

RYE, GILA COUNTY | ARIZONA

## High-Visibility Commercial Property for Sale

*This 7.39-acre site in Rye, Gila County, Arizona, is an excellent opportunity for commercial development. The property is strategically located on Highway 87, offering approximately 922 feet of frontage and high traffic visibility with 15,549 AADT. It is proposed for a fuel station, market, and truck parking site, but current zoning allows for a multitude of other commercial uses. An additional 3.6-acre parcel is also available.*



Kelly & Call Commercial  
1600 W. University Avenue  
Suite 218  
Flagstaff, AZ 86001  
Phone: 928 440 5450

**For Sale:**

\$2,100,000  
7.39 acres

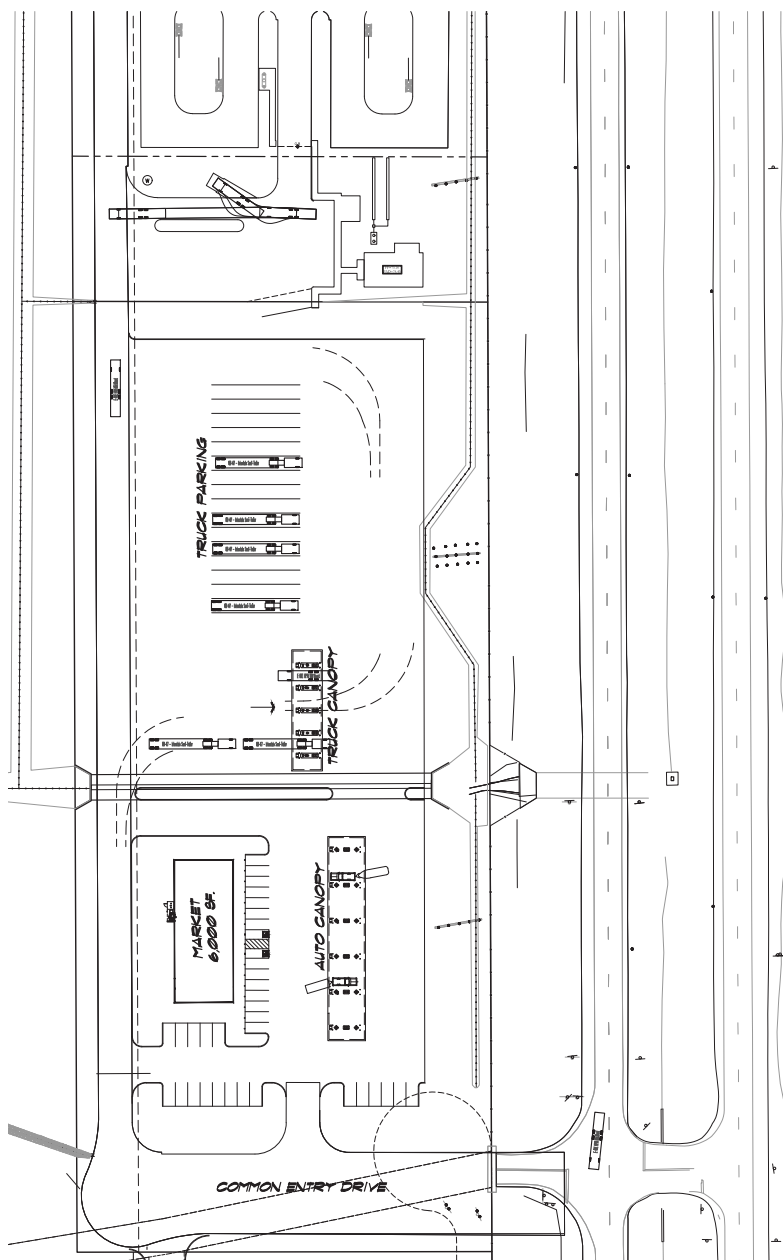
\$1,100,000  
3.61 acres

**Contact:**

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## Property Overview

This offering presents a prime commercial development opportunity in Rye, Gila County, Arizona. The site is located on Highway 87, providing excellent visibility and accessibility. Several key infrastructure milestones have recently been completed or are currently underway, significantly advancing the development readiness of this property. A State Route 87 Northbound 380-foot deceleration and turn lane has been completed, providing safe and convenient access to the site. APS-approved electrical service is currently being installed, with turn-ups included for each property and service sized to accommodate the proposed uses. Grading and drainage studies and permits have been approved for the 7.39-acre parcel, with the permitting process underway for the 3.61-acre parcel. Additionally, construction of a covered storage project on the 12-acre parcel immediately to the north of the gas station site has commenced, signaling active development momentum in the immediate area.



### Gila County Parcel 30430002M

The primary parcel consists of 7.39 gross acres, ideally suited for a range of commercial uses. The property boasts approximately 922 feet of frontage along Highway 87, a major thoroughfare with an Annual Average Daily Traffic count of 15,549 (ADOT 2022). Proposed development plans include a 6,000-square-foot convenience store/market and a fuel station with 6 gas pumps (12 positions) and 7 diesel pumps (9 positions). The zoning is C-3, Commercial (Gila County), allowing for diverse commercial development options.

### Gila County Parcel 30430002N

An additional 3.6-acre parcel, located immediately south of the 7.39-acre site, is also available. This parcel was originally intended for a mini-storage facility, but it offers flexibility for various development purposes, expanding the overall potential of the combined property.

### Combined Development Potential

The combined acreage of 10.99 acres presents a significant opportunity for a comprehensive commercial development. The location benefits from its proximity to Payson, Arizona, which is approximately 11 miles to the north, and sees significant traffic. This site offers developers the chance to create a prominent commercial hub in a growing area.



## Market Summary Rye, Gila County

The subject property is situated in the unincorporated area of Rye, Gila County, Arizona, with the town of Payson located approximately 11 miles to the north. This location offers a blend of accessibility and proximity to a key regional hub.

Payson serves as a significant trading center, supporting a diverse range of retail establishments, professional services, and manufacturing activities. The town is the heart of Arizona's Rim Country, a popular destination known for its scenic beauty and recreational opportunities. The area attracts a steady flow of visitors throughout the year, drawn by the mild four-season climate and the abundance of outdoor activities. These include hiking, camping, fishing, hunting, and biking, catering to a wide range of outdoor enthusiasts.

Gila County, where Rye is located, has a rich history dating back to its creation in 1881. The county's

landscape is diverse, featuring both desert terrain and mountain ranges, which contributes to its ability to support various economic activities, including ranching, tourism, and recreation. The U.S. Forest Service manages a significant portion of the land in Gila County, highlighting the area's natural significance.

Payson itself has a trade area population of nearly 25,000, indicating a substantial local customer base. The town aims to balance a rural atmosphere with the amenities of a larger community. Payson has been recognized for its favorable environment for opening a business. Furthermore, Payson is committed to future growth and has invested in infrastructure projects to secure its water source. The area also benefits from ongoing investment in healthcare, with Banner Medical Center having purchased Payson Regional Medical Center and committed to further expansions and improvements.

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