

SE SEC Penrod & Hwy 260 | Pinetop, AZ 85541

# ASPEN MEADOWS

213 Residential Units, 8 Acres of Commercial

The LEROY  
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.  
12/04/25



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## A GREAT PINETOP LOCATION WITH 213 RESIDENTIAL UNITS & 8-ACRES OF COMMERCIAL

This property has been approved for 213 residential units and 8 acres of commercial. Pinetop will consider modifications to the PUD.

All utilities are currently installed. Main sewer and water trunk lines installed. Subdivision is ready for buyer or buyers to complete the infrastructure and start selling homes.

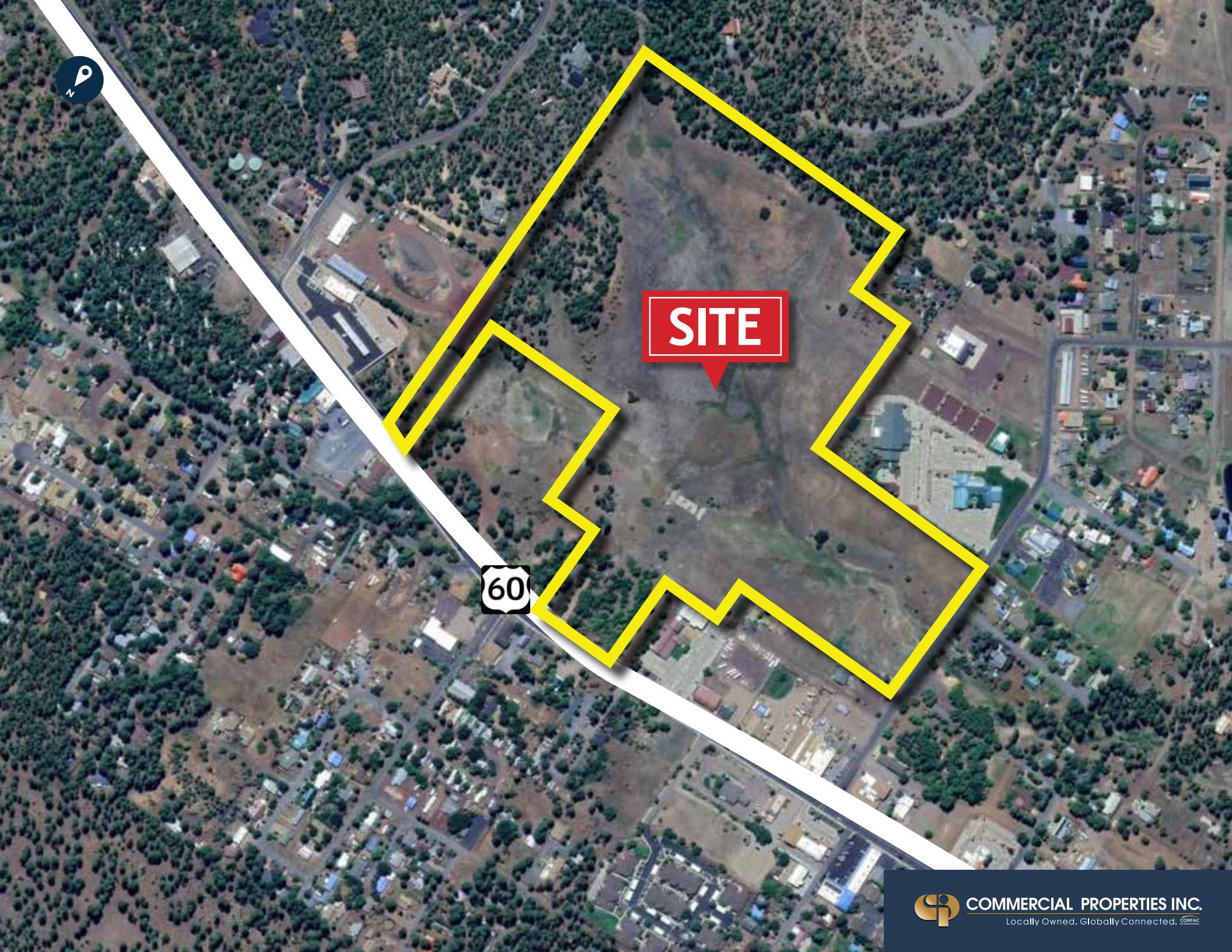
This is a great location in Pinetop. Attached is a sheet showing the main trunk lines for water and sewer already installed.



## PROPERTY SUMMARY

Address	SEC Penrod Ln & hwy 260 Gold Canyon, AZ 85118
Lot Size	213 Residential Units & 8 Acres Of Commercial Land
Asking Price	\$3,100,000.00

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# ABOUT PINETOP, ARIZONA

Nestled in the scenic White Mountains of northeastern Arizona, Pinetop-Lakeside offers a unique blend of small-town charm, natural beauty, and year-round activity. With an elevation of 6,900 feet, the community enjoys four distinct seasons, cool summers, and snowy winters — making it a popular destination for both residents and visitors seeking outdoor recreation and mountain living.



Pinetop offers a rare combination of lifestyle and opportunity: a growing residential base, strong tourism appeal, and a welcoming business environment. For commercial property owners and tenants, the location provides visibility, access to a diverse customer base, and the charm of Arizona's premier mountain community.

## Demographics & Community

**Population:** Approximately 4,100 residents

**Median Age:** 49.6 years, reflecting a stable, mature community

**Median Household Income:** \$52,207 (2023)

**Median Property Value:** \$332,200



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## FOR MORE INFORMATION, PLEASE CONTACT:

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