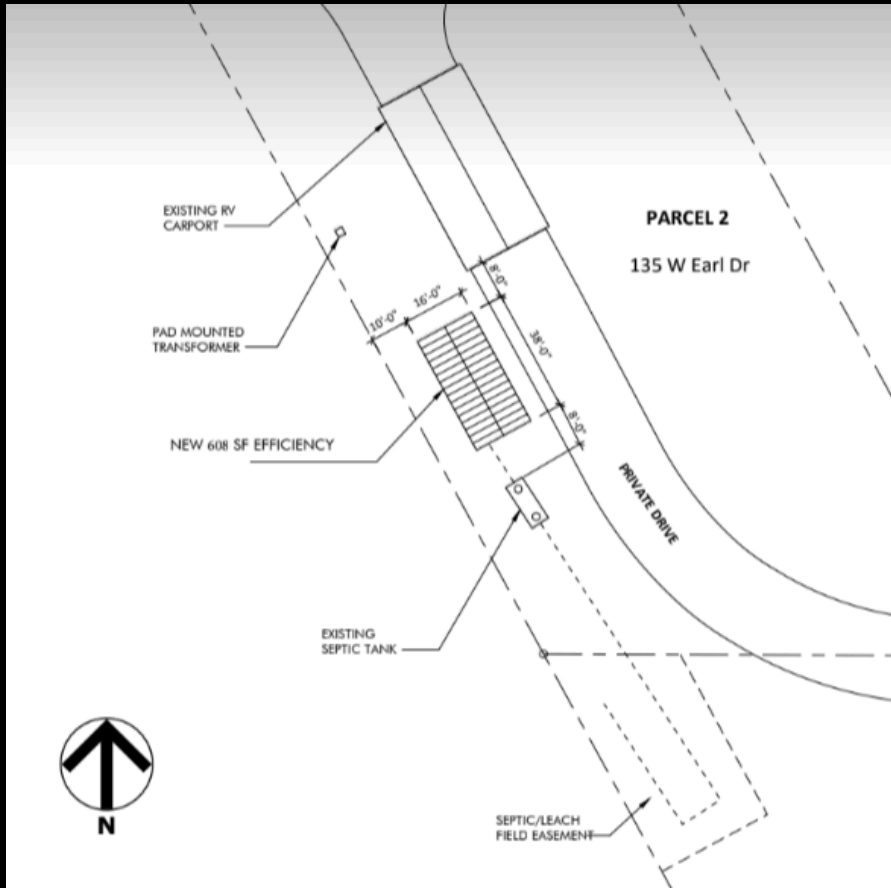
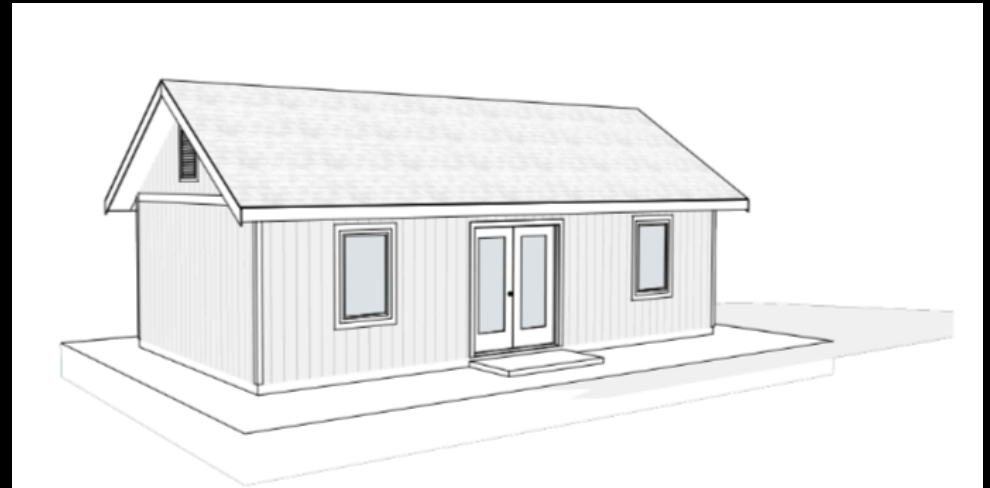
4 Bedroom 3 Bath 2,184 SF

Parcel #1 Residence or Office Building



Efficiency Dwelling

1 Bedroom 1 Bath 608 SF
Parcel #3 Residence





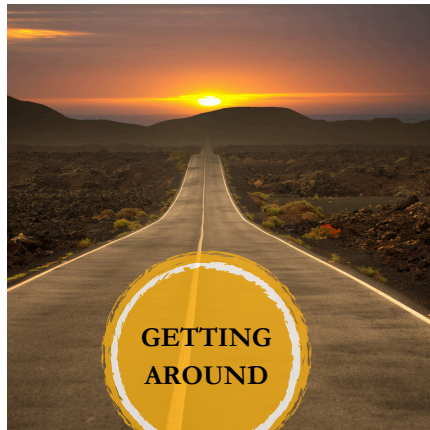
TONTO BASIN OVERVIEW

Tonto Basin, Arizona, is a growing community with vast potential for commercial development. Nestled between the Superstition and Mazatzal Mountains, and near one of Arizona's largest recreation destinations, Roosevelt Lake, this region offers unique opportunities for savvy investors looking to tap into a growing market driven by tourism, outdoor recreation, and local needs.



WORKFORCE FAVORITE

Tonto Basin offers a more affordable cost of living. Housing, in particular, is often more accessible, allowing workers to live comfortably without the financial pressure of expensive urban real estate. This is a significant draw for employees, especially those in industries like retail, hospitality, and outdoor recreation, where wages may be modest.



TONTO BASIN INDUSTRIES

- Tourism and Outdoor Recreation
- Hospitality and Lodging
- Retail and Services
- Construction and Real Estate
- Agriculture and Ranching

LEADING COMPANIES

- Windy Hill Campground
- Cholla Campground
- Roosevelt Lake Marina
- Tonto Basin Marketplace

TOP BUSINESS LOCATIONS

- State Route 188 Corridor
- Roosevelt Lake Vicinity
- Tonto Basin Marketplace Area
- Butcher Hook Restaurant Area
- Gateway Areas from Payson and Phoenix

EDUCATION

- Tonto Basin Elementary School
- Payson High School
- Gila Community College

Tight-Knit Community Atmosphere

Growing Commercial Opportunities

Proximity to Urban Centers Without the Congestion

Work-from-Home and Remote Work Appeal

Business Growth and Job Creation

Highway Access: Arizona State Route 188 runs through Tonto Basin, connecting it to nearby communities and providing access to Roosevelt Lake.

ATV and Off-Road Vehicles: Given the area's rugged terrain, ATVs and other off-road vehicles are popular for both recreation and getting around in more remote parts of Tonto Basin.

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