

BEELINE HIGHWAY LAND

KEYSTONE PARCEL FOR GL OR SALE

509-511 S Beeline Highway | Payson, AZ



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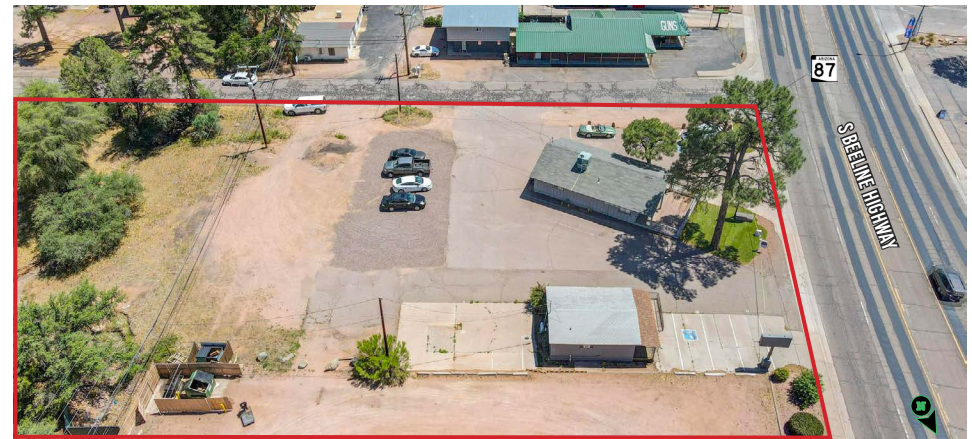
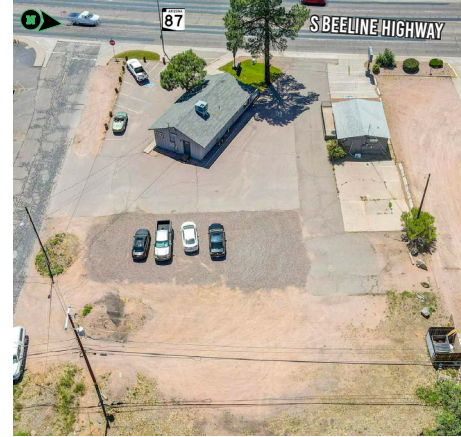
7339 E. McDonald Dr.
Scottsdale, AZ 85250
O: 480.947.8800
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D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

PROPERTY HIGHLIGHTS

- 1.29 Acre parcel; hard corner on Highway 87 (Beeline Highway)
- Maximum signage exposure
- Income-producing existing building
- C-3 / C-2 dual zoning
- Shovel-ready for development
- One of Payson's last true keystone parcels



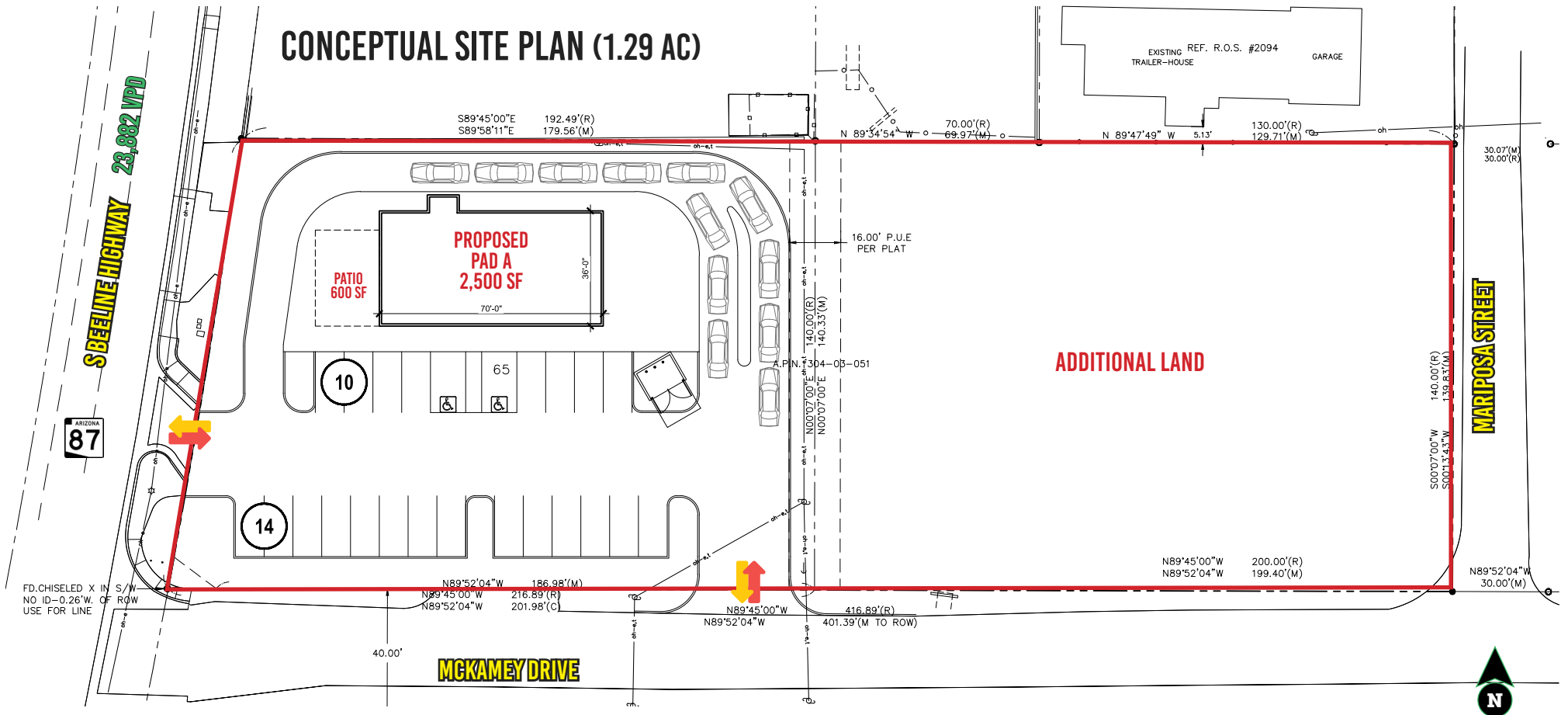
Join Nearby Tenants:



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DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



MEDIAN HOME VALUE



DAYTIME POPULATION



TOTAL BUSINESSES

	POPULATION	HOUSEHOLDS	AVG HH INCOME	MEDIAN HOME VALUE	DAYTIME POPULATION	TOTAL BUSINESSES
1 MILE	6,138	2,818	\$76,852	\$277,280	6,969	542
3 MILE	16,280	7,546	\$87,929	\$320,965	13,652	862
5 MILE	19,800	9,202	\$91,420	\$322,702	15,428	924

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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RUMSEY PARK

PAYSON HIGH SCHOOL

RIM COUNTRY MIDDLE SCHOOL

GRANITE DELLS PARK

PAYSON CHRISTIAN SCHOOL

ARIZONA 87

ARIZONA 260

SIDELINE HIGHWAY

23,882 VPD

20,368 VPD

23,882 VPD

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