

HAWK PORTFOLIO

REDEVELOPMENT OPPORTUNITY

1997 Twin Pines Trail | Heber-Overgaard, Arizona

5902 Canyon View Drive | Chevelon, Arizona



42.21
Acres



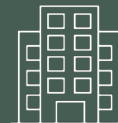
Existing
Restaurant
Building



Interstate
Frontage



10,000 +
VPD



Flexible
Redevelopment
Potential

EXCLUSIVELY LISTED BY:

PEPPER HEARD

O: (480) 676-5955

M: (480) 527-9194

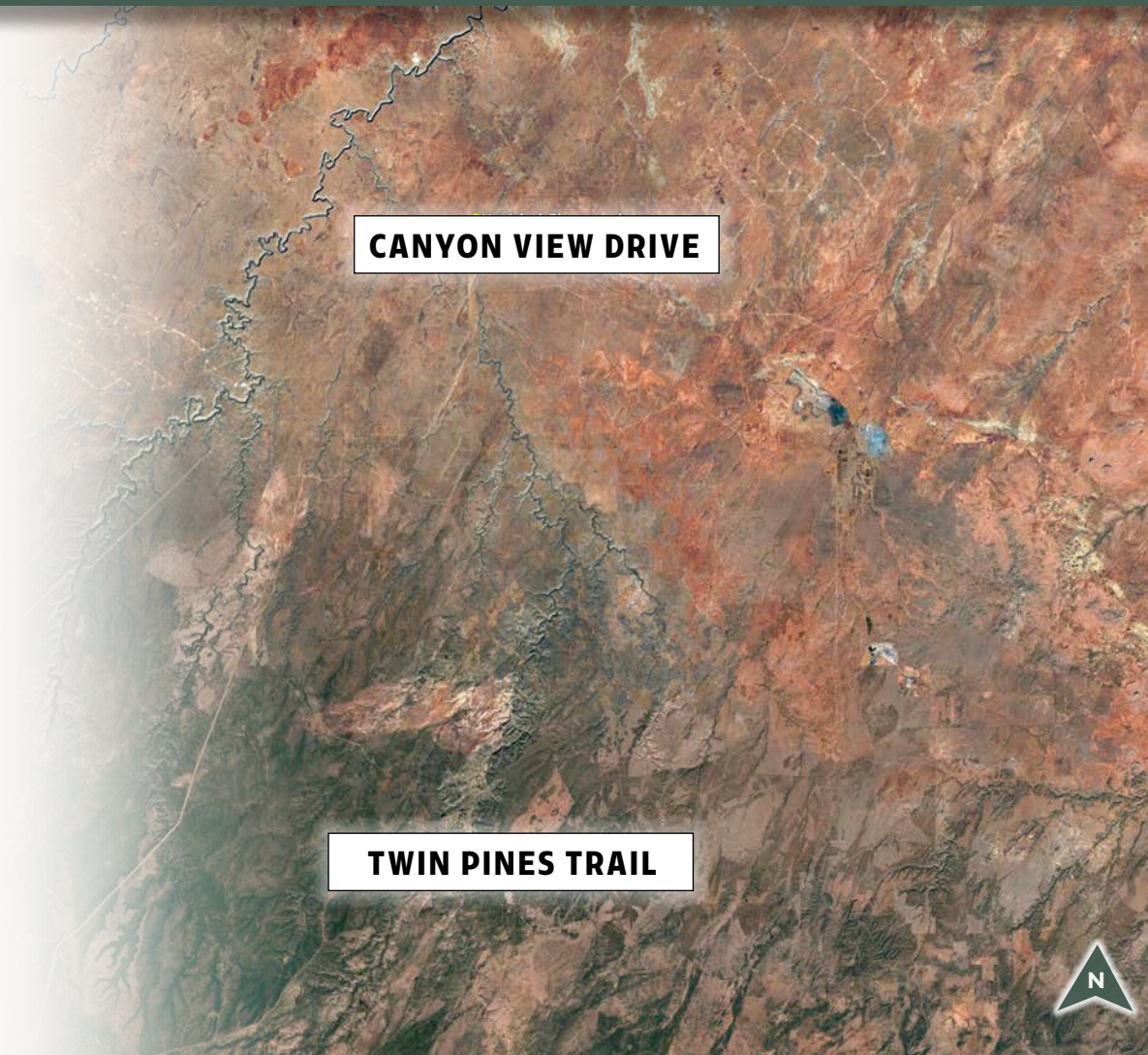
pepper.heard@orionprop.com

TWO PROPERTIES ONE OPPORTUNITY

The Hawk Portfolio presents a unique opportunity to acquire two strategically positioned properties in Heber-Overgaard, Arizona, offered together as a combined redevelopment and investment package. The portfolio includes an existing restaurant property located at 1997 Twin Pines Trail, along with a 42.21-acre land parcel at 5902 Canyon View Drive.

Positioned near the intersection of State Routes 260 and 277, the properties benefit from strong visibility, consistent traffic counts, and flexible redevelopment potential. The existing restaurant building has been recently renovated and offers immediate usability for an owner-user or investor, while the adjacent land parcel creates long-term upside for future development opportunities.

Potential uses may include hospitality, convenience retail, restaurant redevelopment, fuel service, or other commercial applications subject to zoning and municipal approval.



 SALE PRICE:
\$450,000

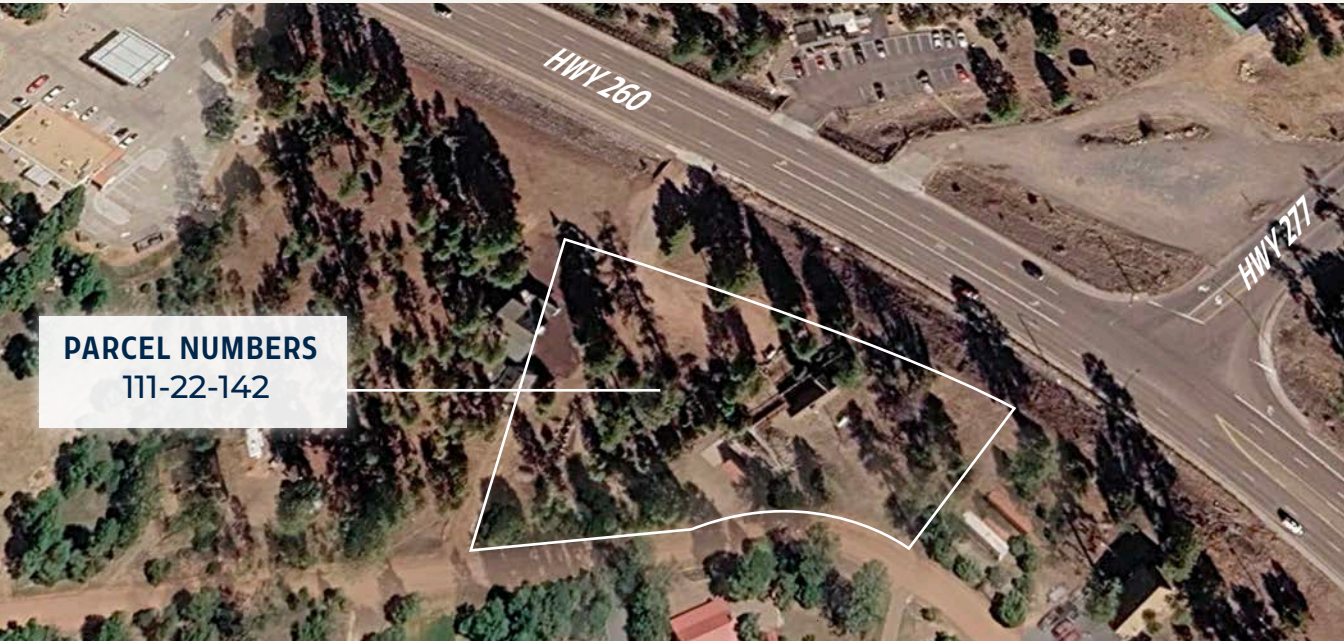
 Acres:
42.2 AC

 EXISTING BUILDING:
700 SF

 TRAFFIC COUNTS:
10,000 VPD

TWIN PINES TRAIL PROPERTY

1997 TWIN PINES TRAIL | HEBER-OVERGAARD, ARIZONA



PARCEL NUMBERS
111-22-142

PROPERTY HIGHLIGHTS

- Recently Renovated Restaurant Building
- Situated on ±1.32 Acres
- Existing Parking Field with 20+ Spaces
- Immediate Access to SR-260 & SR-277
- Ideal Owner-User or Redevelopment Opportunity
- High Visibility Location with Strong Traffic Counts
- Flexible Commercial Potential

3



YEAR BUILT
1971



YEAR RENOVATED
2023



BUILDING SIZE
700 SF



LOT SIZE
1.32 ACRES



PARKING SPACES
20 +



TRAFFIC COUNTS
10,000 VPD

CANYON VIEW PROPERTY

5902 CANYON VIEW DRIVE | CHEVELON, ARIZONA



FLEXIBLE REDEVELOPMENT OPPORTUNITIES (SUBJECT TO ZONING AND APPROVAL)



HOSPITALITY

MOTELS/CABINS
RESTAURANT
RV PARK/CAMPGROUND



RETAIL

CONVENIENCE STORE
FUEL STATION
GENERAL RETAIL



MIXED COMMERCIAL

RV / OUTDOOR USES
RECREATIONAL COMMERCIAL
SERVICE ORIENTED USES

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



CANYON VIEW



TWIN PINES TRAIL



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



ORION Investment Real Estate
7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251