

COMMERCIAL Land with Income FOR SALE

Executive Offering

This represents an exclusive purchase opportunity for the ±3.61-acre (±3.74 gross acres) C-2 zoned property located adjacent to a Safeway grocer anchored neighborhood center known as Ponderosa Village located at the intersection of Highway 260 and Granite Dells Road in the Town of Payson, Arizona.

The current zoning (C-2) district allows for various commercial uses to accommodate a wide range of general commercial and business activities with emphasis on shopping and business centers, which included retail and drive-thru concepts.

The property has frontage and access along Granite Dells Road, with a road widening/enhancement in the planning stage by the Town. **It is currently improved with one (1), single-family residence and one (1), single-family duplex for a total of three (3) residential rental units that is 100% leased month-to-month with \$4,800/month in contract rental revenue in-place.** Existing utilities include; power (APS), water (domestic well), sewer (septic systems), and telephone (CenturyLink).

Buyer to verify all facts and figures

Payson, AZ





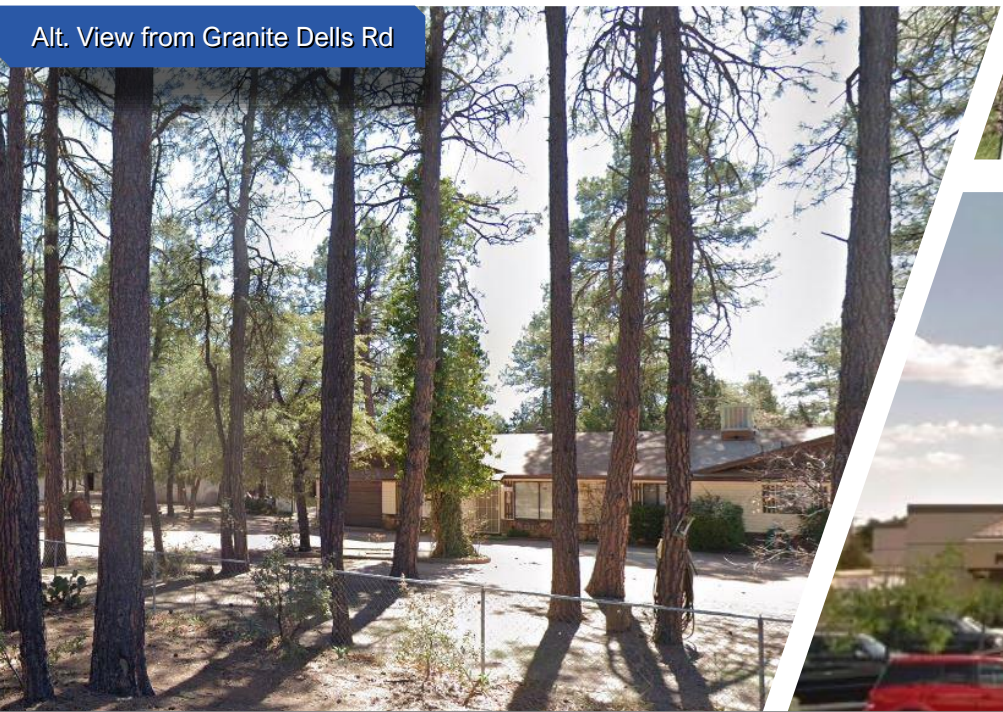
View from Granite Dells Rd



View of Subject from Safeway



Alt. View from Granite Dells Rd



Adjacent property: Ponderosa Village



FOR SALE

\$2,500,000 / \$15.90 PSF

**Commercial Land w/
Income In-Place**

PROPERTY LOCATION

413 & 509 E Granite Dells Rd, Payson, AZ
(Near Highway 260 / Granite Dells Road)

ASSESSOR PARCEL NUMBER(S)

304-02-005L & 304-02-005Q

PROPERTY SIZE

3.11 ACRES (NET) 304-02-005L

0.50 ACRES (NET) 304-02-005Q

3.61 ACRES (NET) TOTAL

3.73 ACRES (GROSS) TOTAL

ZONING

C-2

GENERAL LAND USE

General Commercial

EXISTING DEVELOPMENT

Single-Family Residence (\$1,400)

Single-Family Duplex (\$2,800)

Mobile Home (\$600)

Total Rental Income = \$4,800/Month

**all leases are month-to-month*

ANNUAL AVERAGE DAILY TRAFFIC

Highway 260 W of Granite Dells Rd

22,909 VPD (2020)

Highway 260 E of Granite Dells Rd

19,301 VPD (2020)

PROPOSED DEVELOPMENT

Retail Pad w/ Drive-Thru Concepts

UTILITIES

Electric (APS)

Water (Domestic Well)

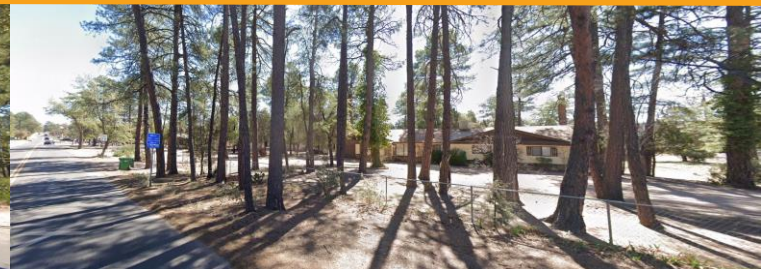
Payson water available

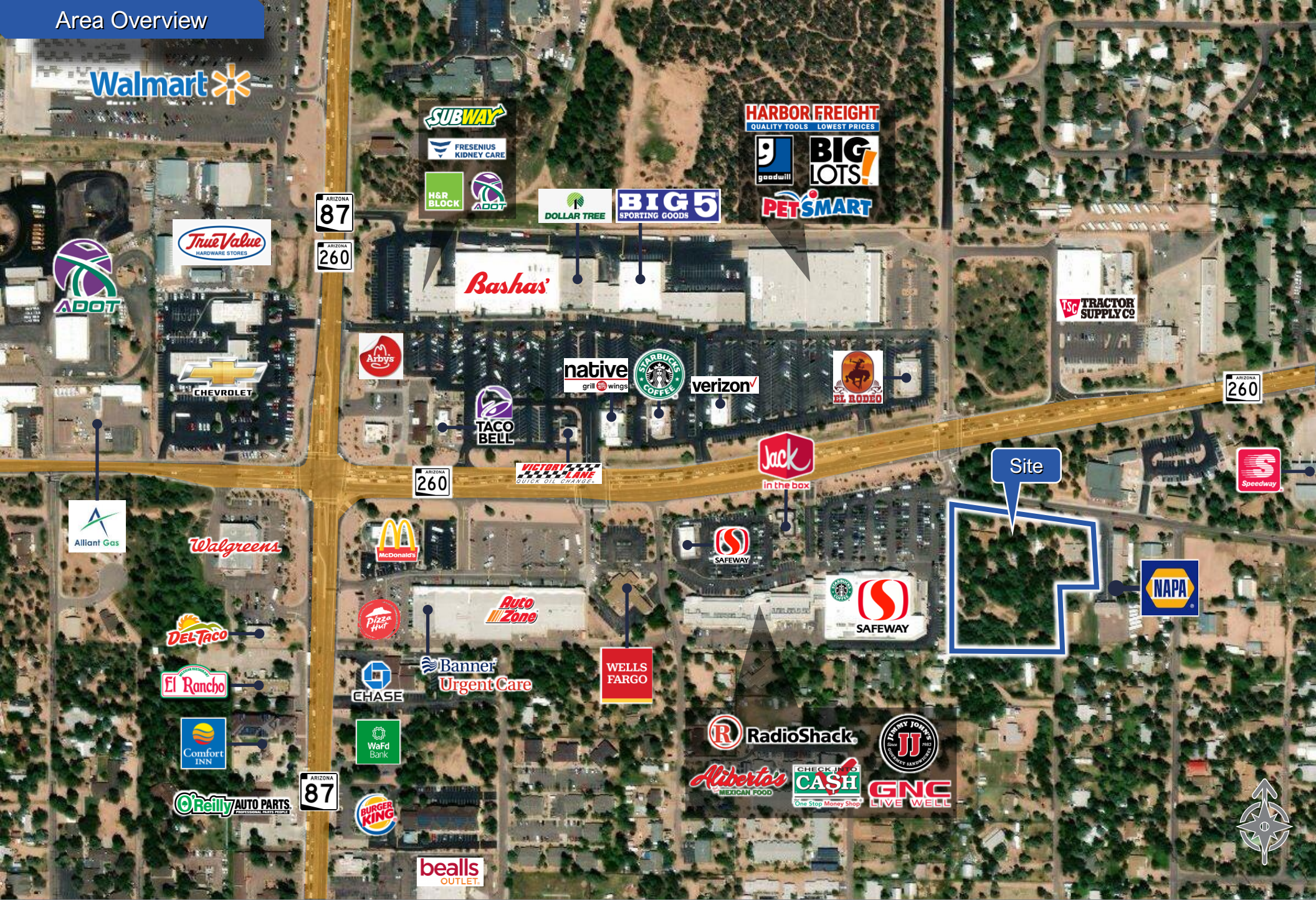
Sewer (Septic System)

Green Valley Water available

Natural Gas (Alliant Gas / Pinnacle)

Telephone/Cable (CenturyLink)



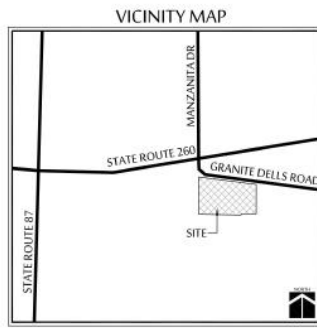




DISCLOSURES:

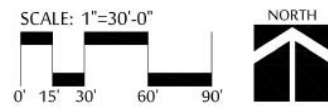
1) The site layout shown is a conceptual use only. Proposals have not been submitted or obtained.

2) Access easement shown from Safeway at the west property boundary does not exist. It is only conceptual.



1 GRANITE DELLS - RETAIL CONCEPT PLAN 4.0

SWC OF GRANITE DELLS ROAD & BENTLEY STREET - PAYSON, AZ
JUNE 27, 2022



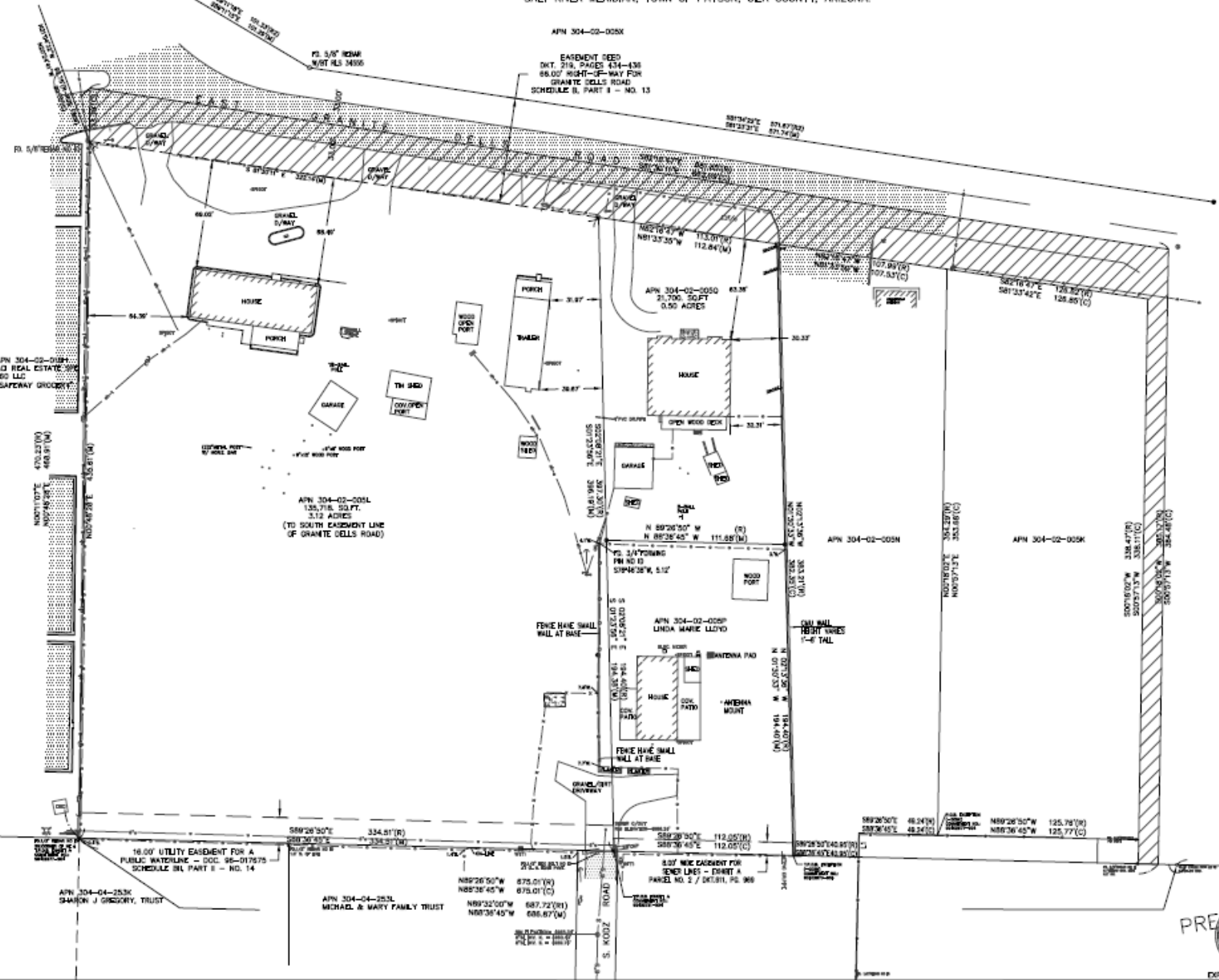
8075 E Morgan Trail, Suite 1B
Scottsdale, AZ 85258
www.RealtyEA.com

Ted Knoll | Principal
602-717-7868
ted@realtyea.com

Paul Gorraiz | Vice President
602-692-1398
paul@realtyea.com

ALTA / NSPS LAND TITLE SURVEY

OF THOSE PARCELS AS DESCRIBED IN EXHIBIT A OF SCHEDULE A OF THAT COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 90402877-904-SMG AND 90402721-904-CBP, PROVIDED BY PIONEER TITLE AGENCY, INC., PAYSON AZ. LOCATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 10 EAST OF THE GILA & SALT RIVER MERIDIAN, TOWN OF PAYSON, GILA COUNTY, ARIZONA.



RECORDING INFORMATION

GRAPHIC SCALE

1" = 50 FT.
CONTOUR INTERVAL = 1 FOOT

- LEGEND**
- (H) = RECORD INFORMATION PER SCHEDULE A-EXHIBIT A TITLE REPORT
 - (RI) = RECORD INFORMATION PER ILLUM PLAT MAP 0354
 - (CI) = RECORD INFORMATION PER R.O.S. MAP NO. 3735, S.C.R.
 - (M) = MEASURED INFORMATION THIS SURVEY
 - (C) = CALCULATED INFORMATION THIS SURVEY
 - = FOUND 1/2" REBAR NO. 3, UNLESS OTHERWISE NOTED
 - = FOUND 1/2" IRON PIPE NO. 3
 - ⊙ = SET 1/2" REBAR W/BRASS TAG OR 1.5" ALUM. CAP RLS 24516
 - MBT = AFFIXED BRASS TAG "FOUND POINT RLS 24516"
 - = DOWNGUT
 - = UTILITY PIPE
 - ⊕ = SEWER MANHOLE OR CLEANOUT
 - = SEWER LINE
 - = FIRE HYDRANT
 - = WATER LINE
 - ⊕ = WATER METER
 - ⊕ = WATER METER
 - = WATER VALVE
 - = ELECTRIC OR TELEPHONE PEDESTAL
 - = ELECTRIC BOX
 - = ELECTRIC LINE
 - = CABLE TELEVISION LINE
 - = TELEPHONE LINE
 - = GAS VALVE
 - = GAS LINE
 - = OVERHEAD LINE
 - = SIGN
 - = LIGHT POST
 - crp = CORRUGATED METAL PIPE
 - = 3"-5" CHAIN LINK FENCE
 - = 4" BARBED WIRE FENCE
 - = WOOD FENCE
 - = CONCRETE
 - = ASPHALT PAVEMENT
 - 10 P ● = 10 INCH DIAMETER PINE TREE
 - 10 PI ● = 10 INCH DIAMETER PINON TREE
 - 10 O ● = 10 INCH DIAMETER OAK TREE
 - 10 J ● = 10 INCH DIAMETER JUNIPER TREE
 - 10 C ● = 10 INCH DIAMETER CEDAR TREE
 - 10 T ● = 10 INCH DIAMETER TREE

PREPARED BY

NORTHSTAR SURVEYING
INCORPORATED

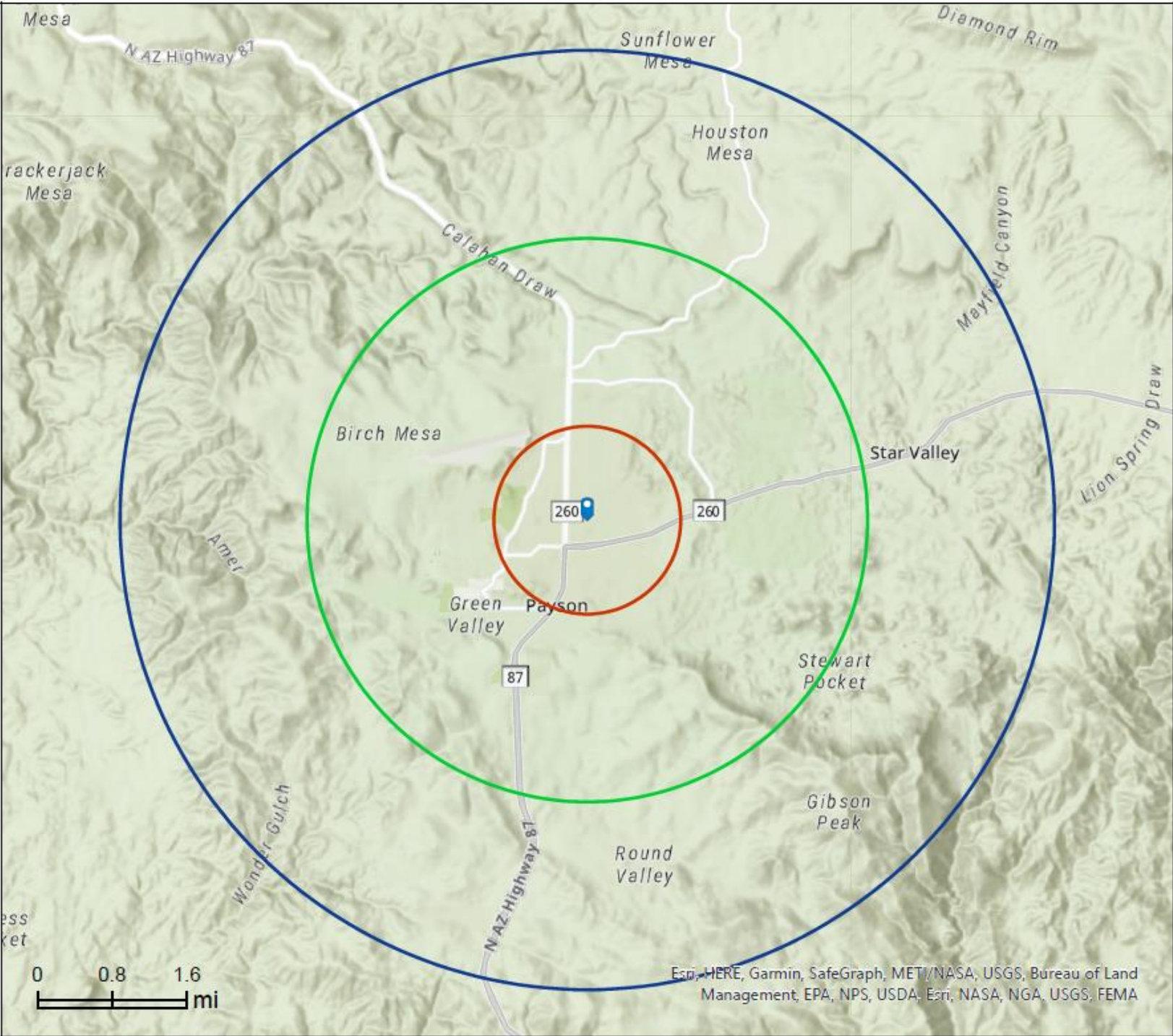
1100 N. SEDGEE HWY., SUITE B • PAYSON, ARIZONA 85541 • (928) 474-2848
REF. PROJECT NO. 19-184 PROJECT NO. 21-067

EXP. 06-30-2023

SHEET 2 OF 3

E Malibu Dr, Payson, Arizona, 85541
Rings: 1, 3, 5 mile radii

Latitude: 34.24473
Longitude: -111.31874



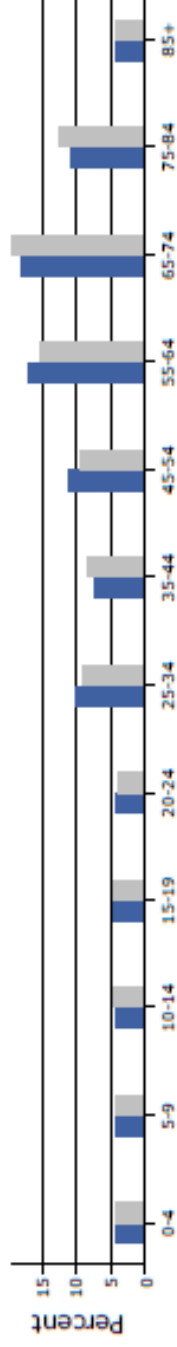
E Malibu Dr
 E Malibu Dr, Payson, Arizona, 85541
 Rings: 1, 3, 5 mile radii

Prepared by Realty Economic Advisors
 Latitude: 34.24473
 Longitude: -111.31874

	1 mile	3 miles	5 miles
2020 Summary			
Population	5,997	16,550	19,758
Households	2,769	7,532	9,000
Families	1,578	4,671	5,642
Average Household Size	2.12	2.15	2.16
Owner Occupied Housing Units	1,604	4,989	6,129
Renter Occupied Housing Units	1,165	2,543	2,871
Median Age	54.9	56.6	56.7
Median Household Income	\$37,477	\$43,419	\$43,953
Average Household Income	\$50,961	\$63,460	\$65,603
2025 Summary			
Population	6,133	17,027	20,369
Households	2,846	7,791	9,328
Families	1,615	4,818	5,831
Average Household Size	2.11	2.14	2.15
Owner Occupied Housing Units	1,662	5,179	6,370
Renter Occupied Housing Units	1,185	2,613	2,959
Median Age	56.3	58.7	58.7
Median Household Income	\$38,843	\$46,327	\$47,308
Average Household Income	\$55,699	\$70,629	\$73,281
Trends: 2020-2025 Annual Rate			
Population	0.45%	0.57%	0.61%
Households	0.55%	0.68%	0.72%
Families	0.46%	0.62%	0.66%
Owner Households	0.71%	0.75%	0.77%
Median Household Income	0.72%	1.30%	1.48%

1 mile

Population by Age



3 miles

Population by Age



5 miles

Population by Age



E Malibu Dr

E Malibu Dr, Payson, Arizona, 85541

Rings: 1, 3, 5 mile radii

Prepared by Realty Economic Advisors

Latitude: 34.24473

Longitude: -111.31874

1 mile

3 miles

5 miles

2020 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	489	17.7%	1,148	15.2%	1,377	15.3%
\$15,000 - \$24,999	533	19.2%	1,056	14.0%	1,230	13.7%
\$25,000 - \$34,999	238	8.6%	718	9.5%	872	9.7%
\$35,000 - \$49,999	546	19.7%	1,311	17.4%	1,512	16.8%
\$50,000 - \$74,999	380	13.7%	1,222	16.2%	1,457	16.2%
\$75,000 - \$99,999	328	11.8%	946	12.6%	1,114	12.4%
\$100,000 - \$149,999	158	5.7%	559	7.4%	668	7.4%
\$150,000 - \$199,999	60	2.2%	352	4.7%	457	5.1%
\$200,000+	37	1.3%	220	2.9%	312	3.5%

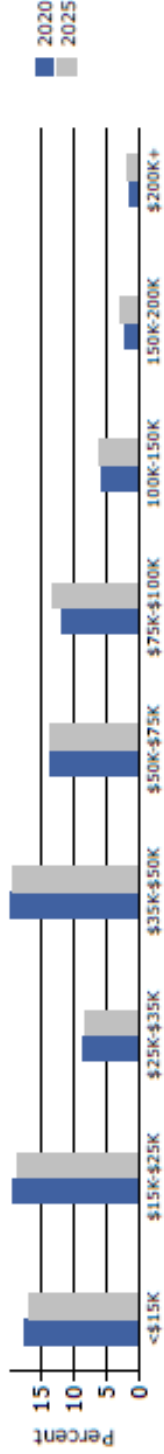
Median Household Income	\$37,477	\$43,419	\$43,953
Average Household Income	\$50,961	\$63,460	\$65,603
Per Capita Income	\$23,692	\$28,945	\$29,885

2025 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	476	16.7%	1,105	14.2%	1,320	14.2%
\$15,000 - \$24,999	529	18.6%	1,025	13.2%	1,188	12.7%
\$25,000 - \$34,999	231	8.1%	691	8.9%	838	9.0%
\$35,000 - \$49,999	555	19.5%	1,325	17.0%	1,527	16.4%
\$50,000 - \$74,999	389	13.7%	1,233	15.8%	1,474	15.8%
\$75,000 - \$99,999	175	6.0%	1,079	13.8%	1,275	13.7%
\$100,000 - \$149,999	171	6.0%	602	7.7%	726	7.8%
\$150,000 - \$199,999	77	2.7%	469	6.0%	612	6.6%
\$200,000+	43	1.5%	263	3.4%	369	4.0%

Median Household Income	\$38,843	\$46,327	\$47,308
Average Household Income	\$55,699	\$70,629	\$73,281
Per Capita Income	\$25,997	\$32,381	\$33,552

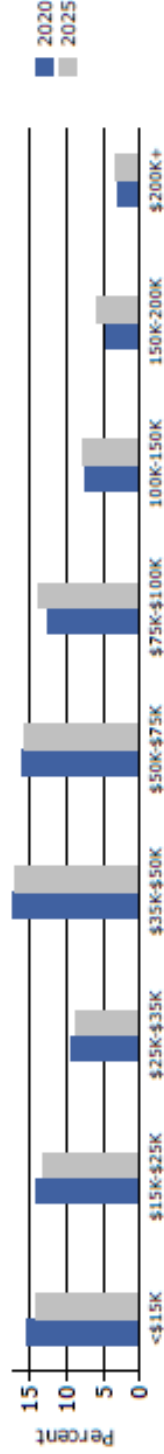
1 mile

Household Income



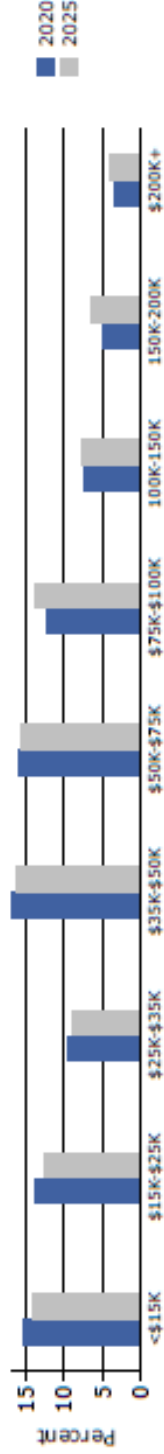
3 miles

Household Income



5 miles

Household Income



Source: Esri

E Malibu Dr
 E Malibu Dr, Payson, Arizona, 85541
 Rings: 1, 3, 5 mile radii

Prepared by Realty Economic Advisors
 Latitude: 34.24473
 Longitude: -111.31874

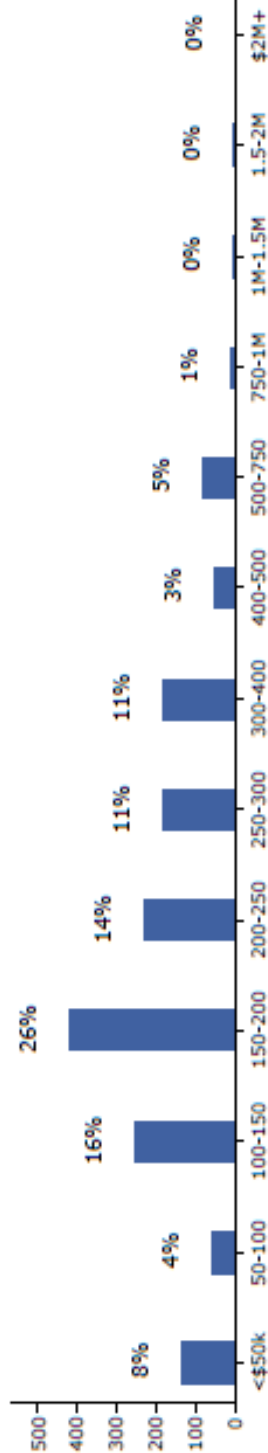
1 mile **3 miles** **5 miles**

2020 Owner Occupied Housing Units by Value

	1 mile	3 miles	5 miles
Total	1,604	4,989	6,129
<\$50,000	8.2%	7.2%	7.7%
\$50,000 - \$99,999	3.6%	2.7%	2.8%
\$100,000 - \$149,999	15.8%	10.6%	10.0%
\$150,000 - \$199,999	26.2%	20.9%	19.3%
\$200,000 - \$249,999	14.3%	16.6%	16.1%
\$250,000 - \$299,999	11.2%	13.2%	13.0%
\$300,000 - \$399,999	11.3%	15.6%	16.2%
\$400,000 - \$499,999	3.2%	5.0%	5.5%
\$500,000 - \$749,999	5.2%	6.6%	7.6%
\$750,000 - \$999,999	0.6%	1.4%	1.6%
\$1,000,000 - \$1,499,999	0.2%	0.1%	0.0%
\$1,500,000 - \$1,999,999	0.2%	0.2%	0.3%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$230,502	\$262,257	\$269,669

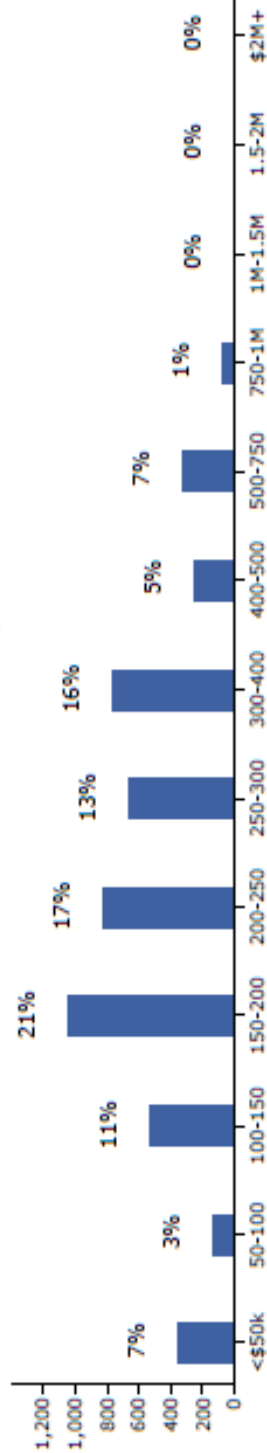
1 mile

2020 Home Value (Esri)



3 miles

2020 Home Value (Esri)



5 miles

2020 Home Value (Esri)



E Malibu Dr

E Malibu Dr, Payson, Arizona, 85541

Rings: 1, 3, 5 mile radii

Prepared by Realty Economic Advisors

Latitude: 34.24473

Longitude: -111.31874

2020 Population by Age			
Age	Number	Percent	Number
Age 0 - 4	258	4.3%	633
Age 5 - 9	258	4.3%	675
Age 10 - 14	266	4.4%	699
Age 15 - 19	272	4.5%	716
Age 20 - 24	255	4.3%	650
Age 25 - 34	599	10.0%	1,469
Age 35 - 44	436	7.3%	1,240
Age 45 - 54	661	11.0%	1,751
Age 55 - 64	1,015	16.9%	2,955
Age 65 - 74	1,068	17.8%	3,140
Age 75 - 84	648	10.8%	1,915
Age 85+	261	4.4%	706

2025 Population by Age			
Age	Number	Percent	Number
Age 0 - 4	261	4.3%	630
Age 5 - 9	256	4.2%	662
Age 10 - 14	275	4.5%	727
Age 15 - 19	279	4.5%	695
Age 20 - 24	241	3.9%	581
Age 25 - 34	559	9.1%	1,408
Age 35 - 44	508	8.3%	1,425
Age 45 - 54	579	9.4%	1,524
Age 55 - 64	952	15.5%	2,772
Age 65 - 74	1,193	19.4%	3,533
Age 75 - 84	770	12.6%	2,317
Age 85+	261	4.3%	751
	1 mile		3 miles
			5 miles

Number

Percent

Number

Percent

Number

Percent

Number

Percent

Number

Percent