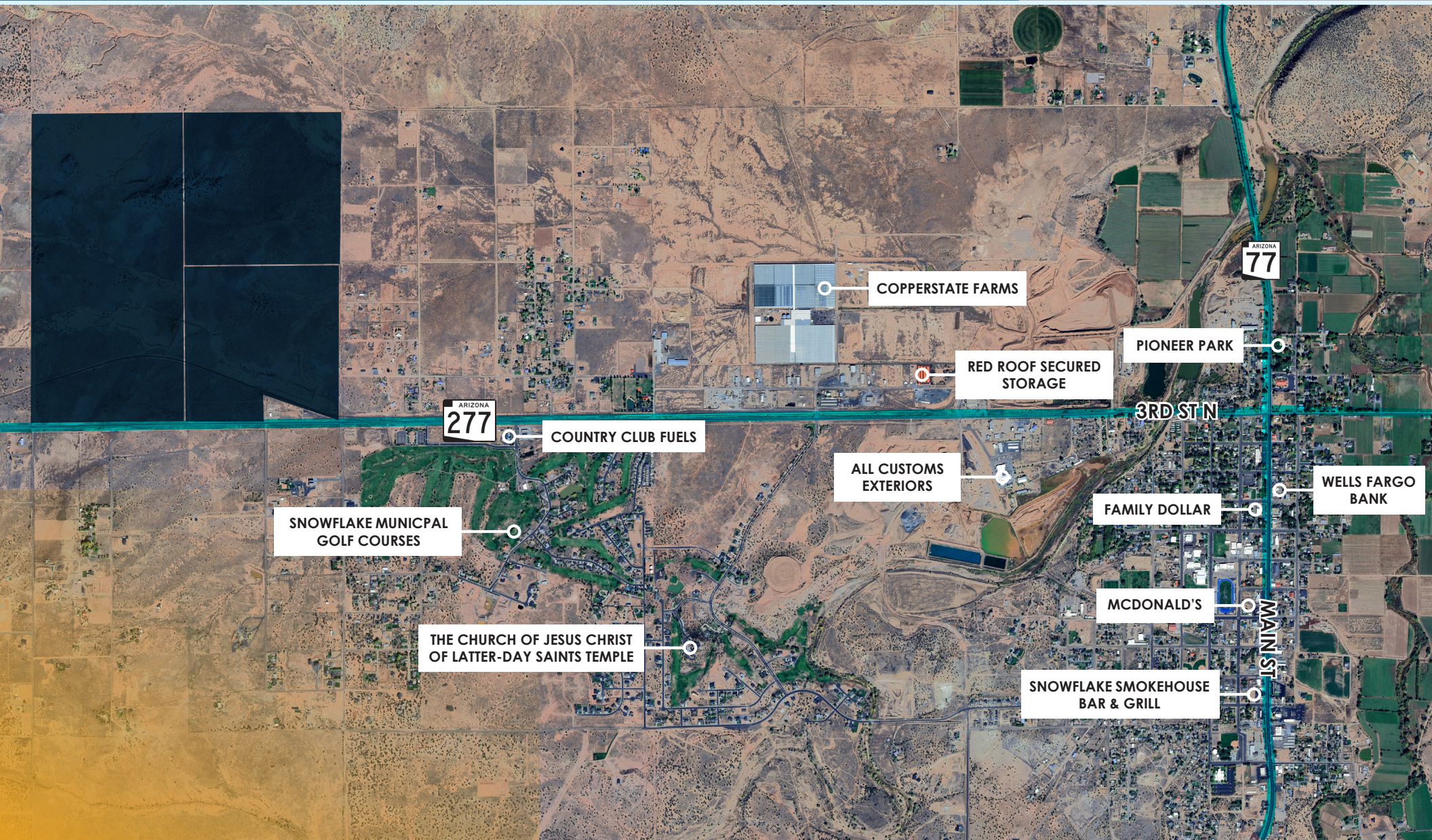


±628 ACRES OF LAND FOR SALE

HIGHWAY 277 & RAMSEY AVE | SNOWFLAKE, AZ 85937

\$1,995,000

(\$3,176/ACRE)



Tyson Breinholt
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COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected, CORPAC

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PROPERTY FEATURES

Land Size	±628.37 Acres (±27,371,797 SF)
Location	Highway 277 & Ramsey Rd
Parcel	202-05-003F, 202-05-003L, 202-05-003N
Zoning	Agricultural
Frontage	AZ Highway 277

NEARBY EMPLOYERS

- Snowflake Municipal Golf Course
- Copperstate Farms
- Grass Kings Landscaping
- Putter's Paradise RV Park
- Snowflake Arizona Temple
- Snowflake Ace Hardware
- Streets on Main Restaurant
- Highway 277 Security Mini Storage
- Ranch House Saloon
- Williams Brothers Auto Service



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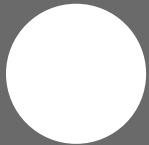
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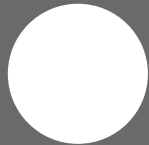
(\$3,176/ACRE)

Work Force in Area



1,511

2018 Total (SIC01-99)
Employees



11

2018 Prof/Scientific/Tech Srv
(NAICS54) Businesses

INCOME



\$67,708

Median Household
Income



\$26,464

Per Capita Income



\$205,621

Median Net Worth

KEY FACTS

5,137

Population



1,598

Households

33.2

Median Age

\$54,255

Median Disposable Income

EDUCATION

8%

No High
School
Diploma



17%

High School
Graduate



53%

Some College



21%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



65%

White Collar



22%

Blue Collar



Services

12%

8.0%

Unemployment
Rate



Company/Business Name	Direction	Distance
The Ranch House Saloon	E	2.1
Enzo's Ristorante Italiano	E	2.4
Snowflake Smokehouse BBQ	E	2.8
The Perkatory LLC	E	2.8

Closest locations 1-4, Table 1 of 2

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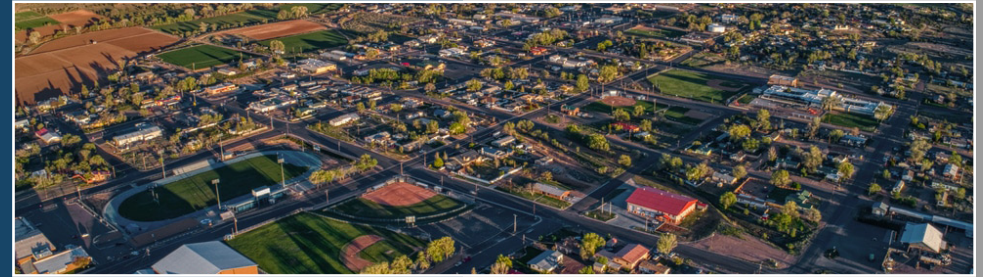
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ABOUT SNOWFLAKE

Snowflake, Arizona, nestled in the scenic White Mountains of northeastern Arizona, is a dynamic community that harmoniously blends its rich pioneer heritage with forward-thinking economic development. With a steadily growing population—reaching approximately 6,349 residents in 2023 —Snowflake offers a unique combination of small-town charm and strategic business opportunities.

THRIVING ECONOMIC LANDSCAPE

Snowflake is experiencing notable growth across various sectors, including retail, manufacturing, and professional services. The town's leadership is committed to fostering economic development, with initiatives aimed at expanding the commercial base and enhancing infrastructure. This proactive approach has attracted businesses and investments, contributing to a thriving local economy .

DEMOGRAPHICS AND MARKET POTENTIAL

The town's youthful median age of 26.9 years and a median household income of \$72,753 reflect a vibrant and growing community. Snowflake's relatively low cost of living and pro-business environment make it an attractive location for investors and entrepreneurs seeking to tap into a developing labor force. The community's strong family values contribute to a stable and dedicated workforce.

STRATEGIC LOCATION AND INFRASTRUCTURE

Strategically situated near major highways, Snowflake offers convenient access to surrounding areas, including Show Low and Pinetop-Lakeside, which are regional hubs for tourism and retail. The town's proximity to the natural beauty of the White Mountains attracts visitors year-round, presenting opportunities for businesses in tourism-related industries. Additionally, Snowflake's commitment to infrastructure development, including investments in public works and utilities, supports both residential growth and commercial expansion .

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