

FOR SALE

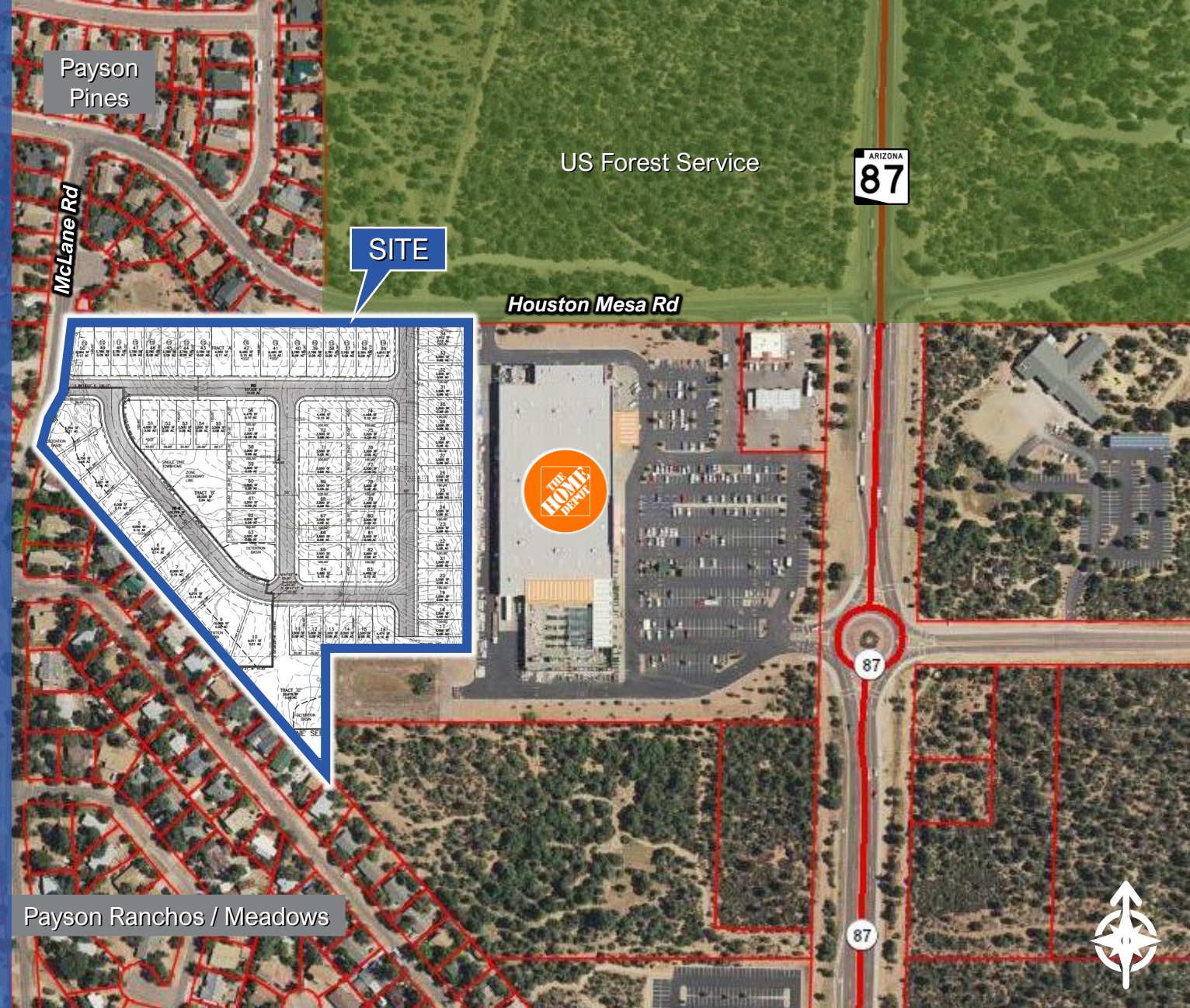
Flowing Wells A Pre-Platted 83-Lot SFR Subdivision Payson, Arizona 85541

HIGHLIGHTS

- 83 SFR Pre-Platted Lots
- 12.39 Acres
- Density 6.7 DU/Acre
- 13 Detached & 70 Attached THs
- Lot Sizes 60' x 100' - 35' x 100'
- Deliver upon Final Plat approval
w/ some Townhome plans

LOCATION

West of the SWC corner of Houston Mesa Road and Beeline Hwy 87 / Highway 260 in the Town of Payson, Arizona



DISCLAIMER: All parties shall independently verify all facts and figures, and perform due diligence, and financial feasibility analysis. Realty Economic Advisors ("REA") makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties, accuracy & reliability. REA excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of REA.



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Flowing Wells

A Pre-Platted 83-Lot SFR Subdivision

LOCATION

SW/SWC Houston Mesa Rd & Beeline Hwy, Payson, Arizona 85541

ASSESSOR PARCEL NUMBER(S)

302-35-007A
302-35-252

PROPERTY SIZE

12.39 Acres

ZONING

Approved R1-6 & R-3 (Upon Final Plat)

GENERAL PLAN

Residential

DEVELOPMENT STATUS

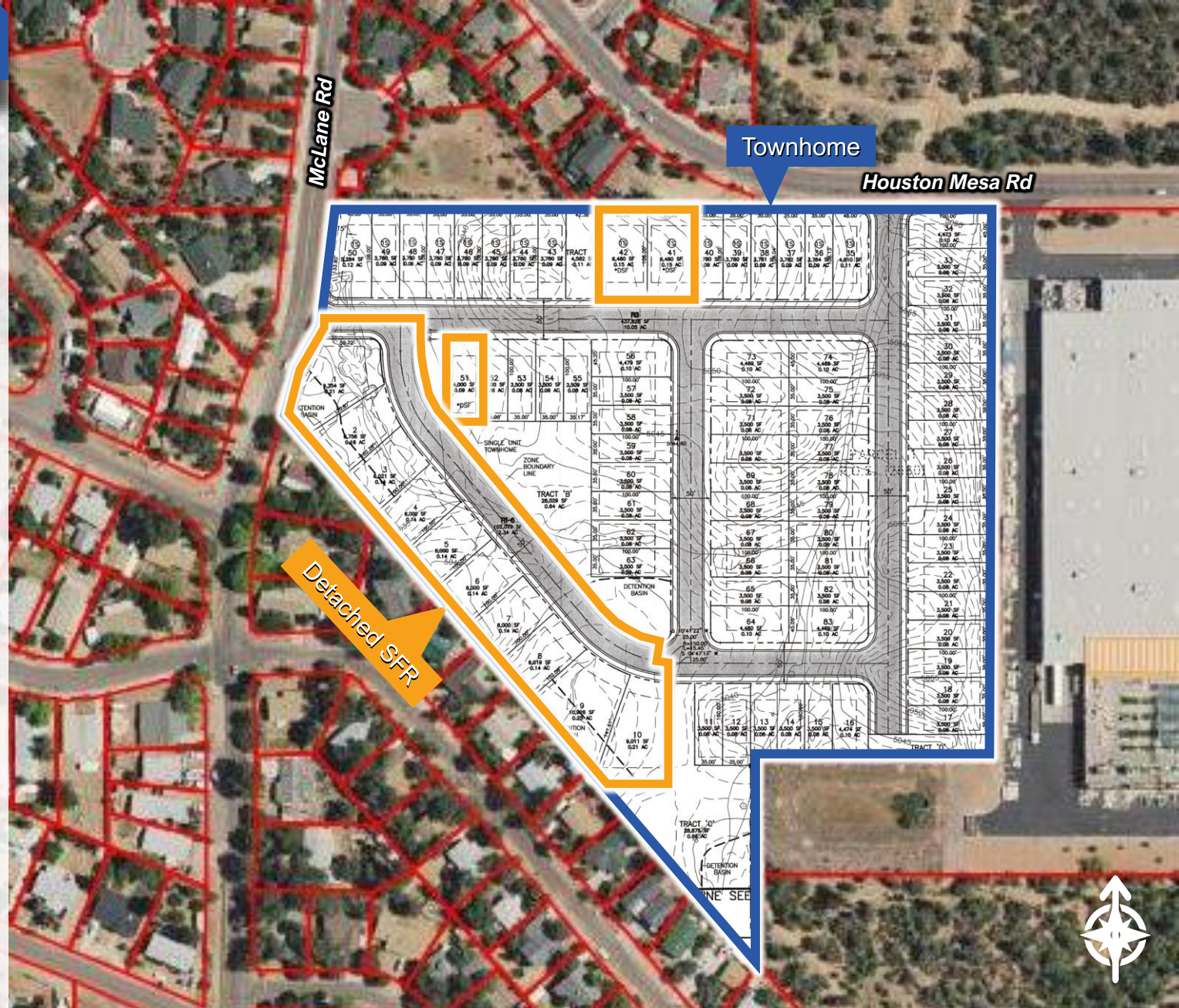
Approved Preliminary Plat
70 Attached SFR
13 Detached SFR
83 Total Lots

BASE LOTS | AVERAGE 3,861 SF

SFR Attached Townhome Lots
35' x 100' (3,500 SF)
SFR Detached Lots (Typical Base Lot)
60' x 100' (6,000 SF)

UTILITIES

Electric – APS
Water – Town of Payson
Sewer – Green Valley Water
Natural Gas – Alliant Gas
Telecom. – CenturyLink



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HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

9
goodwill

BIG LOTS!

PET SMART

SAFeway

Aliberta's GNC
MEXICAN FOOD LIVE WELL

NAPA

Jack in the box

WELLS FARGO

RadioShack

Check Into CASH
One Stop Money Shop

BIG 5
SPORTING GOODS

Bashas'

DOLLAR TREE

Walmart

Payson Airport

ARIZONA
260

THE HOME DEPOT

SITE

Houston Mesa Rd

McLane Rd



Mogollon Rim



Houston Mesa Rd

ARIZONA
260



SITE

McLare Rd



LOT SUMMARY

Flowing Wells, a Pre-Platted 83-Lot Subdivision

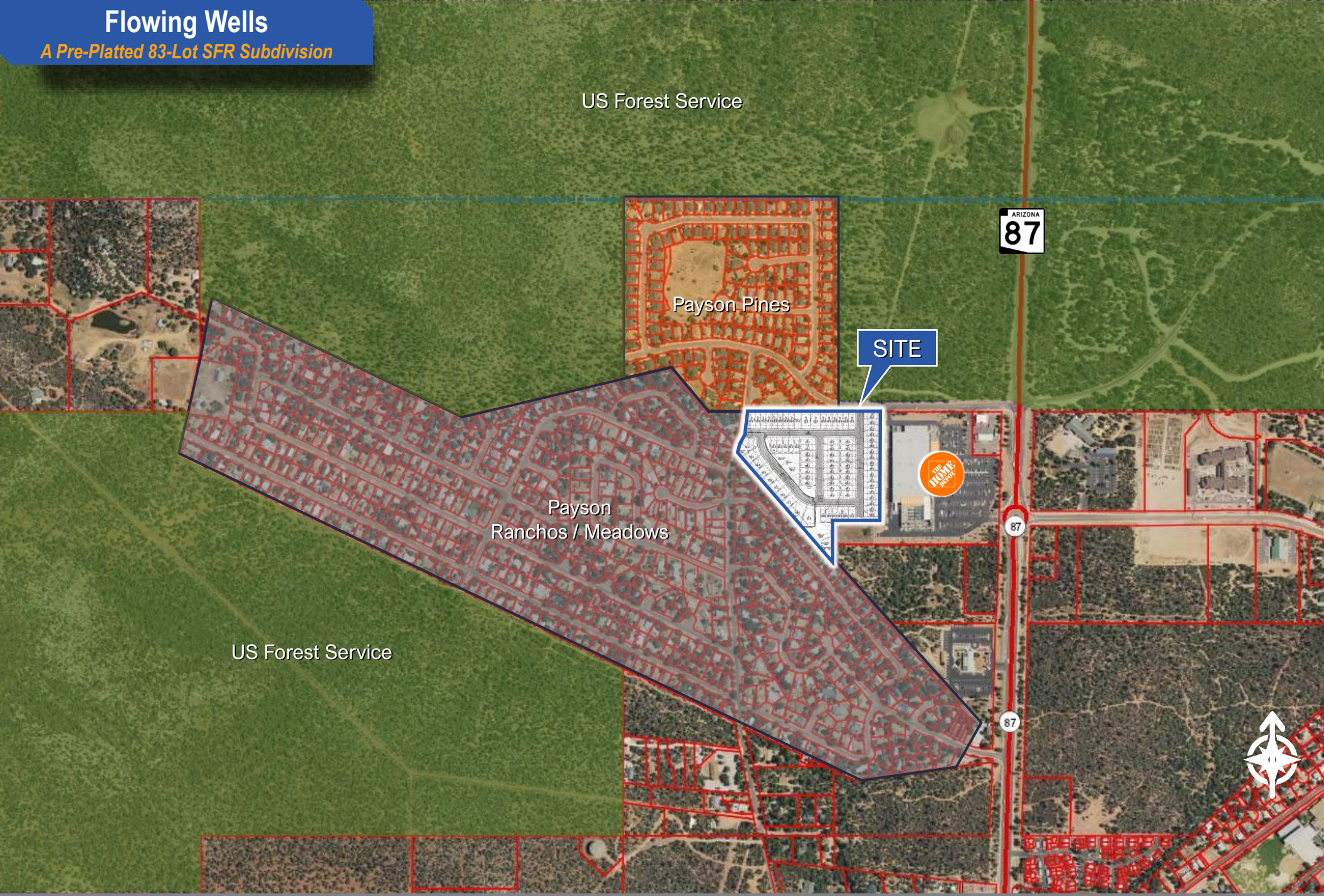
Count	Lot No.	APN No.	Development Status	Lot Size (Acre)	Lot Size (SF)	Count	Lot No.	APN No.	Development Status	Lot Size (Acre)	Lot Size (SF)
1	1	302-35- TBD	Pre-Plat Detached SFR	0.22	9,381	43	43	302-35- TBD	Pre-Plat Attached TH	0.09	3,780
2	2	302-35- TBD	Pre-Plat Detached SFR	0.16	6,760	44	44	302-35- TBD	Pre-Plat Attached TH	0.09	3,780
3	3	302-35- TBD	Pre-Plat Detached SFR	0.14	6,026	45	45	302-35- TBD	Pre-Plat Attached TH	0.09	3,780
4	4	302-35- TBD	Pre-Plat Detached SFR	0.14	6,026	46	46	302-35- TBD	Pre-Plat Attached TH	0.09	3,780
5	5	302-35- TBD	Pre-Plat Detached SFR	0.14	6,008	47	47	302-35- TBD	Pre-Plat Attached TH	0.09	3,780
6	6	302-35- TBD	Pre-Plat Detached SFR	0.14	6,009	48	48	302-35- TBD	Pre-Plat Attached TH	0.09	3,780
7	7	302-35- TBD	Pre-Plat Detached SFR	0.14	6,011	49	49	302-35- TBD	Pre-Plat Attached TH	0.09	3,780
8	8	302-35- TBD	Pre-Plat Detached SFR	0.14	6,031	50	50	302-35- TBD	Pre-Plat Attached TH	0.12	5,348
9	9	302-35- TBD	Pre-Plat Detached SFR	0.25	10,957	51	51	302-35- TBD	Pre-Plat Detached TH	0.09	4,000
10	10	302-35- TBD	Pre-Plat Detached SFR	0.21	9,038	52	52	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
11	11	302-35- TBD	Pre-Plat Attached TH	0.08	3,495	53	53	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
12	12	302-35- TBD	Pre-Plat Attached TH	0.08	3,495	54	54	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
13	13	302-35- TBD	Pre-Plat Attached TH	0.08	3,495	55	55	302-35- TBD	Pre-Plat Attached TH	0.08	3,509
14	14	302-35- TBD	Pre-Plat Attached TH	0.08	3,498	56	56	302-35- TBD	Pre-Plat Attached TH	0.10	4,479
15	15	302-35- TBD	Pre-Plat Attached TH	0.08	3,496	57	57	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
16	16	302-35- TBD	Pre-Plat Attached TH	0.10	4,493	58	58	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
17	17	302-35- TBD	Pre-Plat Attached TH	0.08	3,490	59	59	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
18	18	302-35- TBD	Pre-Plat Attached TH	0.08	3,490	60	60	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
19	19	302-35- TBD	Pre-Plat Attached TH	0.08	3,491	61	61	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
20	20	302-35- TBD	Pre-Plat Attached TH	0.08	3,491	62	62	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
21	21	302-35- TBD	Pre-Plat Attached TH	0.08	3,492	63	63	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
22	22	302-35- TBD	Pre-Plat Attached TH	0.08	3,492	64	64	302-35- TBD	Pre-Plat Attached TH	0.10	4,480
23	23	302-35- TBD	Pre-Plat Attached TH	0.08	3,493	65	65	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
24	24	302-35- TBD	Pre-Plat Attached TH	0.08	3,493	66	66	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
25	25	302-35- TBD	Pre-Plat Attached TH	0.08	3,494	67	67	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
26	26	302-35- TBD	Pre-Plat Attached TH	0.08	3,494	68	68	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
27	27	302-35- TBD	Pre-Plat Attached TH	0.08	3,495	69	69	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
28	28	302-35- TBD	Pre-Plat Attached TH	0.08	3,495	70	70	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
29	29	302-35- TBD	Pre-Plat Attached TH	0.08	3,498	71	71	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
30	30	302-35- TBD	Pre-Plat Attached TH	0.08	3,496	72	72	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
31	31	302-35- TBD	Pre-Plat Attached TH	0.08	3,497	73	73	302-35- TBD	Pre-Plat Attached TH	0.10	4,469
32	32	302-35- TBD	Pre-Plat Attached TH	0.08	3,497	74	74	302-35- TBD	Pre-Plat Attached TH	0.10	4,469
33	33	302-35- TBD	Pre-Plat Attached TH	0.08	3,498	75	75	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
34	34	302-35- TBD	Pre-Plat Attached TH	0.10	4,473	76	76	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
35	35	302-35- TBD	Pre-Plat Attached TH	0.11	4,807	77	77	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
36	36	302-35- TBD	Pre-Plat Attached TH	0.09	3,782	78	78	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
37	37	302-35- TBD	Pre-Plat Attached TH	0.09	3,781	79	79	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
38	38	302-35- TBD	Pre-Plat Attached TH	0.09	3,780	80	80	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
39	39	302-35- TBD	Pre-Plat Attached TH	0.09	3,780	81	81	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
40	40	302-35- TBD	Pre-Plat Attached TH	0.09	3,780	82	82	302-35- TBD	Pre-Plat Attached TH	0.08	3,500
41	41	302-35- TBD	Pre-Plat Detached SFR	0.15	6,480	83	83	302-35- TBD	Pre-Plat Attached TH	0.10	4,469
42	42	302-35- TBD	Pre-Plat Detached SFR	0.15	6,480						

Subject Total Net Land Area	12.39 Acres	539,708 SF
Subject Total Net Lot Area	7.98 Acres	347,441 SF
Subject Average Net Lot Area	0.10 Acres	4,186 SF
Minimum Lot Area	0.08 Acres	3,490 SF
Maximum Lot Area	0.25 Acres	10,957 SF

Source: Preliminary Plat

Flowing Wells

A Pre-Platted 83-Lot SFR Subdivision



TOWN OF PAYSON

LAND USE ELEMENT



Payson

RANCHO DEL TONTO STREETS

- 1. 10000' CORNER
- 2. 10000' CORNER
- 3. 10000' CORNER
- 4. 10000' CORNER
- 5. 10000' CORNER

PAYSON RANCHO STREETS

- 1. 10000' CORNER
- 2. 10000' CORNER
- 3. 10000' CORNER
- 4. 10000' CORNER
- 5. 10000' CORNER

ALPINE RESIDUAL STREETS

- 1. 10000' CORNER
- 2. 10000' CORNER
- 3. 10000' CORNER
- 4. 10000' CORNER
- 5. 10000' CORNER

ALPINE VILLAGE STREETS

- 1. 10000' CORNER
- 2. 10000' CORNER
- 3. 10000' CORNER
- 4. 10000' CORNER
- 5. 10000' CORNER

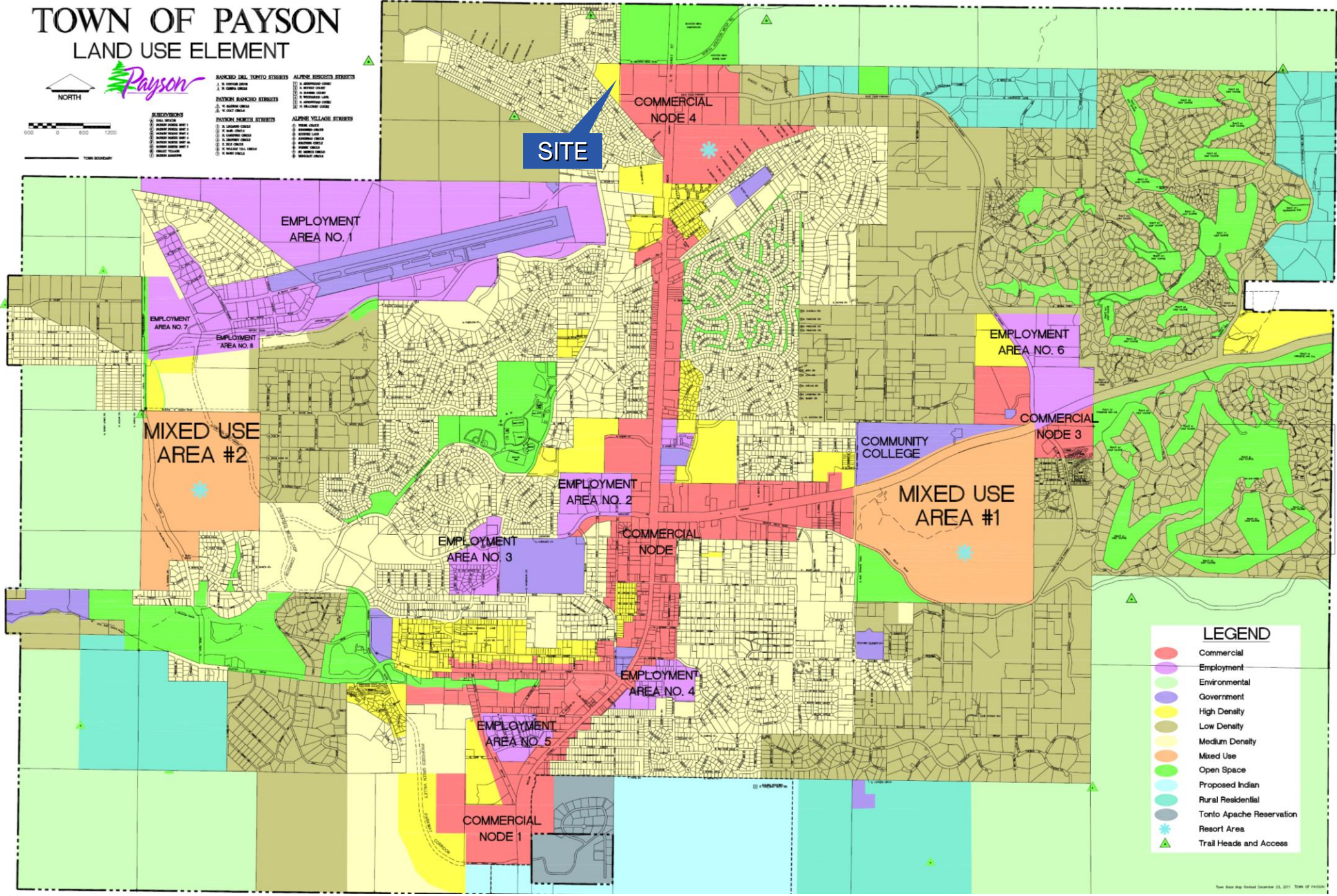
SUBDIVISIONS

- 1. 10000' CORNER
- 2. 10000' CORNER
- 3. 10000' CORNER
- 4. 10000' CORNER
- 5. 10000' CORNER

PAYSON VILLAGE STREETS

- 1. 10000' CORNER
- 2. 10000' CORNER
- 3. 10000' CORNER
- 4. 10000' CORNER
- 5. 10000' CORNER

TOWN BOUNDARY



LEGEND

- Commercial
- Employment
- Environmental
- Government
- High Density
- Low Density
- Medium Density
- Mixed Use
- Open Space
- Proposed Indian
- Rural Residential
- Tonto Apache Reservation
- Resort Area
- Trail Heads and Access

Flowing Wells

A Planned 83-Lot SFR Subdivision



Payson, Arizona

Payson, located at the “heart” of Arizona, is famous for its beauty and dynamic business environment. Payson is a vibrant recreation destination amidst the tall pines and cool waters of Arizona’s Rim Country. Renowned for its western heritage and friendly people, the area enjoys a mild four-season climate that attracts international visitors year around. Payson’s Rim Country represents the trade area, which has a population of nearly 25,000. This hub offers the atmosphere of rural America with the amenities of a metropolis. Payson was recognized by NerdWallet in as one of the top 10 places in Arizona to open a business.

Principal Economic Activities

The local economy serves as a trading center for a wide variety of retail establishments, professional services and manufacturing. Payson will complete a long-range water project that will secure Payson’s water source for the future as the town projects growth. Banner Medical Center purchased Payson Regional Medical Center in 2015 and has committed an additional \$25 million for future expansions and improvements. The travel and tourism industry are also important to Payson’s economy.

Scenic Attractions

Payson rests at the base of the majestic Mogollon Rim, a 7,000 foot, 200-mile-long escarpment in the world's largest Ponderosa Pine forest. The 5,000-foot elevation gives Payson its pleasant climate and four mild seasons. Mountain lakes and trout streams, hiking trails and campsites are within minutes of the center of town. The area offers virtually limitless outdoor recreational activities including hiking, camping, fishing, hunting and biking. Payson gets a few dustings of snow annually. Cross-country skiing and snow-play areas are a short drive away. Local attractions include Tonto Natural Bridge State Park, Shoo-Fly Indian Archeological Site, Tonto Fish Hatchery, The Zane Grey cabin and Rim Country Museum.

Community Facilities

Payson offers a broad range of community facilities including a 16,000-square foot library, museum, state-of-the-art multiplex movie theater, public and private golf courses, lighted tennis courts, two pickleball courts and two softball fields for tournaments. Payson also has an auditorium for concerts, a theater that seats 1,000 and a 36-acre multi-event outdoor entertainment center. Eastern Arizona College in Thatcher supports Gila County Community College in Payson as a provisional district.

Payson has two large parks, Green Valley Park and Rumsey Park. Green Valley Park is a 45-acre park at the west end of Main Street that features three lakes and several decorative fountains. As part of the Arizona Game and Fish Department's urban fishing program, the three lakes are stocked with rainbow trout from October to May. Picnic ramadas and a grassy amphitheater complete the park's family atmosphere. A community swimming pool is located within Rumsey Park as well as a dog park and a small skate park for skating enthusiasts. The town hosts free outdoor concerts in the park during the summer and hosts several intramural sports such as baseball, softball, soccer, golf and football throughout the year. The Payson Area Trails System (PATS) is an in-progress, interconnecting trail system utilizing detached pathways, existing sidewalks and bike lanes in Payson to form an interior trail network. These interior trails will connect to specific Forest Service roads and trails on Payson’s periphery providing a more rustic trail-user experience.



BASIC INFORMATION

Founded:	1884	Incorporated:	1973
Elevation:	4,982 ft.	Location:	Gila County

Distance to major cities:

Phoenix:	93 miles	San Diego:	442 miles
Tucson:	183 miles	Los Angeles:	459 miles
Las Vegas:	342 miles		

POPULATION

	2000	2010	2017 (est.)
Payson	13,620	15,270	15,944
Gila County	51,335	53,565	54,947
State of Arizona	5,130,632	6,401,569	6,965,897

Office of Economic Opportunity

WORKFORCE EDUCATION ATTAINMENT

	Count	Share
Less than high school	1,312	10.8%
High school or equivalent, no college	3,086	25.3%
Some college or Associate degree	4,642	38.0%
Bachelor's degree or advanced degree	3,163	25.9%

American Community Survey

INDUSTRY (RANKED BY EMPLOYMENT)

	Count	Share
Education, health care & social assistance	1,351	25.5%
Construction	739	13.9%
Arts, entertainment, food & recreation services	718	13.5%
Retail trade	531	10.0%
Finance, insurance & real estate	443	8.4%
Professional, scientific, & administrative services	358	6.8%
Public administration	321	6.1%
Other services, except public administration	219	4.1%
Transportation, warehousing, & utilities	209	3.9%
Manufacturing	195	3.7%
Agriculture, forestry, fishing, hunting, & mining	137	2.6%
Information	57	1.1%
Wholesale trade	23	0.4%

American Community Survey

Income and Spending

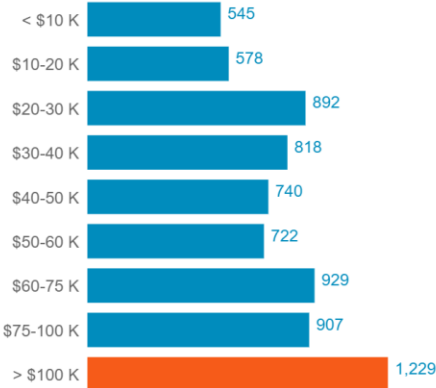
Households in Payson earn a median yearly income of \$51,481. 29.01% of the households earn more than the national average each year. Household expenditures average \$51,216 per year. The majority of earnings get spent on Shelter, Transportation, Food and Beverages, Health Care, and Utilities.

\$51,481

Median Household Income

- 6% more than the county
- 21% less than the state
- 24% less than the nation

Income Distribution



How do people spend most of their money?
PER HOUSEHOLD

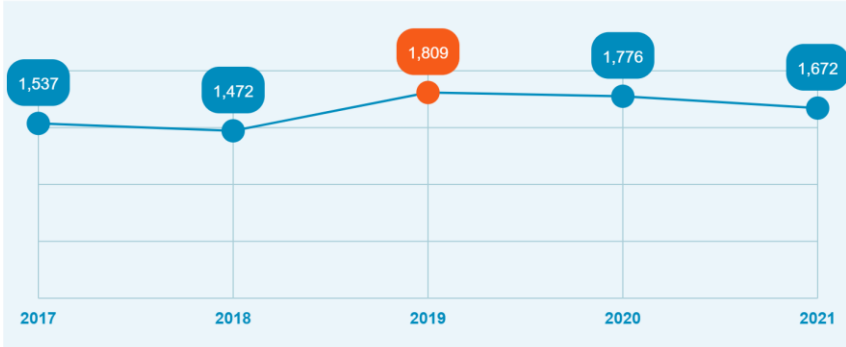


\$51,216
Median Household Expenditure

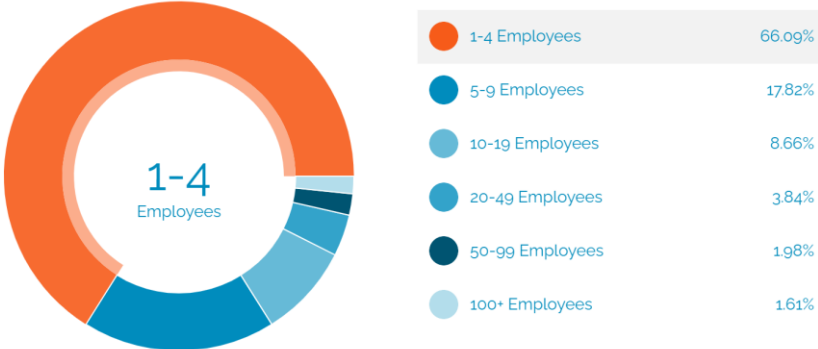
Businesses and Jobs

Payson has a total of 808 businesses. In 2021, the leading industries in Payson were Health Care and Social Services, Retail, Accommodation and Food Services, and Other Services - Repair, Personal Care, Laundry, Religious, etc..

What are the top industries by jobs?



How many employees do businesses in Payson have?



Transportation

Residents spend an average of 15 minutes commuting to work. Payson is served by 2 airports within 50 miles. Rail can be accessed within 45 miles. Interstates can be accessed 36 miles away.



15min
Commute Travel Time



1 + 2(+50 miles)
Airports in Community



36miles
Distance to Interstate



45
Distance to Freight Rail

Taxes

Top State Corporate Income Tax
6%

Top State Corporate Capital Gains Tax
6%

Top State Personal Income Tax
4.54%

Top State Personal Capital Gains Tax
4.5%

State Sales Tax
5.6%

Labor Force

Payson has a labor force of 5,928 people.

5,928
Labor Force

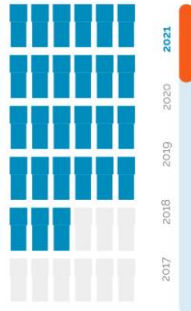
Talent

What are the largest job counts by occupation?



Total Employees

6,739



The work distribution of total employees in Payson is:



35%

Blue Collar



64%

White Collar

Total Establishments

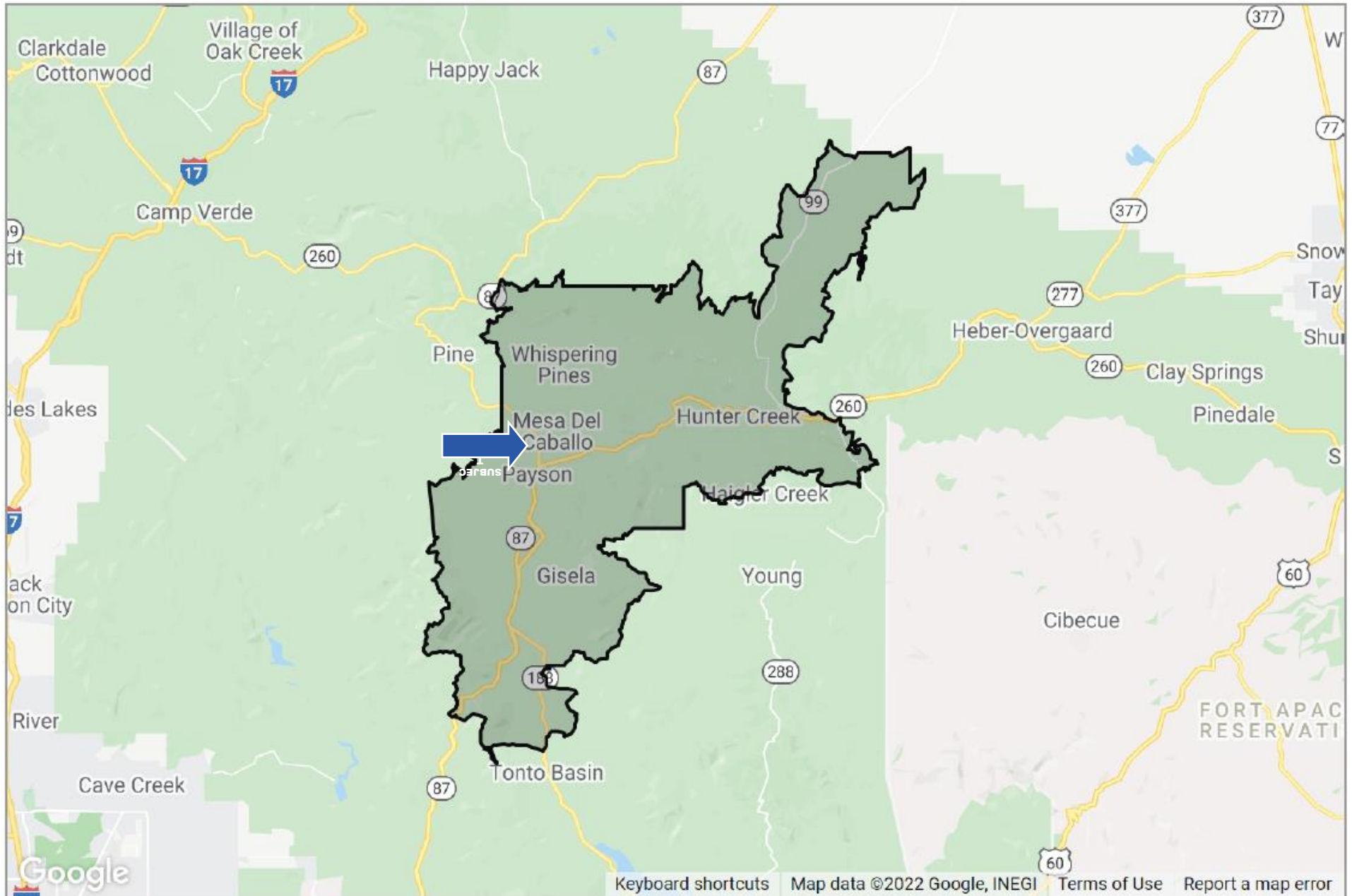
808



Housing Market (Zip Code 85541)

MLS Market Statistics

The local MLS statistics provided below, were prepared by local MLS as of August 2022. The statistical coverage area encompasses the subject zip code of 85541.



Neighborhood: Housing Stats and Charts

	85541	Gila County	Arizona	USA
Median Estimated Home Value	\$474K	\$453K	\$426K	\$342K
Estimated Home Value 12-Month Change	-0.1%	+3.2%	-4.8%	+4.6%
Median List Price	\$540K	\$499K	\$500K	—
List Price 1-Month Change	+0.2%	+2.9%	+4.1%	—
List Price 12-Month Change	+2.9%	+9.7%	+3.3%	—
Median Home Age	31	40	31	42
Own	80%	76%	66%	65%
Rent	20%	24%	34%	35%
\$ Value of All Buildings for which Permits Were Issued	—	\$45.6M	\$13.8B	\$307B
% Change in Permits for All Buildings	—	+29%	+25%	+13%
% Change in \$ Value for All Buildings	—	+28%	+27%	+10%

Median Sales Price vs. Sales Volume

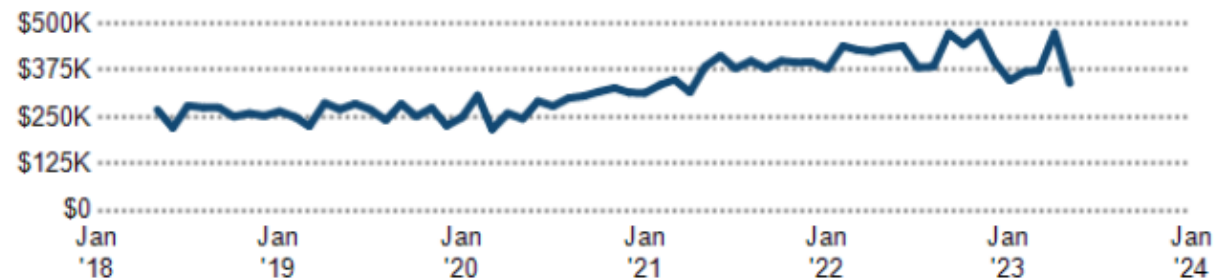
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

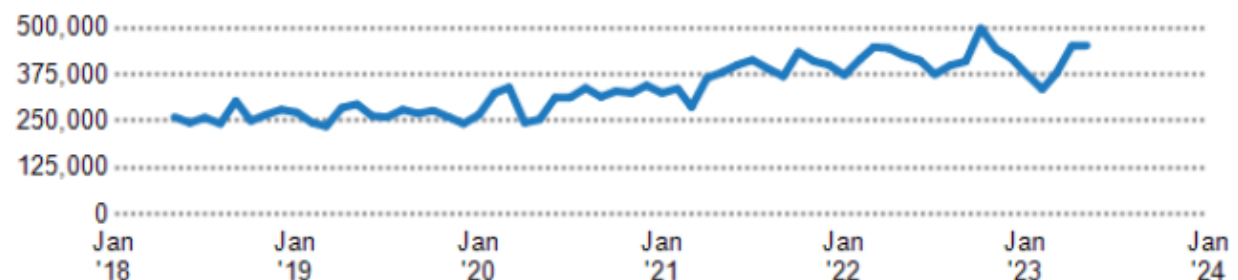
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings

Median Sales Price



Median Sales Price



Median Listing Price vs. Listing Volume

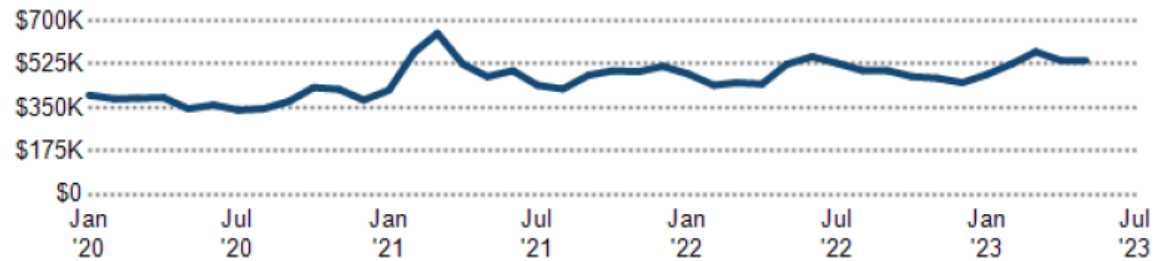
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

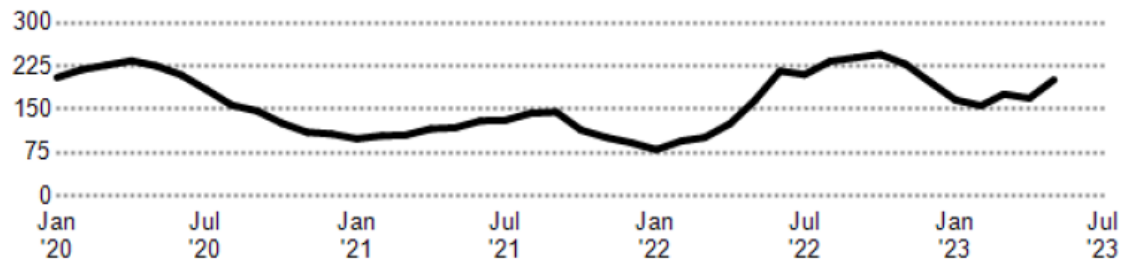
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



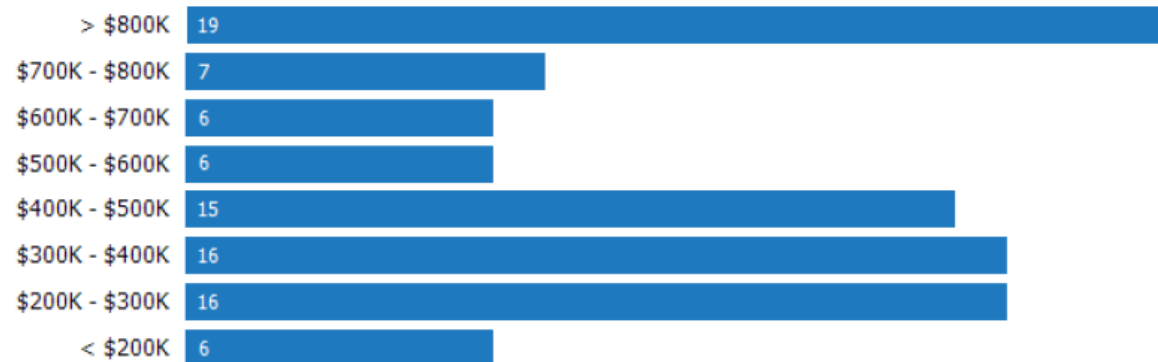
Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Price Range



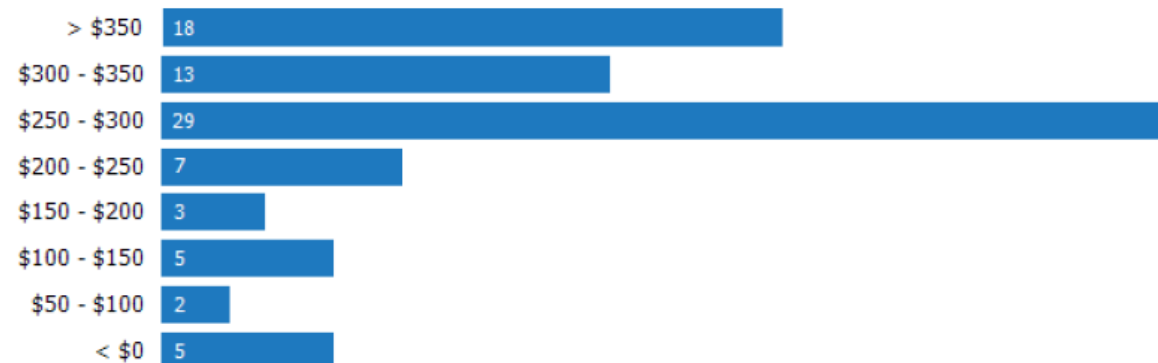
Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Price Per Sq Ft



Housing Market (SFR Rental Data)

RENTAL NO.

1

2

3

4

5

Primary Photo:



Design:	Single Family - Detached	Single Family - Detached	Single Family - Detached	Single Family - Attached	Single Family - Attached
Subdivision:	Woodland Meadows	Payson Pines	Golden Frontier	Sanctuary at the Rim	Mountain View Manor
Address:	1000 W Chatham Dr, Payson, AZ	303 W Christopher Point, Payson, AZ	905 S Carlsbad Vista Cr, Payson, AZ	2002 E Thunder Mountain Rd, Payson, AZ	921 W Madera Lane, Payson, AZ
Zip Code	85541	85541	85541	85541	85541
Assessor Parcel No.	304-01-339	302-35-200	304-19-161	304-61-061	304-14-048
Last Known MLS No.	6346185	6315335	85671	6432291	86506
Lease Status:	LEASED	LEASED	LEASED	LEASED	LEASED
Last Lease Date:	April 1, 2022	December 13, 2021	October 28, 2021	December 15, 2022	July 19, 2022
Last Lease Ask Rate/Mo.:	\$2,500	\$1,925	\$2,035	\$2,995	\$1,750
Last Lease Contract Rate/Mo.:	\$2,500	\$1,925	\$2,035	\$2,495	\$1,750
Last Lease Rate PSF/Mo.:	\$1.84	\$1.14	\$1.37	\$1.86	\$1.47
Last Lease Days on Market:	15	26	16	36	96
Last Lease Terms:	TBD	12 Months	12 Months	12 Months	12 Months
Data Source:	MLS & Public Records	MLS & Public Records	MLS & Public Records	MLS & Public Records	MLS & Public Records

Improvement Description

Year Built	2001	2002	1990	2022	1995
Home Size	1,358	1,691	1,488	1,340	1,188
Lot Size	6,452	6,009	12,632	1,834	1,200
No. of Stories	1	1	1	1	2
Bedrooms	3	3	3	3	2
Bathrooms	2.50	2.75	1.75	2.00	2.00
Garage Spaces	2	2	2	2	1-Car Carport

Lease Expense Structure

Property Taxes	Paid by Landlord	Paid by Landlord	Paid by Landlord	Paid by Landlord	Paid by Landlord
Property Insurance	Paid by Landlord	Paid by Landlord	Paid by Landlord	Paid by Landlord	Paid by Landlord
Utilities					
Electric	Paid by Tenant	Paid by Tenant	Paid by Tenant	Paid by Tenant	Paid by Tenant
Water	Paid by Tenant	Paid by Tenant	Paid by Tenant	Paid by Tenant	Paid by Tenant
Sewer	Paid by Tenant	Paid by Tenant	Paid by Tenant	Paid by Tenant	Paid by Tenant
Trash	Paid by Tenant	Paid by Tenant	Paid by Tenant	Paid by Tenant	Paid by Tenant
Concessions/Premiums	N/A	N/A	N/A	N/A	N/A

Market Rental Table