

Frontier House

SENIOR LIVING HOME

Information Brochure

906 E. FRONTIER ST., PAYSON, AZ 85541

Cliff Potts

Berkshire Hathaway HomeServices Advantage Realty

Realtor

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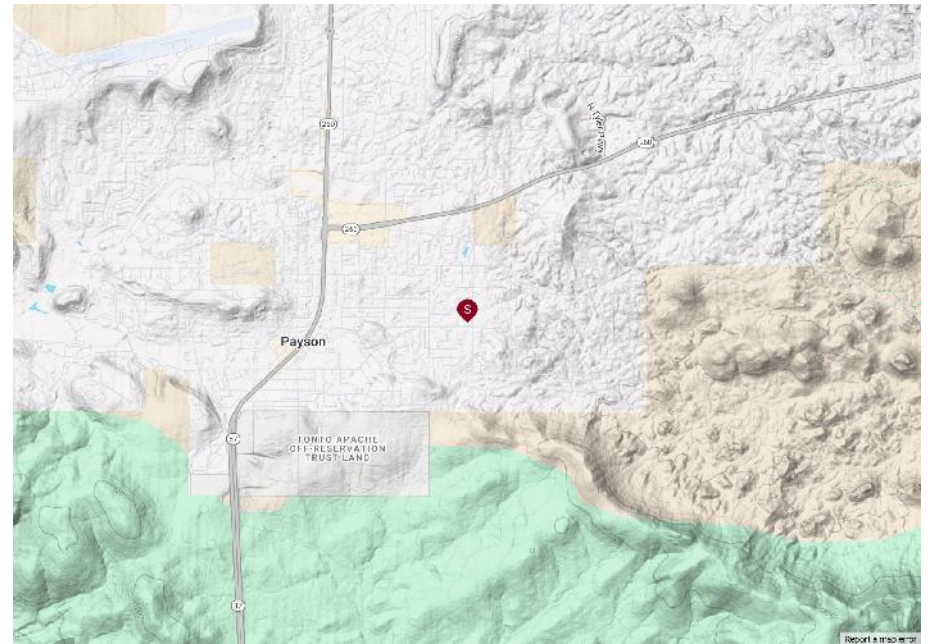
**BERKSHIRE
HATHAWAY**
HOMESERVICES

ADVANTAGE
REALTY

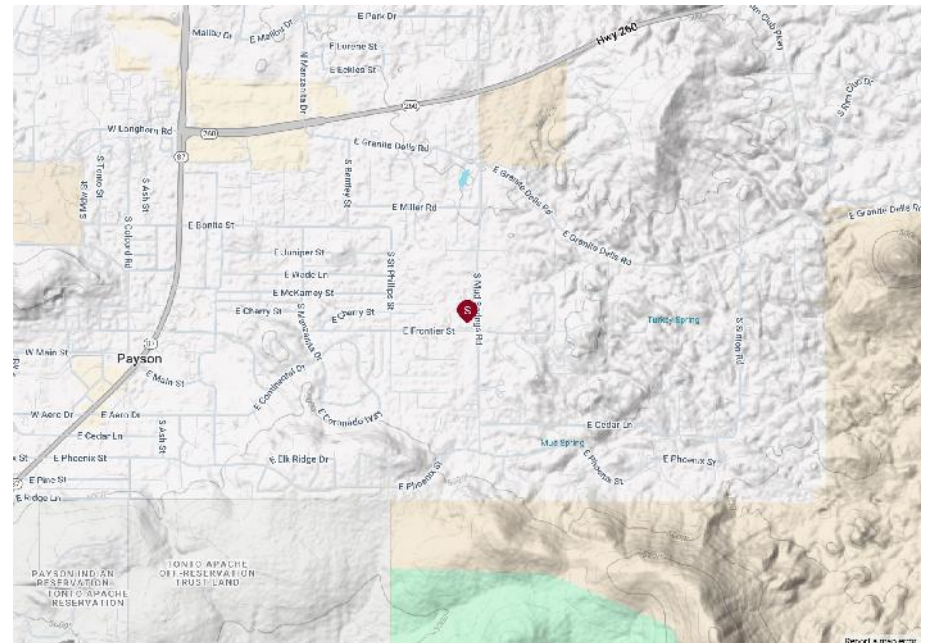
Payson's Cool Mountain Town

- Great Income Opportunities.
Lovely setting for patients and staff.
Easy access to community amenities.
Close to Park
Award winning local hospital.
Quiet pine forest neighborhood.

Regional Map



Locator Map



PROPERTY FEATURES

NUMBER OF UNITS	2
NUMBER OF BEDS	8
NUMBER OF BATHROOMS	4
BUILDING SF	2,856
LAND ACRES	.47 Acres
YEAR BUILT	1985
YEAR RENOVATED	2018
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	6

CONSTRUCTION

FLOORING	Wood
ROOF	Asphalt Shingle
EXTERIOR	Wood
STYLE	Mountain Ranch





Community Amenities

- Five Bedrooms Three baths in Patient Facility, plus a one bedroom, one bath guest cottage.
- Lots of parking, plus RV parking space.
- Single Level
- Three large storage buildings



Community Services

- In Payson's Beautiful Pine Country
- Convenient location, in town on a level lot, in a quiet neighborhood, with a cool mountain feel.
- Public Utilities include, town water, APS electric, piped propane and public sewer.
- Responsive emergency services and near the hospital.



Dining Area



Front Room



Front Entry hall



Kitchen



Kitchen





Front Entry



Front



West Side



Guest House



Guest House



Guest House



Guest House



Guest House



Back Deck



Back Yard



Back Patio



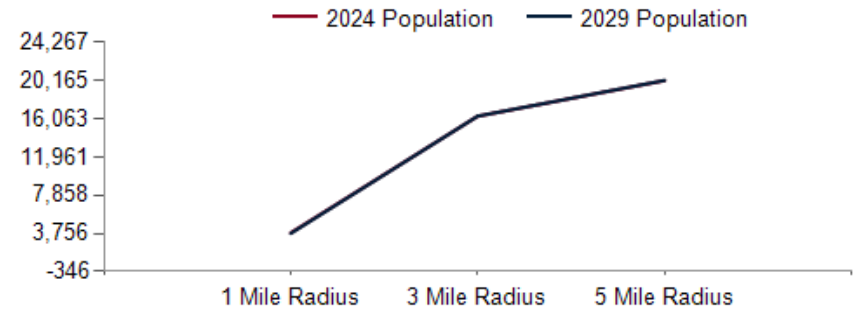
Back Yard



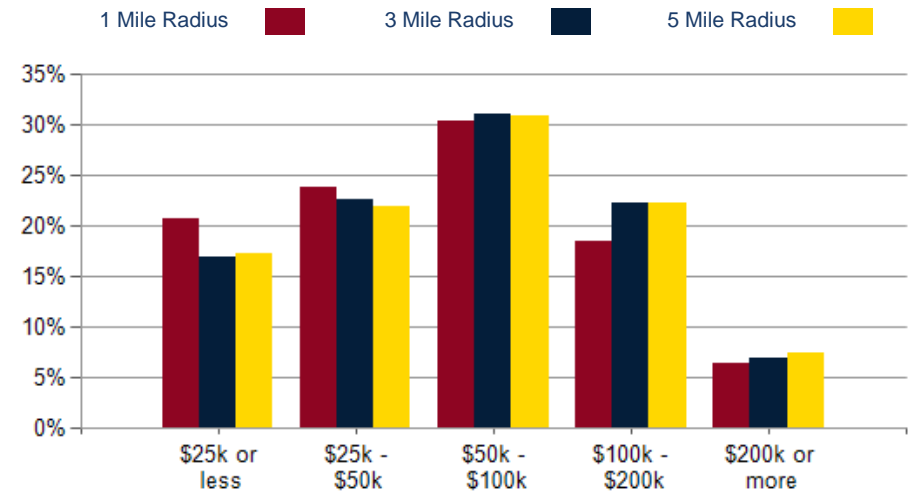
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,488	13,494	16,731
2010 Population	3,636	15,163	18,812
2024 Population	3,816	16,328	20,146
2029 Population	3,756	16,334	20,165
2024-2029: Population: Growth Rate	-1.60%	0.05%	0.10%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	194	567	776
\$15,000-\$24,999	171	729	870
\$25,000-\$34,999	208	802	1,002
\$35,000-\$49,999	211	938	1,086
\$50,000-\$74,999	381	1,638	2,025
\$75,000-\$99,999	155	754	926
\$100,000-\$149,999	174	1,066	1,372
\$150,000-\$199,999	153	647	752
\$200,000 or greater	114	533	718
Median HH Income	\$54,453	\$59,649	\$60,128
Average HH Income	\$83,714	\$91,394	\$92,758

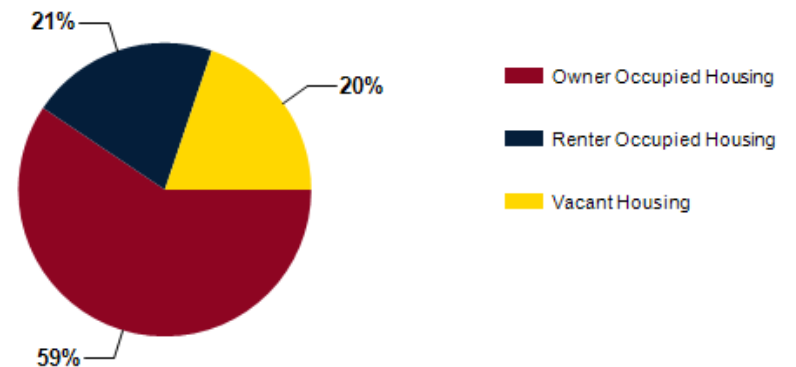
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,775	7,185	8,870
2010 Total Households	1,604	6,809	8,431
2024 Total Households	1,762	7,675	9,527
2029 Total Households	1,760	7,798	9,687
2024 Average Household Size	2.14	2.11	2.09
2024-2029: Households: Growth Rate	-0.10%	1.60%	1.65%



2024 Household Income

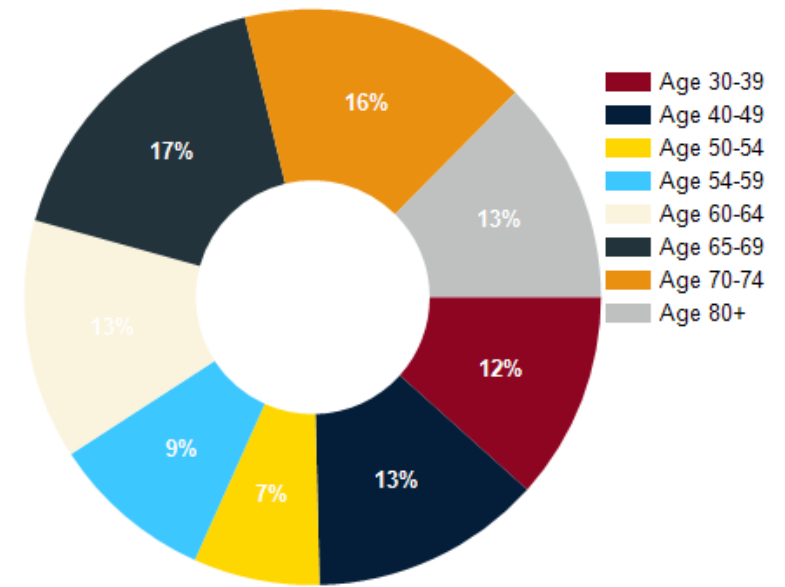


2024 Own vs. Rent - 1 Mile Radius

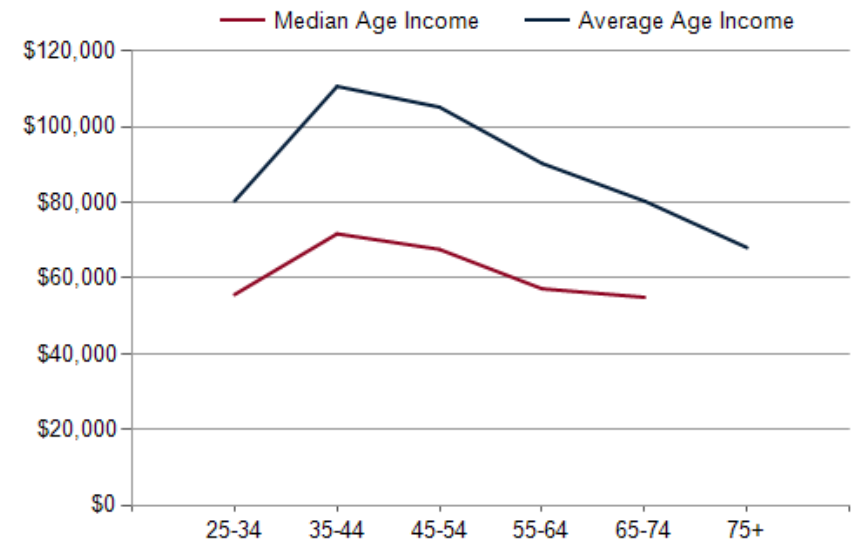


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	138	605	745
2024 Population Age 35-39	161	665	823
2024 Population Age 40-44	170	660	817
2024 Population Age 45-49	163	666	824
2024 Population Age 50-54	182	808	1,007
2024 Population Age 55-59	234	1,057	1,317
2024 Population Age 60-64	346	1,527	1,907
2024 Population Age 65-69	434	1,814	2,292
2024 Population Age 70-74	416	1,770	2,190
2024 Population Age 75-79	323	1,468	1,783
2024 Population Age 80-84	182	824	1,002
2024 Population Age 85+	134	698	832
2024 Population Age 18+	3,249	14,001	17,297
2024 Median Age	58	60	60
2029 Median Age	60	60	60



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,660	\$59,758	\$59,960
Average Household Income 25-34	\$80,374	\$87,729	\$88,237
Median Household Income 35-44	\$71,711	\$90,994	\$91,383
Average Household Income 35-44	\$110,677	\$118,418	\$119,401
Median Household Income 45-54	\$67,604	\$80,146	\$80,935
Average Household Income 45-54	\$105,196	\$113,818	\$114,738
Median Household Income 55-64	\$57,187	\$67,234	\$68,041
Average Household Income 55-64	\$90,317	\$100,631	\$101,706
Median Household Income 65-74	\$54,942	\$62,427	\$62,416
Average Household Income 65-74	\$80,369	\$92,581	\$93,288
Average Household Income 75+	\$68,071	\$70,322	\$72,377





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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Exclusively Marketed by:



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