



Colliers

4595 S White Mountain Rd*
Show Low, AZ 85901

Land For Sale

\$750,000 (\$265,000/Acre or \$6.00/SF)

Property Details

Property Type: Commercial

Land Area: ±2.83 Acres or 123,078 SF

APN: A portion of 212-03-117C and
A portion of 212-03-159X, Navajo County

Zoning: C-2, City of Show Low

Permitted Uses: Hotel and motels, hospital service organization, retail sales, laboratories, health clubs, museums, gymnasiums, repair shops, etc. (Reference Section 19.70.100 Show Low, AZ Zoning Codes).*

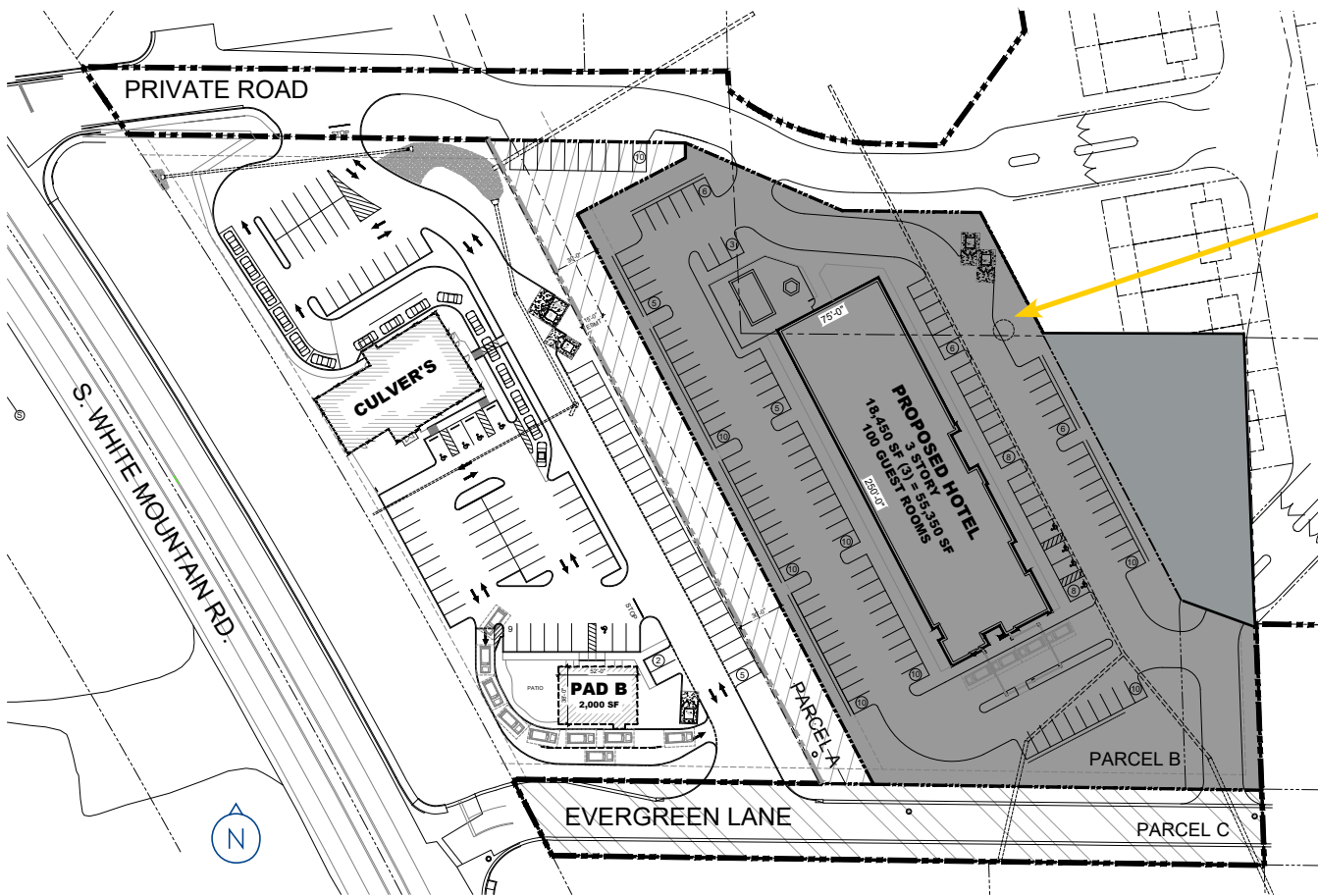
**Subject to change. It is buyer's responsibility to verify the information through the City of Show Low before or during escrow.*

Property Highlights

Located off State Route 260, which is one of the main highways through Show Low. The property is located behind one of the top producing Culver's Restaurants in the state of Arizona. There are also plans for a new Einstein's Bagels to be built south of the Culver's. The property is located .5 miles north of Summit Healthcare.

There is a well on site which can provide non-potable water to be used for irrigation and laundry. Exact uses to be verified through Arizona Department of Water Resources (AZDWR).

A cross-access easement will be required on the west side of the property to allow access from Evergreen Lane to the parcels to the east of this site.



PROPOSED SITE PLAN - OPTION I
SCALE: 1" = 30'-0"

Site Plan

4595 S White Mountain Rd
Show Low, AZ 85901

This site was being planned for a 3-story, 100-room, 55,350 sf foot hotel.

The small circle located on the upper east side of the parcel depicts the well.

±2.83 Acres or
123,078 SF

A portion of 212-03-117C and
A portion of 212-03-159X



Show Low, Arizona

75 mile radius

Trade Area Demographics - 2023

Permanent Population	144,648
Total Population*	136,218
Male Population	50.4%
Female Population	49.6%
Median Age	41.7 years
Population under 44 years of age	53%
Population ages 20-44	27.3%
Population ages 45-64	24.1%
Population ages 65+	22.9%
Total Households	55,269
Average Household Size	2.6
Average Household Income	\$77,998
Households with Annual Income > \$50,000	53.7%
Household with annual income > \$75,000	35.5%
Households with annual income > \$100,000	23.5%
High School Graduates	87.7%
College Graduates	29.6%
Some College Experience	60.1%
Worker Base (age 16 years or over)	52,807

About Show Low Trade Area

Show Low is one of the fastest growing cities in northern Arizona and the permanent population has increased 61% since 2000*. The trade area reaches 75 miles and includes Payson, Globe, Winslow, a portion of New Mexico and more and the town is known to have one of the busiest Walmart stores in the Southwest. Show Low has also attracted many other national retailers and restaurants such as Home Depot, Lowe's, Ross, Panda Express, Culver's, and more. These businesses offer a variety of products and services to meet the diverse needs and preferences of the trade area.

**Information received through the City of Show Low*

144,648	Permanent Population
-16,600	Payson, AZ
-8,700	Globe-Miami, AZ
-8,800	Winslow, AZ
-4,450	San Carlos, AZ
-1,670	Peridot, AZ
+1,790	Half of Catron County, NM
<u>+30,000</u>	Estimated Seasonal Population
136,218	Total Population*

Traffic Counts 28,311 vehicles per day (2020)

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.2546/-110.0289

1240 E Deuce of Clubs Show Low, AZ 85901	85901	25 mi radius	50 mi radius	75 mi radius
Population				
Estimated Population (2023)	19,423	51,470	85,922	144,089
Projected Population (2028)	19,571	52,020	86,921	145,121
Census Population (2020)	18,725	49,577	84,166	141,945
Census Population (2010)	17,167	48,061	82,655	140,814
Projected Annual Growth (2023-2028)	148 0.2%	550 0.2%	999 0.2%	1,032 0.1%
Historical Annual Growth (2020-2023)	698 1.2%	1,893 1.3%	1,756 0.7%	2,144 0.5%
Historical Annual Growth (2010-2020)	1,558 0.9%	1,516 0.3%	1,511 0.2%	1,131 -
Estimated Population Density (2023)	74 psm	26 psm	11 psm	8 psm
Trade Area Size	263.8 sq mi	1,963.3 sq mi	7,853.1 sq mi	17,669.7 sq mi
Households				
Estimated Households (2023)	8,142	20,478	32,320	55,031
Projected Households (2028)	8,172	20,603	32,584	54,279
Census Households (2020)	7,751	19,466	31,240	53,600
Census Households (2010)	6,951	18,254	29,683	51,504
Projected Annual Growth (2023-2028)	30 -	125 0.1%	264 0.2%	-752 -0.3%
Historical Annual Change (2010-2023)	1,191 1.3%	2,224 0.9%	2,637 0.7%	3,527 0.5%
Average Household Income				
Estimated Average Household Income (2023)	\$77,698	\$80,403	\$75,019	\$77,929
Projected Average Household Income (2028)	\$82,388	\$85,742	\$79,759	\$84,943
Census Average Household Income (2010)	\$48,711	\$51,068	\$49,188	\$47,998
Census Average Household Income (2000)	\$42,436	\$44,264	\$40,741	\$40,355
Projected Annual Change (2023-2028)	\$4,690 1.2%	\$5,339 1.3%	\$4,740 1.3%	\$7,013 1.8%
Historical Annual Change (2000-2023)	\$35,262 3.6%	\$36,139 3.5%	\$34,278 3.7%	\$37,574 4.0%
Median Household Income				
Estimated Median Household Income (2023)	\$63,987	\$64,417	\$59,772	\$58,758
Projected Median Household Income (2028)	\$65,804	\$66,020	\$61,398	\$60,466
Census Median Household Income (2010)	\$40,359	\$43,395	\$41,704	\$40,171
Census Median Household Income (2000)	\$34,790	\$36,374	\$33,114	\$32,286
Projected Annual Change (2023-2028)	\$1,816 0.6%	\$1,603 0.5%	\$1,626 0.5%	\$1,709 0.6%
Historical Annual Change (2000-2023)	\$29,197 3.6%	\$28,043 3.4%	\$26,658 3.5%	\$26,471 3.6%
Per Capita Income				
Estimated Per Capita Income (2023)	\$32,624	\$32,080	\$28,464	\$30,117
Projected Per Capita Income (2028)	\$34,456	\$34,048	\$30,141	\$32,122
Census Per Capita Income (2010)	\$19,718	\$19,401	\$17,668	\$17,557
Census Per Capita Income (2000)	\$15,807	\$15,899	\$13,743	\$13,995
Projected Annual Change (2023-2028)	\$1,832 1.1%	\$1,968 1.2%	\$1,677 1.2%	\$2,005 1.3%
Historical Annual Change (2000-2023)	\$16,817 4.6%	\$16,181 4.4%	\$14,721 4.7%	\$16,122 5.0%
Estimated Average Household Net Worth (2023)	\$529,374	\$516,943	\$489,256	\$515,554

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Complete Profile

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1240 E Deuce of Clubs Show Low, AZ 85901	85901		25 mi radius		50 mi radius		75 mi radius	
Household Type (2023)								
Total Households	8,142		20,478		32,320		55,031	
Households with Children	2,130	26.2%	5,948	29.0%	9,703	30.0%	15,477	28.1%
Average Household Size	2.4		2.5		2.6		2.6	
Household Density per Square Mile	31		10		4		3	
Population Family	16,015	82.5%	43,162	83.9%	72,242	84.1%	118,832	82.5%
Population Non-Family	3,309	17.0%	7,868	15.3%	12,353	14.4%	22,055	15.3%
Population Group Quarters	99	0.5%	440	0.9%	1,327	1.5%	3,202	2.2%
Family Households	5,462	67.1%	14,046	68.6%	22,371	69.2%	37,150	67.5%
Married Couple Households	4,339	79.4%	11,141	79.3%	16,343	73.1%	25,875	69.6%
Other Family Households with Children	1,123	20.6%	2,905	20.7%	6,028	26.9%	11,275	30.4%
Family Households with Children	2,126	38.9%	5,938	42.3%	9,688	43.3%	15,452	41.6%
Married Couple with Children	1,455	68.4%	4,123	69.4%	6,251	64.5%	9,452	61.2%
Other Family Households with Children	672	31.6%	1,815	30.6%	3,437	35.5%	6,000	38.8%
Family Households No Children	3,336	61.1%	8,107	57.7%	12,683	56.7%	21,698	58.4%
Married Couple No Children	2,884	86.5%	7,018	86.6%	10,093	79.6%	16,423	75.7%
Other Family Households No Children	452	13.5%	1,090	13.4%	2,590	20.4%	5,275	24.3%
Non-Family Households	2,680	32.9%	6,433	31.4%	9,949	30.8%	17,880	32.5%
Non-Family Households with Children	4	0.1%	9	0.1%	15	0.1%	25	0.1%
Non-Family Households No Children	2,676	99.9%	6,423	99.9%	9,934	99.9%	17,855	99.9%
Average Family Household Size	2.9		3.1		3.2		3.2	
Average Family Income	\$93,158		\$94,114		\$87,783		\$90,917	
Median Family Income	\$78,042		\$76,449		\$70,639		\$71,090	
Average Non-Family Household Size	1.2		1.2		1.2		1.2	
Marital Status (2023)								
Population Age 15 Years or Over	15,422		41,088		68,019		115,994	
Never Married	2,833	18.4%	8,284	20.2%	16,921	24.9%	30,857	26.6%
Currently Married	9,202	59.7%	24,331	59.2%	36,570	53.8%	58,009	50.0%
Previously Married	3,387	22.0%	8,473	20.6%	14,528	21.4%	27,128	23.4%
Separated	489	14.4%	1,334	15.7%	2,464	17.0%	4,610	17.0%
Widowed	796	23.5%	2,304	27.2%	4,095	28.2%	8,139	30.0%
Divorced	2,102	62.1%	4,835	57.1%	7,969	54.9%	14,379	53.0%
Educational Attainment (2023)								
Adult Population Age 25 Years or Over	13,210		35,156		57,850		99,483	
Elementary (Grade Level 0 to 8)	306	2.3%	1,036	2.9%	1,807	3.1%	3,216	3.2%
Some High School (Grade Level 9 to 11)	789	6.0%	2,075	5.9%	5,182	9.0%	9,035	9.1%
High School Graduate	3,719	28.2%	8,821	25.1%	15,172	26.2%	27,476	27.6%
Some College	4,019	30.4%	10,681	30.4%	17,722	30.6%	30,343	30.5%
Associate Degree Only	1,107	8.4%	3,817	10.9%	5,535	9.6%	9,426	9.5%
Bachelor Degree Only	1,976	15.0%	5,017	14.3%	7,146	12.4%	11,511	11.6%
Graduate Degree	1,295	9.8%	3,708	10.5%	5,285	9.1%	8,476	8.5%
Any College (Some College or Higher)	8,397	63.6%	23,224	66.1%	35,688	61.7%	59,757	60.1%
College Degree + (Bachelor Degree or Higher)	3,271	24.8%	8,726	24.8%	12,431	21.5%	19,987	20.1%

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1240 E Deuce of Clubs Show Low, AZ 85901	85901	25 mi radius		50 mi radius		75 mi radius		
Housing								
Total Housing Units (2023)	13,293		33,390		51,992		84,479	
Total Housing Units (2020)	12,953		32,719		51,099		83,272	
Historical Annual Growth (2020-2023)	340 0.9%		671 0.7%		893 0.6%		1,207 0.5%	
Housing Units Occupied (2023)	8,142 61.3%		20,478 61.3%		32,320 62.2%		55,031 65.1%	
Housing Units Owner-Occupied	6,285 77.2%		16,097 78.6%		25,137 77.8%		41,146 74.8%	
Housing Units Renter-Occupied	1,857 22.8%		4,381 21.4%		7,183 22.2%		13,885 25.2%	
Housing Units Vacant (2023)	5,151 38.7%		12,912 38.7%		19,672 37.8%		29,448 34.9%	
Household Size (2023)								
Total Households	8,142		20,478		32,320		55,031	
1 Person Households	2,291 28.1%		5,551 27.1%		8,587 26.6%		15,442 28.1%	
2 Person Households	3,516 43.2%		8,497 41.5%		12,595 39.0%		21,167 38.5%	
3 Person Households	968 11.9%		2,415 11.8%		3,960 12.3%		6,659 12.1%	
4 Person Households	702 8.6%		1,843 9.0%		3,041 9.4%		5,077 9.2%	
5 Person Households	375 4.6%		1,109 5.4%		2,054 6.4%		3,353 6.1%	
6 Person Households	205 2.5%		643 3.1%		1,137 3.5%		1,806 3.3%	
7 or More Person Households	86 1.1%		419 2.0%		947 2.9%		1,527 2.8%	
Household Income Distribution (2023)								
HH Income \$200,000 or More	314 3.9%		775 3.8%		1,152 3.6%		2,259 4.1%	
HH Income \$150,000 to \$199,999	709 8.7%		1,479 7.2%		1,901 5.9%		3,222 5.9%	
HH Income \$125,000 to \$149,999	611 7.5%		1,374 6.7%		1,975 6.1%		3,211 5.8%	
HH Income \$100,000 to \$124,999	593 7.3%		1,741 8.5%		2,503 7.7%		4,228 7.7%	
HH Income \$75,000 to \$99,999	772 9.5%		2,485 12.1%		3,774 11.7%		6,572 11.9%	
HH Income \$50,000 to \$74,999	1,620 19.9%		3,658 17.9%		5,870 18.2%		9,993 18.2%	
HH Income \$35,000 to \$49,999	1,109 13.6%		2,959 14.5%		4,637 14.3%		7,610 13.8%	
HH Income \$25,000 to \$34,999	900 11.0%		2,019 9.9%		3,202 9.9%		5,214 9.5%	
HH Income \$15,000 to \$24,999	726 8.9%		1,650 8.1%		2,808 8.7%		4,957 9.0%	
HH Income \$10,000 to \$14,999	313 3.8%		896 4.4%		1,445 4.5%		2,692 4.9%	
HH Income Under \$10,000	474 5.8%		1,442 7.0%		3,053 9.4%		5,072 9.2%	
Household Vehicles (2023)								
Households 0 Vehicles Available	259 3.2%		775 3.8%		1,912 5.9%		3,489 6.3%	
Households 1 Vehicle Available	2,330 28.6%		5,768 28.2%		9,161 28.3%		16,605 30.2%	
Households 2 Vehicles Available	3,321 40.8%		7,822 38.2%		11,624 36.0%		19,244 35.0%	
Households 3 or More Vehicles Available	2,233 27.4%		6,113 29.9%		9,623 29.8%		15,693 28.5%	
Total Vehicles Available	17,042		43,025		66,113		109,640	
Average Vehicles per Household	2.1		2.1		2.0		2.0	
Owner-Occupied Household Vehicles	14,054 82.5%		36,065 83.8%		54,956 83.1%		88,593 80.8%	
Average Vehicles per Owner-Occupied Household	2.2		2.2		2.2		2.2	
Renter-Occupied Household Vehicles	2,988 17.5%		6,960 16.2%		11,158 16.9%		21,047 19.2%	
Average Vehicles per Renter-Occupied Household	1.6		1.6		1.6		1.5	
Travel Time (2023)								
Worker Base Age 16 years or Over	7,564		19,744		30,114		52,600	
Travel to Work in 14 Minutes or Less	2,647 35.0%		6,338 32.1%		11,088 36.8%		23,210 44.1%	
Travel to Work in 15 to 29 Minutes	2,196 29.0%		5,326 27.0%		7,320 24.3%		11,835 22.5%	
Travel to Work in 30 to 59 Minutes	1,440 19.0%		4,789 24.3%		6,867 22.8%		9,334 17.7%	
Travel to Work in 60 Minutes or More	628 8.3%		1,537 7.8%		2,407 8.0%		4,485 8.5%	
Work at Home	653 8.6%		1,753 8.9%		2,431 8.1%		3,735 7.1%	
Average Minutes Travel to Work	17.6		19.8		18.2		16.3	

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Transportation To Work (2023)								
Worker Base Age 16 years or Over	7,564		19,744		30,114		52,600	
Drive to Work Alone	5,891	77.9%	15,160	76.8%	23,033	76.5%	40,936	77.8%
Drive to Work in Carpool	670	8.9%	2,008	10.2%	3,086	10.2%	5,757	10.9%
Travel to Work by Public Transportation	57	0.8%	178	0.9%	336	1.1%	369	0.7%
Drive to Work on Motorcycle	-	-	-	-	-	-	38	-
Bicycle to Work	63	0.8%	71	0.4%	100	0.3%	170	0.3%
Walk to Work	167	2.2%	409	2.1%	761	2.5%	1,092	2.1%
Other Means	65	0.9%	165	0.8%	368	1.2%	502	1.0%
Work at Home	653	8.6%	1,753	8.9%	2,431	8.1%	3,735	7.1%
Daytime Demographics (2023)								
Total Businesses	940		1,782		2,227		3,814	
Total Employees	6,870		12,856		19,217		33,187	
Company Headquarter Businesses	24	2.5%	54	3.0%	66	3.0%	103	2.7%
Company Headquarter Employees	368	5.4%	904	7.0%	1,609	8.4%	2,464	7.4%
Employee Population per Business	7.3	to 1	7.2	to 1	8.6	to 1	8.7	to 1
Residential Population per Business	20.7	to 1	28.9	to 1	38.6	to 1	37.8	to 1
Adj. Daytime Demographics Age 16 Years or Over	14,418		33,392		55,774		94,463	
Labor Force								
Labor Population Age 16 Years or Over (2023)	15,112		40,279		66,697		113,969	
Labor Force Total Males (2023)	7,415	49.1%	19,876	49.3%	33,316	50.0%	57,137	50.1%
Male Civilian Employed	4,044	54.5%	10,528	53.0%	15,625	46.9%	26,862	47.0%
Male Civilian Unemployed	117	1.6%	454	2.3%	866	2.6%	1,524	2.7%
Males in Armed Forces	-	-	-	-	27	-	92	0.2%
Males Not in Labor Force	3,255	43.9%	8,893	44.7%	16,798	50.4%	28,658	50.2%
Labor Force Total Females (2023)	7,696	50.9%	20,404	50.7%	33,382	50.0%	56,832	49.9%
Female Civilian Employed	3,520	45.7%	9,215	45.2%	14,489	43.4%	25,738	45.3%
Female Civilian Unemployed	99	1.3%	314	1.5%	499	1.5%	888	1.6%
Females in Armed Forces	-	-	-	-	-	-	-	-
Females Not in Labor Force	4,078	53.0%	10,875	53.3%	18,394	55.1%	30,206	53.1%
Unemployment Rate	215	1.4%	767	1.9%	1,365	2.0%	2,413	2.1%
Occupation (2023)								
Occupation Population Age 16 Years or Over	7,564		19,744		30,114		52,600	
Occupation Total Males	4,044	53.5%	10,528	53.3%	15,625	51.9%	26,862	51.1%
Occupation Total Females	3,520	46.5%	9,215	46.7%	14,489	48.1%	25,738	48.9%
Management, Business, Financial Operations	1,024	13.5%	2,347	11.9%	3,650	12.1%	6,306	12.0%
Professional, Related	1,718	22.7%	4,877	24.7%	7,221	24.0%	11,684	22.2%
Service	1,236	16.3%	3,393	17.2%	5,676	18.8%	10,803	20.5%
Sales, Office	1,763	23.3%	4,554	23.1%	6,846	22.7%	11,824	22.5%
Farming, Fishing, Forestry	126	1.7%	217	1.1%	278	0.9%	424	0.8%
Construction, Extraction, Maintenance	816	10.8%	2,196	11.1%	3,243	10.8%	5,978	11.4%
Production, Transport, Material Moving	881	11.7%	2,160	10.9%	3,200	10.6%	5,581	10.6%
White Collar Workers	4,505	59.6%	11,778	59.7%	17,718	58.8%	29,815	56.7%
Blue Collar Workers	3,059	40.4%	7,965	40.3%	12,396	41.2%	22,785	43.3%

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Total Annual Consumer Expenditure (2023)				
Total Household Expenditure	\$482.12 M	\$1.24 B	\$1.86 B	\$3.24 B
Total Non-Retail Expenditure	\$254.16 M	\$650.76 M	\$977.56 M	\$1.71 B
Total Retail Expenditure	\$227.96 M	\$585.04 M	\$878.44 M	\$1.53 B
Apparel	\$16.7 M	\$42.89 M	\$64.4 M	\$112.45 M
Contributions	\$15.73 M	\$40.07 M	\$59.71 M	\$104.81 M
Education	\$13.67 M	\$34.9 M	\$52.22 M	\$91.84 M
Entertainment	\$27.17 M	\$69.58 M	\$104.08 M	\$181.76 M
Food and Beverages	\$71.01 M	\$182.53 M	\$274.86 M	\$479.42 M
Furnishings and Equipment	\$16.92 M	\$43.31 M	\$64.77 M	\$113.06 M
Gifts	\$11.54 M	\$29.31 M	\$43.74 M	\$77.02 M
Health Care	\$41.95 M	\$107.35 M	\$161.33 M	\$281.44 M
Household Operations	\$18.97 M	\$48.47 M	\$72.62 M	\$127 M
Miscellaneous Expenses	\$9.16 M	\$23.41 M	\$35.11 M	\$61.32 M
Personal Care	\$6.48 M	\$16.6 M	\$24.9 M	\$43.48 M
Personal Insurance	\$3.39 M	\$8.66 M	\$12.88 M	\$22.51 M
Reading	\$1.07 M	\$2.72 M	\$4.08 M	\$7.14 M
Shelter	\$101.17 M	\$259.2 M	\$389.92 M	\$681.6 M
Tobacco	\$3.01 M	\$7.76 M	\$11.86 M	\$20.62 M
Transportation	\$87.94 M	\$225.83 M	\$338.61 M	\$589.79 M
Utilities	\$36.25 M	\$93.19 M	\$140.92 M	\$245.48 M
Monthly Household Consumer Expenditure (2023)				
Total Household Expenditure	\$4,934	\$5,029	\$4,785	\$4,907
Total Non-Retail Expenditure	\$2,601 52.7%	\$2,648 52.7%	\$2,521 52.7%	\$2,588 52.7%
Total Retail Expenditures	\$2,333 47.3%	\$2,381 47.3%	\$2,265 47.3%	\$2,320 47.3%
Apparel	\$171 3.5%	\$175 3.5%	\$166 3.5%	\$170 3.5%
Contributions	\$161 3.3%	\$163 3.2%	\$154 3.2%	\$159 3.2%
Education	\$140 2.8%	\$142 2.8%	\$135 2.8%	\$139 2.8%
Entertainment	\$278 5.6%	\$283 5.6%	\$268 5.6%	\$275 5.6%
Food and Beverages	\$727 14.7%	\$743 14.8%	\$709 14.8%	\$726 14.8%
Furnishings and Equipment	\$173 3.5%	\$176 3.5%	\$167 3.5%	\$171 3.5%
Gifts	\$118 2.4%	\$119 2.4%	\$113 2.4%	\$117 2.4%
Health Care	\$429 8.7%	\$437 8.7%	\$416 8.7%	\$426 8.7%
Household Operations	\$194 3.9%	\$197 3.9%	\$187 3.9%	\$192 3.9%
Miscellaneous Expenses	\$94 1.9%	\$95 1.9%	\$91 1.9%	\$93 1.9%
Personal Care	\$66 1.3%	\$68 1.3%	\$64 1.3%	\$66 1.3%
Personal Insurance	\$35 0.7%	\$35 0.7%	\$33 0.7%	\$34 0.7%
Reading	\$11 0.2%	\$11 0.2%	\$11 0.2%	\$11 0.2%
Shelter	\$1,036 21.0%	\$1,055 21.0%	\$1,005 21.0%	\$1,032 21.0%
Tobacco	\$31 0.6%	\$32 0.6%	\$31 0.6%	\$31 0.6%
Transportation	\$900 18.2%	\$919 18.3%	\$873 18.2%	\$893 18.2%
Utilities	\$371 7.5%	\$379 7.5%	\$363 7.6%	\$372 7.6%

About Show Low

The City of Show Low, Arizona is a gateway to the Arizona White Mountains for people from both Phoenix and Tucson and is the largest city in the White Mountain area. Show Low's major economic influence is tourism and Show Low has become one of the major second home destinations in the state.

Incorporated in 1953, Show Low has a full-time population of approximately 12,132 residents which increases during the summer season to approximately 30,000 people.

Located just under 6,500 feet in elevation, the average maximum temperature of Show Low is estimated at a cool 66 degrees, with annual rainfall of around 17" per year. Complete with lakes, streams, hiking trails and campgrounds, Show Low provides a nice reprieve for those wanting to beat the summer heat of the Phoenix and Tucson areas. Only 175 miles from Phoenix and 250 miles from Tucson, the area is a favorite for both young and old.



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