COMMERCIAL Land with Income FOR SALE

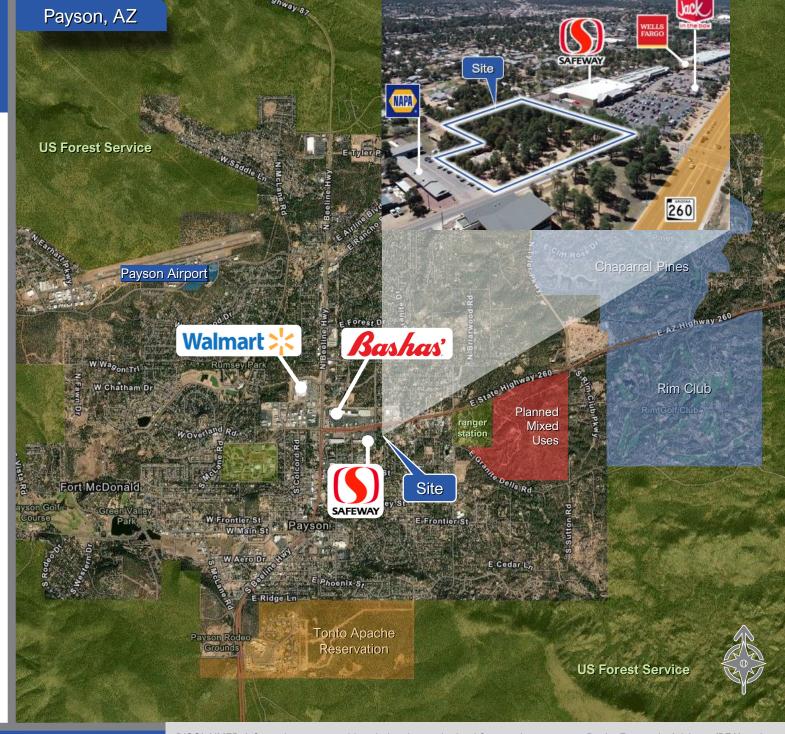
Executive Offering

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).

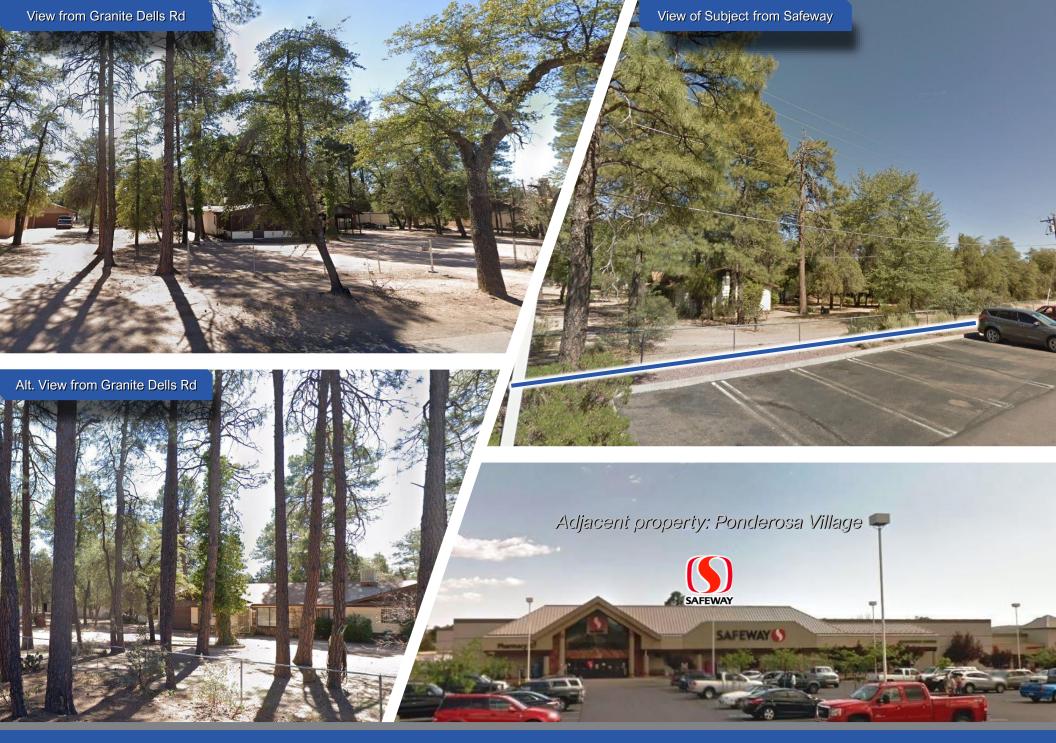
Buyer to verify all facts and figures





DISCLAIMER: Information presented herein has been obtained from various sources. Realty Economic Advisors (REA) makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should independently all relevant material prior to making a business decision. REA excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Realty Economic Advisors.







8075 E Morgan Trail, Suite 1B Scottsdale, AZ 85258 www.RealtyEA.com **Ted Knoell |** Principal 602-717-7868 ted@realtyea.com

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

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

3.61 ACRES (NET)3.73 ACRES (GROSS)
TOTAL

ZONING GENERAL LAND USE

C-2 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)

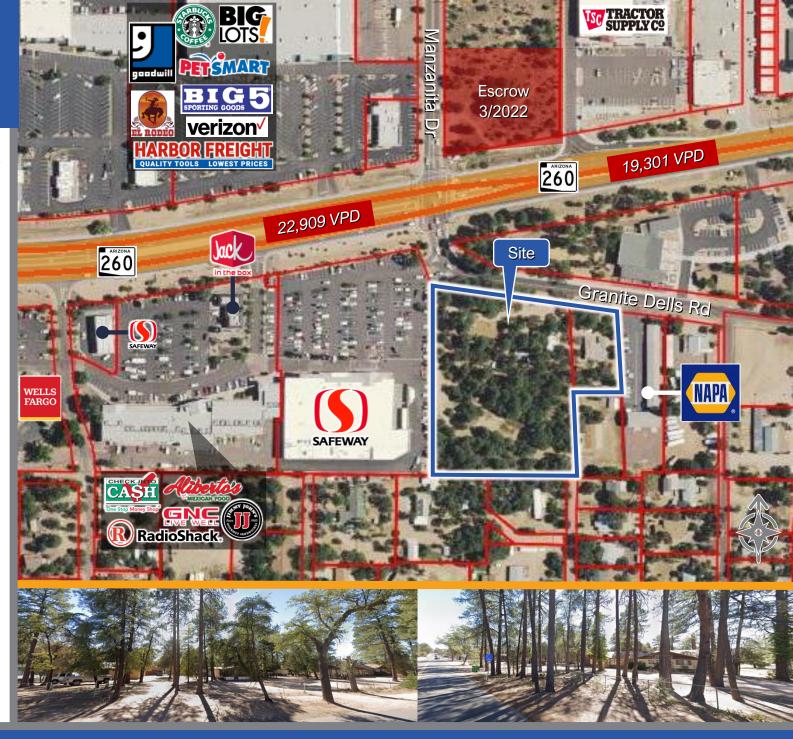
Payson water available

Sewer (Septic System)

Green Valley Water available

Natural Gas (Alliant Gas / Pinnacle)

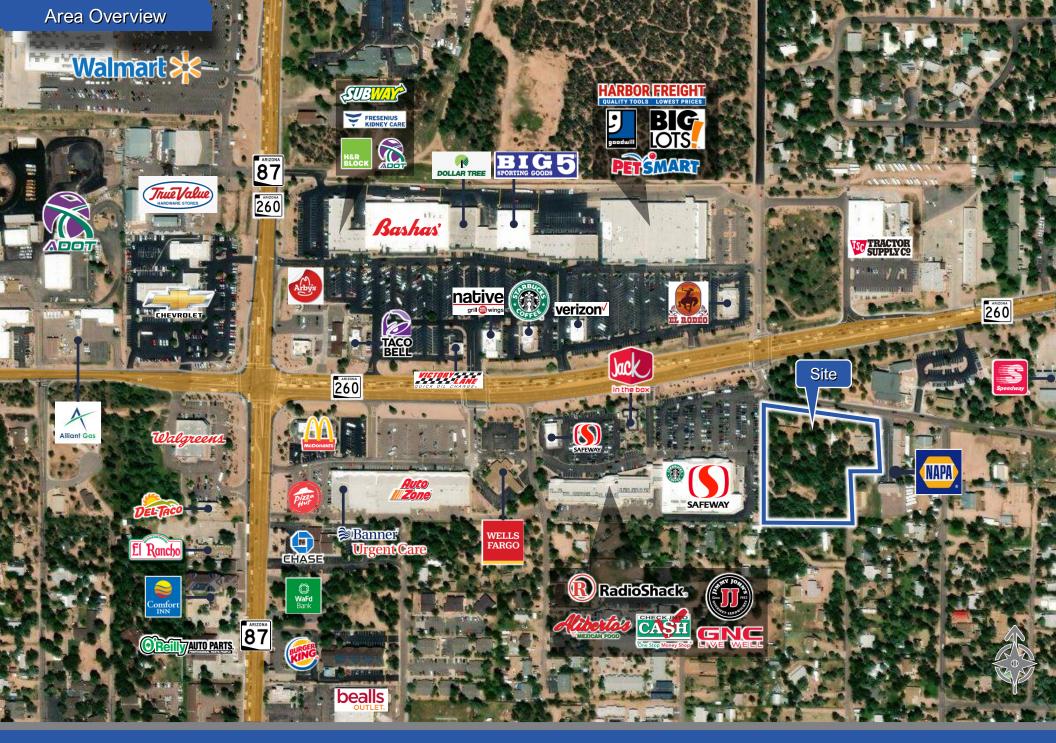
Telephone/Cable (CenturyLink)



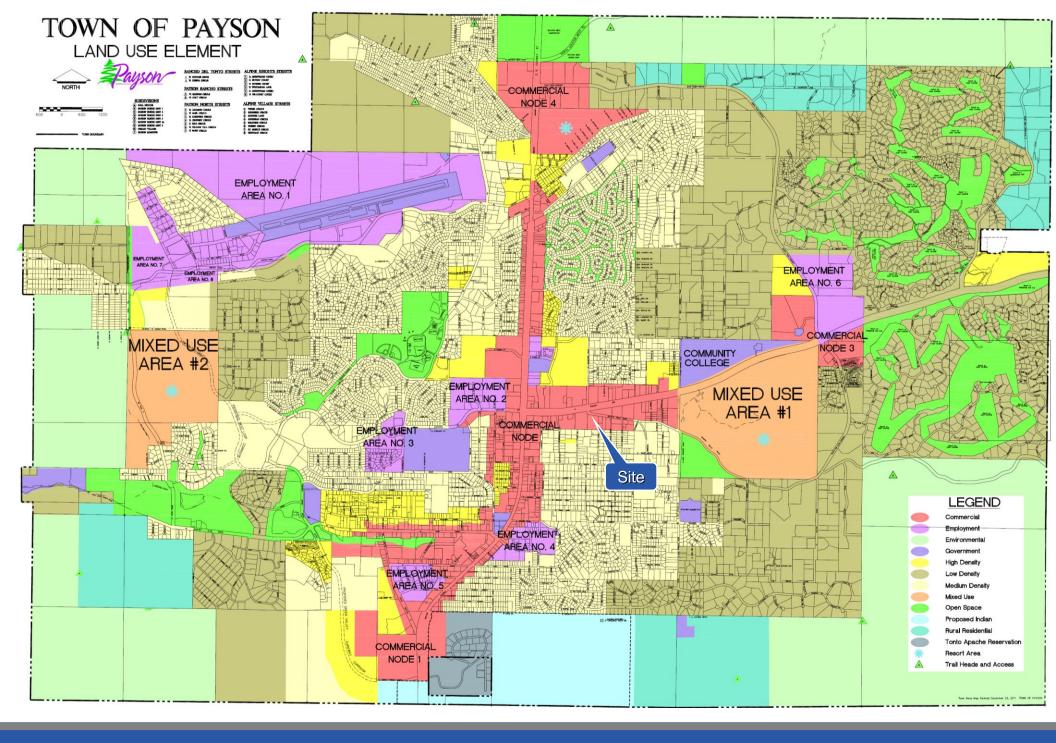


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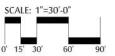




DISCLOSURES:

- 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.







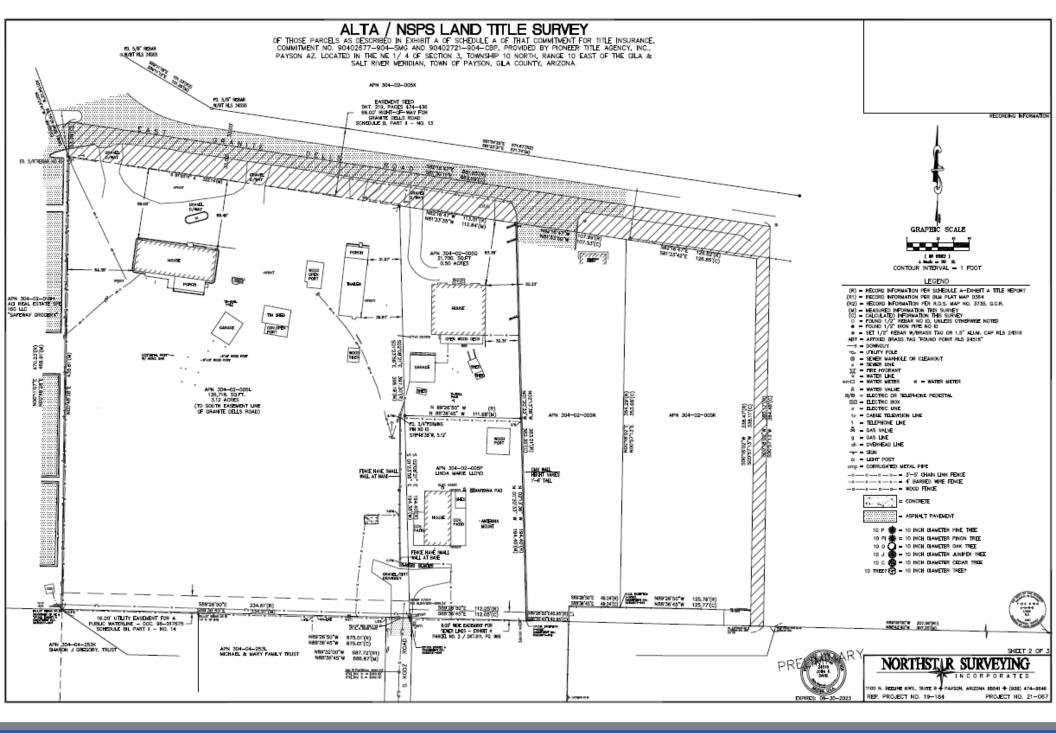


CONCEPT PLAN 4.0

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



MCGOUGH ADAMSON





Latitude: 34.24473

Longitude: -111.31874



Community Demographic & Income Profile Comparison

Prepared by Realty Economic Advisors Latitude: 34.24473 Longitude: -111.31874 E Malibu Dr, Payson, Arizona, 85541 Rings: 1, 3, 5 mile radii E Malibu Dr

	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	26.6	26.7
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

0.68% 0.57% 0.55% 0.45% Trends: 2020-2025 Annual Rate Households Population

0.72%

0.62% 0.75% 1,30%

> 0.71% 0.72%

0.77% 1.48%

2020

0.61%

\$73,281

\$70,629

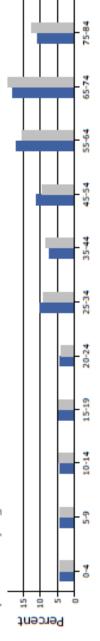
\$55,699

Owner Households Families

Median Household Income

Population by Age

1 mile

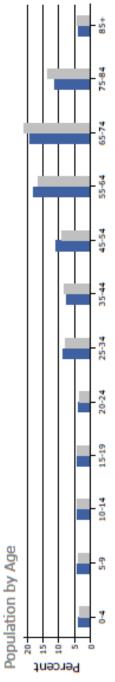


3 miles

65-74 55-64 10-14 Age Population by 200 9 4 Percent

2020

5 miles



2020



Community Demographic & Income Profile Comparison

E Malibu Dr. Payson, Arizona, 85541

Latitude: 34,24473

Prepared by Realty Economic Advisors

Rings: 1, 3, 5 mile radii	5 mile radii				Longitud	Longitude: -111.3187
	1 mile	a.	3 miles	S	5 miles	les
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	9.2%	872	9.7%
\$35,000 - \$49,999	246	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	128	5.7%	229	7.4%	899	7.4%
\$150,000 - \$199,999	09	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%
\$30,000 - \$/4,999	326	13.7%	1,233	15.8%	1,4/4	15.8%
4100 000 - 4140 000	3/3	13,270	1,0/5	13.6%	1,2/3	13.7%
\$100,000 - \$143,333 \$150 000 - \$199 999	77	9.0%	905	7.770	720	7.6%
4000 0004	CV	1 50%	696	2.4%	350	4 09%
+200,0024	7	0.0.70	287	2	600	2.0.1
Median Household Income	\$38,843		\$46,327		\$47,308	
Average Household Income	\$22,699		\$70,629		\$73,281	
Per Capita Income	\$25,997		\$32,381		\$33,552	
1 mile	1000					
	Housenoid Income	псоте				
15		ľ				2020
10		Ī				2025
P 6		I				
0 <	\$35K-\$50K \$508	\$50K-\$75K \$75K-\$100K	100K-150K	150K-200K	\$200K+	
3 miles						
	Household Income	ncome				
15						
						2020
one ²						5707
				-		
<\$15K \$15K-\$25K \$25K-\$35K	\$35K-\$50K \$508	\$50K-\$75K \$75K-\$100K	10K 100K-150K	150K-200K	\$200K+	
5 miles						
	Household Income	ncome				
						2020
10						2025
94						

Source: Esri

5-0



Community Demographic & Income Profile Comparison

E Malibu Dr, Payson, Arizona, 85541 E Malibu Dr

Latitude: 34.24473

Prepared by Realty Economic Advisors

5 miles

3 miles

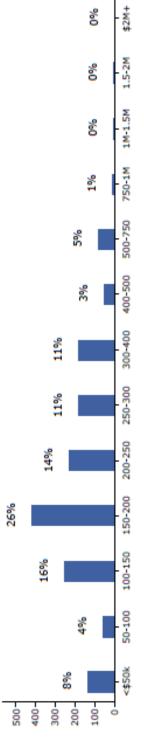
Longitude: -111.31874 Rings: 1, 3, 5 mile radii

1 mile

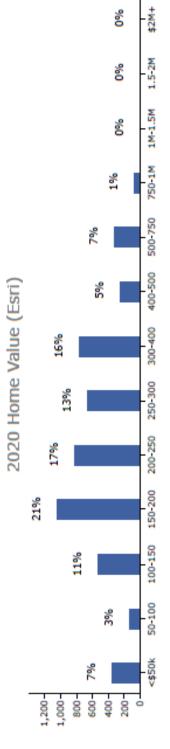
ZOZO OWINEI OCCUPIED HOUSING OILLS BY VAIDE			
Total	1,604	4,989	6,129
<\$20,000	8.2%	7.2%	7.7%
\$20,000 - \$99,999	3.6%	2.7%	2,8%
\$100,000 - \$149,999	15.8%	10.6%	10.0%
\$150,000 - \$199,999	26.2%	20.9%	19.3%
\$200,000 - \$249,999	14.3%	16.6%	16.1%
\$250,000 - \$299,999	11.2%	13.2%	13.0%
\$300,000 - \$399,999	11.3%	15.6%	16.2%
\$400,000 - \$499,999	3.2%	5.0%	5.5%
\$500,000 - \$749,999	5.2%	9,9%	7.6%
\$750,000 - \$999,999	%9.0	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

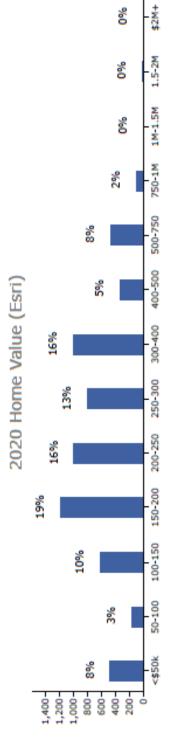
2020 Home Value (Esri)



3 miles



5 miles





Community Demographic & Income Profile Comparison -

Prepared by Realty Economic Advisors Latitude: 34.24473 E Malibu Dr, Payson, Arizona, 85541

Percent Number Percent 4,3% 633 3.8% 4,3% 675 4.1% 4,4% 699 4.2% 4,5% 716 4.3% 4,5% 716 4.3% 4,3% 650 3.9% 10.0% 1,469 8.9% 10.0% 1,740 7.5% 11.0% 1,751 10.6% 11.0% 1,751 10.6% 11.0% 1,754 7.5% 11.0% 1,751 10.6% 11.0% 1,751 10.6% 11.0% 1,751 10.6% 11.0% 1,751 10.6% 10.8% 1,751 10.6% 4.4% 706 4.3% 4.4% 706 4.3% 4.5% 662 3.9% 4.5% 662 3.9% 4.5% 662 3.9% 4.5% 662 3.9% 4.5% 662 3.		Rings: 1, 3, 5 mile radii				Longitude: -111.31874	111,3187
258 4,3% 633 3.8% 258 258 4.3% 655 4.1% 256 4,4% 669 4.2% 255 4,3% 255 4,3% 255 4,3% 255 3.9% 255 4,3% 255 4,3% 255 17.9% 255 17.9% 251 10.0% 251	Population by Age	Number	Percent	Number	Percent	Number	Percent
256 4,3% 675 4,1% 266 24,4% 699 4,2% 272 4,3% 650 3,9% 255 4,3% 650 3,9% 255 4,3% 650 3,9% 255 4,3% 650 3,9% 255 10.0% 1,469 8,9% 4,3% 661 11.0% 1,240 7,5% 661 11.0% 1,751 10.6% 1,068 17.3% 2,955 17.9% 261 4,3% 2,0 652 3,9% 255 2,5% 2,5% 2,5% 2,5% 2,5% 2,5% 2,5%	0-4	258	4.3%	633	3.8%	742	3.8%
266 4.4% 699 4.2% 2.2% 2.2% 2.2% 7.16 4.3% 2.2% 2.2% 2.2% 7.16 4.3% 2.3% 2.3% 2.3% 2.3% 2.3% 2.3% 2.3% 2	5-9	258	4.3%	675	4.1%	810	4.19
272 4.5% 716 4.3% 255 4.3% 650 3.9% 599 10.0% 1,469 8.9% 436 7.3% 1,240 7.5% 661 11.0% 1,751 10.6% 1,015 16.9% 2,955 17.9% 1,068 17.8% 3,140 19.0% 648 10.8% 1,915 11.6% 261 4.4% 706 4.3% 261 4.4% 706 4.3% 256 4.2% 662 3.9% 275 4.5% 662 3.9% 275 4.5% 662 3.9% 275 4.5% 662 3.9% 275 4.5% 662 3.9% 275 4.5% 662 3.9% 275 4.5% 662 3.9% 275 4.5% 695 4.1% 276 4.5% 695 4.1% 508 8.3% 1,408 8.3% 579 9.4% 1,524 <td>10 - 14</td> <td>592</td> <td>4.4%</td> <td>669</td> <td>4.2%</td> <td>838</td> <td>4.29</td>	10 - 14	592	4.4%	669	4.2%	838	4.29
255 4,3% 650 3.9% 599 10.0% 1,469 0.9% 436 7.3% 10.0% 1,469 0.9% 436 7.3% 1,240 7.5% 661 11.0% 1,751 10.6% 1,015 16.9% 2,955 17.9% 1,068 17.0% 3,140 19.0% 648 10.0% 1,915 11.6% 261 4.4% 706 4.3% 2,17 16.6% 261 4.4% 706 4.3% 2,17 16.0% 256 4.2% 662 3.9% 275 4.5% 695 4.1% 241 3.9% 241 3.9% 241 3.9% 241 3.9% 241 3.9% 2,772 16.3% 11,193 19.4% 1,524 9.0% 250 11,193 19.4% 2,772 16.3% 11,193 19.4% 2,317 13.6% 261 4.3% 20.8% 11,193 19.4% 3,533 20.8% 11,193 10.4% 2,317 13.6% 261 4.3% 11,193 11,1193 11,110	15 - 19	272	4.5%	716	4.3%	823	4.3%
599 10.0% 1,469 8.9% 436 7.3% 1,240 7.5% 661 11.0% 1,751 10.6% 1,015 16.9% 2,955 17.9% 1,068 17.8% 3,140 19.0% 648 10.8% 1,915 11.6% 648 10.8% 1,915 11.6% 261 4.4% 706 4.3% 261 4.4% 706 4.3% 256 4.2% 662 3.9% 275 4.5% 662 3.9% 275 4.5% 662 3.9% 275 4.5% 662 3.9% 275 4.5% 662 3.9% 275 4.5% 662 3.9% 275 4.5% 683 3.4% 579 4.5% 683 3.4% 579 8.3% 1,428 8.4% 579 8.3% 1,428 8.4% 579 9.4% 1,524 9.0% 579 1,193	20 - 24	255	4.3%	650	3.9%	754	3.8%
436 7.3% 1,240 7.5% 661 11.0% 1,751 10.6% 1,015 16.9% 2,955 17.9% 1,068 17.8% 3,140 19.0% 648 10.8% 1,915 11.6% 648 10.8% 1,915 11.6% 261 4.4% 706 4.3% 261 4.4% 706 4.3% 256 4.2% 662 3.9% 275 4.5% 662 3.9% 275 4.5% 662 3.9% 275 4.5% 662 3.9% 275 4.5% 662 3.9% 275 4.5% 695 4.1% 275 4.5% 695 4.1% 579 9.4% 1,408 8.3% 579 9.4% 1,524 9.0% 579 1,193 19.4% 2,772 16.3% 1,193 19.4% 7,772 16.3% 261 4.3% 731 4.4% 271	25 - 34	299	10.0%	1,469	8.9%	1,713	8.79
661 11.0% 1,751 10.6% 1,015 16.9% 2,955 17.9% 1,068 17.8% 3,140 19.0% 648 10.8% 1,915 11.6% 261 4.4% 706 4.3% 261 4.3% 630 3,7% 256 4.2% 662 3.9% 275 4.5% 727 4.3% 275 4.5% 695 4.1% 275 4.5% 695 4.1% 279 4.5% 695 4.1% 279 4.5% 695 4.1% 279 4.5% 695 4.1% 279 4.5% 695 4.1% 279 4.5% 581 3.4% 559 9.4% 1,425 8.4% 508 8.3% 1,524 9.0% 579 9.4% 1,524 9.0% 652 15.5% 2,772 16.3% 770 12.6% 2,317 4.4% 770 12.6% 7,	35 - 44	436	7.3%	1,240	7.5%	1,497	7.69
1,015 16.9% 2,955 17.9% 1,068 17.8% 3,140 19.0% 648 10.8% 1,915 11.6% 648 10.8% 1,915 11.6% 261 4.4% 706 4.3% 251 4.3% 630 3.7% 275 4.2% 662 3.9% 275 4.5% 727 4.3% 279 4.5% 581 3.4% 279 4.5% 581 3.4% 559 9.1% 1,408 8.3% 559 9.1% 1,408 8.3% 579 9.4% 1,524 9.0% 579 9.4% 1,524 9.0% 579 1,193 19.4% 1,524 9.0% 570 4.3% 2,772 16.3% 770 12.6% 2,317 13.6% 770 12.6% 2,317 4.4% 770 14.4% 751 4.4% 770 14.4% 751 4.4%	45 - 54	661	11.0%	1,751	10.6%	2,112	10.7%
1,068 17.8% 3,140 19.0% 648 10.8% 1,915 11.6% 4.3% 261 4.4% 706 4.3% 11.6% 261 4.3% 630 3.7% 256 4.2% 662 3.9% 275 4.5% 695 4.1% 241 3.9% 559 9.1% 1,408 8.3% 1,524 9.0% 559 9.4% 1,524 9.0% 559 9.4% 1,524 9.0% 2,772 16.3% 20.8% 270 12.6% 2,317 13.6% 261 4.3% 261 4.3% 20.8% 2,772 16.3% 20.8% 261 4.3% 261 4.3% 261 4.4% 261 4.3% 261 4.4% 261 4.3% 261 2.37 13.6% 261 10.1% 261 4.3% 20.31 20.8% 261 10.1% 261 261 3.3 miles	55 - 64	1,015	16.9%	2,955	17.9%	3,603	18.2%
648 10.8% 1,915 11.6% 261 4.4% 706 4.3% Number Percent Number Percent 261 4.3% 630 3.7% 256 4.2% 662 3.9% 275 4.5% 727 4.3% 279 4.5% 695 4.1% 241 3.9% 581 3.4% 559 9.1% 1,408 8.3% 508 8.3% 1,425 8.4% 508 8.3% 1,524 9.0% 579 9.4% 1,524 9.0% 579 15.5% 2,772 16.3% 770 12.6% 2,317 13.6% 770 12.6% 751 4.4% 1 mile 3 miles 4.4%	65 - 74	1,068	17.8%	3,140	19.0%	3,782	19.1%
Mumber Percent Number Percent 261 4,3% 630 3,7% 256 4,2% 630 3,7% 275 4,2% 662 3,9% 279 4,5% 727 4,3% 279 4,5% 695 4,1% 241 3,9% 581 3,4% 559 9,1% 1,408 8,3% 508 8,3% 1,425 8,4% 579 9,4% 1,524 9,0% 952 15,5% 2,772 16,3% 1,193 19,4% 3,533 20,8% 770 12,6% 731 4,4% 1 mile 3 miles	75 - 84	648	10.8%	1,915	11.6%	2,255	11.49
Number Percent Number Percent 261 4,3% 630 3,7% 256 4,2% 662 3,9% 275 4,5% 727 4,3% 279 4,5% 695 4,1% 271 3,9% 581 3,4% 559 9,1% 1,408 8,3% 508 8,3% 1,425 8,4% 579 9,4% 1,524 9,0% 952 15,5% 2,772 16,3% 770 12,6% 2,317 13,6% 770 12,6% 7,317 4,4% 1 mile 3 miles 3 miles	85+	261	4.4%	206	4.3%	799	4.0%
Number Percent Number Percent 261 4,3% 630 3,7% 256 4,2% 662 3,9% 275 4,5% 727 4,3% 279 4,5% 695 4,1% 271 3,9% 695 4,1% 271 3,9% 581 3,4% 559 9,1% 1,408 8,3% 508 8,3% 1,425 8,4% 579 9,4% 1,524 9,0% 952 15,5% 2,772 16,3% 770 12,6% 2,373 20,8% 770 12,6% 2,317 13,6% 261 4,3% 751 4,4% 1 mile 3 miles 3 miles							
261 4.3% 630 3.7% 256 4.2% 662 3.9% 275 4.5% 695 4.1% 279 4.5% 695 4.1% 241 3.9% 581 3.4% 259 9.1% 1,408 8.3% 508 8.3% 1,425 8.4% 579 9.4% 1,524 9.0% 952 15.5% 2,772 16.3% 770 12.6% 2,317 13.6% 261 4.3% 751 4.4% 1 mile 3 miles	Population by Age	Number	Percent	Number	_	Number	
256 4.2% 662 3.9% 275 4.5% 727 4.3% 279 4.5% 695 4.1% 241 3.9% 581 3.4% 559 9.1% 1,408 8.3% 508 8.3% 1,425 8.4% 579 9.4% 1,524 9.0% 952 15.5% 2,772 16.3% 1,193 19.4% 3,533 20.8% 770 12.6% 2,317 13.6% 261 4.3% 751 4.4% 1 mile 3 miles	90-4	261	4.3%	630		737	
275 4.5% 727 4.3% 279 4.5% 727 4.3% 241 3.9% 581 3.4% 241 3.9% 581 3.4% 559 9.1% 1,408 8.3% 508 8.3% 1,425 8.4% 579 9.4% 1,524 9.0% 952 15.5% 2,772 16.3% 770 12.6% 2,772 16.3% 770 12.6% 2,317 13.6% 261 4.3% 751 4.4% 1 mile 3 miles	5-9	526	4.2%	662		96/	
279 4,5% 695 4,1% 241 3,9% 581 3,4% 559 9,1% 1,408 8,3% 508 8,3% 1,425 8,4% 579 9,4% 1,524 9,0% 952 15,5% 2,772 16,3% 1,193 19,4% 3,533 20,8% 770 12,6% 2,317 13,6% 261 4,3% 751 4,4% 1 mile 3 miles	10 - 14	275	4.5%	727		871	
241 3.9% 581 3.4% 559 9.1% 1,408 8.3% 508 8.3% 1,425 8.4% 579 9.4% 1,524 9.0% 952 15.5% 2,772 16.3% 1,193 19.4% 3,533 20.8% 770 12.6% 2,317 13.6% 261 4.3% 751 4.4% 1 mile 3 miles	15 - 19	279	4.5%	695		831	
559 9.1% 1,408 8.3% 508 8.3% 1,425 8.4% 579 9.4% 1,524 9.0% 952 15.5% 2,772 16.3% 770 12.6% 2,772 16.3% 770 12.6% 2,317 13.6% 261 4.3% 751 4.4% 1 mile 3 miles	20 - 24	241	3.9%	581		899	
508 8.3% 1,425 8.4% 579 9.4% 1,524 9.0% 952 15.5% 2,772 16.3% 1,193 19.4% 3,533 20.8% 770 12.6% 2,317 13.6% 261 4,3% 751 4,4% 1 mile 3 miles	25 - 34	229	9.1%	1,408		1,645	8.1%
579 9.4% 1,524 9.0% 952 15.5% 2,772 16.3% 1,193 19.4% 3,533 20.8% 770 12.6% 2,317 13.6% 261 4,3% 751 4,4% 1 mile 3 miles	35 - 44	208	8.3%	1,425		1,711	
952 15.5% 2,772 16.3% 1,193 19.4% 3,533 20.8% 770 12.6% 2,317 13.6% 261 4,3% 751 4,4% 1 mile 3 miles	45 - 54	579	9.4%	1,524		1,862	
1,193 19,4% 3,533 20.8% 770 12.6% 2,317 13.6% 261 4,3% 751 4,4% 1 mile 3 miles	55 - 64	952	15.5%	2,772		3,367	
770 12.6% 2,317 13.6% 261 4,3% 751 4,4% 1 mile 3 miles	65 - 74	1,193	19.4%	3,533		4,271	
261 4.3% 751 4.4% 1 mile 3 miles	75 - 84	0//	12.6%	2,317		2,753	
3 miles	85+	261	4.3%	751		828	
		1 mile		3 miles		5 miles	