

609 S. Beeline

PRIME OFFICE/RETAIL SPACE



609 S. BEELINE HWY., PAYSON, AZ 85541

BERKSHIRE
HATHAWAY
HOMESERVICES

ADVANTAGE
REALTY

THE SPACE

Location	609 S. Beeline Hwy. Payson, AZ 85541
County	Gila
APN	30403048A
Cross Street	Beeline Hwy & McKamey
Traffic Count	20,000
Square Feet	2875
Annual Rent PSF	\$18.36
Lease Type	NNN

HIGHLIGHTS

- Prime Main Thoroughfare Location
- Easy IN and OUT to Highway
- Ideal for Office or Retail
- Handicap Equipped
- Lots of Parking

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,452	16,433	20,298

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$84,774	\$90,061	\$92,699

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,000	7,696	9,597

PROPERTY FEATURES

CURRENT OCCUPANCY	1.00%
BUILDING SF	2,875
GLA (SF)	2,875
LAND SF	9,100
LAND ACRES	.21
YEAR BUILT	1994
ZONING TYPE	C-2
BUILDING CLASS	B
TOPOGRAPHY	Level
NUMBER OF STORIES	1.5
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20+
PARKING RATIO	1:150
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

NEIGHBORING PROPERTIES

NORTH	Wester Wear Retail
SOUTH	Realty Office
EAST	Mobile Home Park
WEST	Retail/Dutch Bros

MECHANICAL

HVAC	Elec Refr/Propane Heat
FIRE SPRINKLERS	No
ELECTRICAL / POWER	APS

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Wood
PARKING SURFACE	Asphalt
ROOF	Asphalt Shingles
LANDSCAPING	Grass / Mature Pines

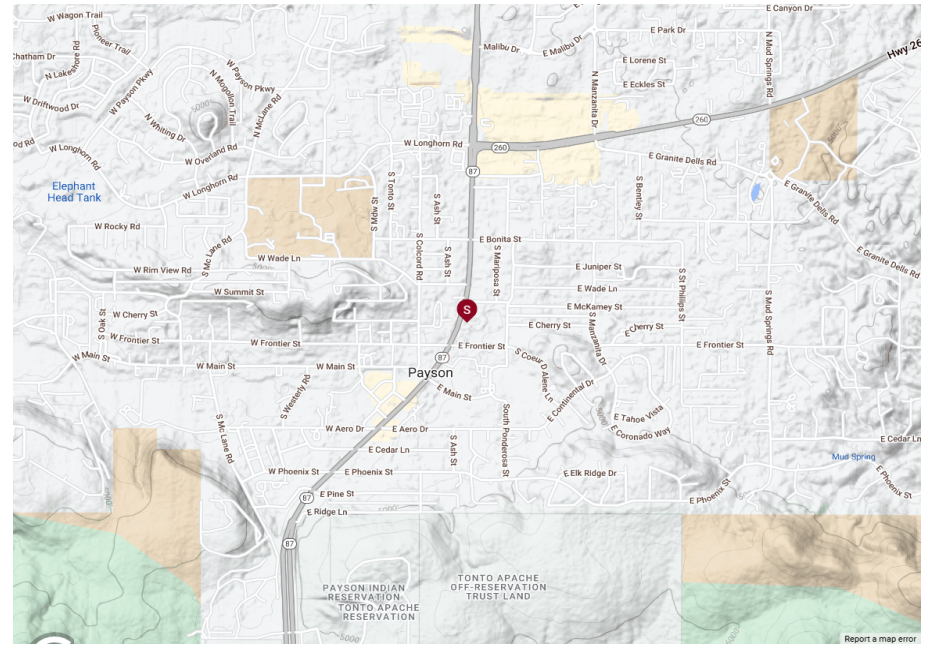
TENANT INFORMATION

MAJOR TENANT/S	Single User
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In the Heart of Payson's Primary Business District

- High Profile Location in the Heart of Payson' Primary Business District
- Across the Highway from Post Office and Court House
- Walk to Hospital and Local Senior Care Center.
- 2 Blocks from City Center on Main Highway.

Locator Map



Regional Map





Gila
County
Court
House

Banner
Payson
Hospital

1813
1999-19811



State of Arizona, County of Gila ss:
I, Blair C. Meggitt, R.L.S. #18436
do hereby certify that the within instrument was
read and recorded at the request of
MARK & JULIE PARRISH
on this 23rd day of SEPTEMBER, 1999.
I am a duly Licensed Professional Land Surveyor
Official Records, Records of Gila County, Arizona WITNESS
by hand and official seal the day and year first above written
Linda Haught Ortega
County Registrar
Wanda J. Kozlowski

RECORD OF SURVEY

OF LOTS 59 THRU 61, THE EXCEPTED PORTION OF LOT 58 AND A PORTION OF
TRACT "C" OF MOGOLLON RIM ADDITION AMENDED G.C.R. MAP 111 LOCATED IN A
PORTION OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 10 EAST
OF THE G. & S.R.M., GILA COUNTY, ARIZONA

For: MARK & JULIE PARRISH
1911 W. FAIRWAY LANE
PAYSON, AZ 85541
PHONE: (520) 472-9171

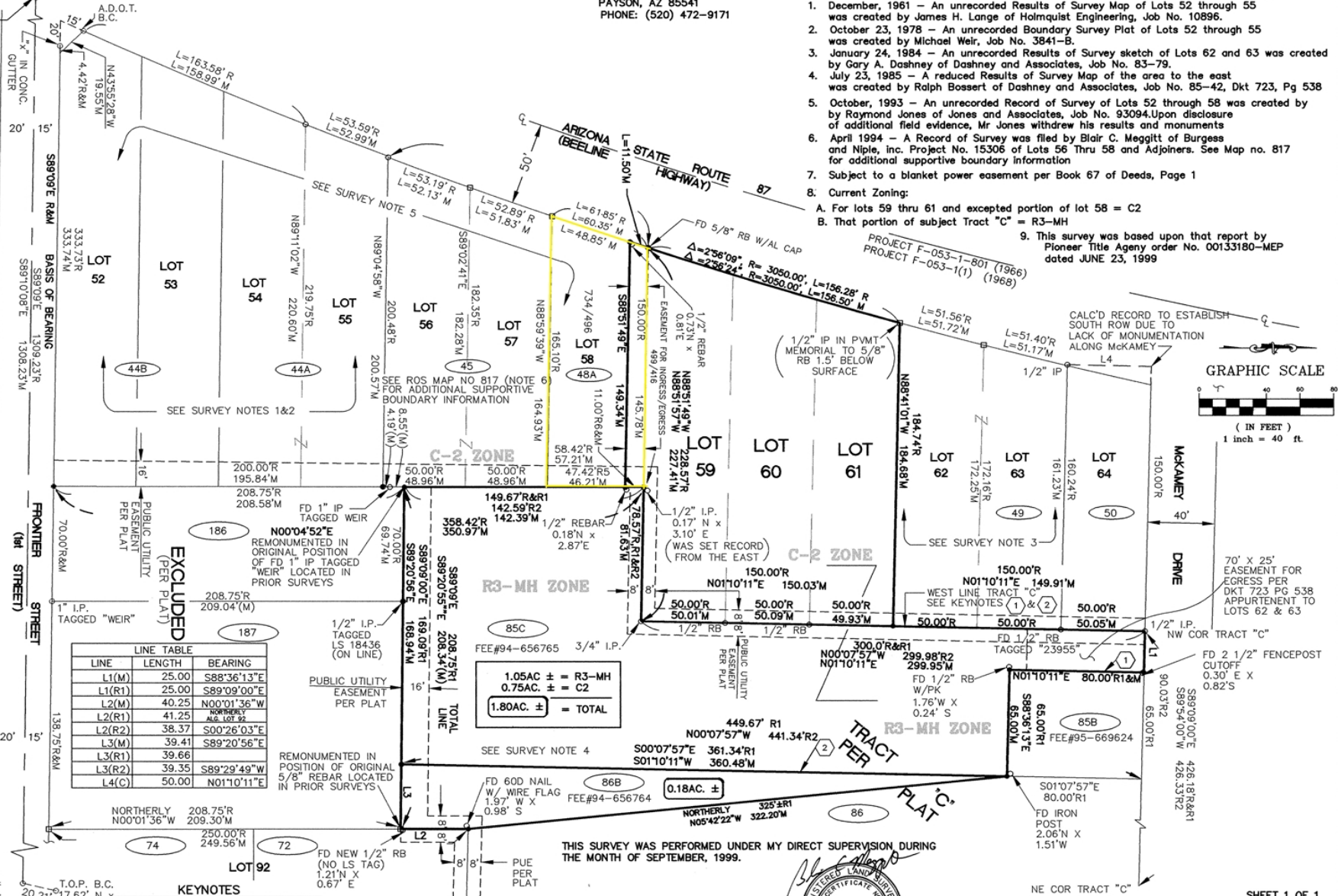
NOTES

- December, 1961 - An unrecorded Results of Survey Map of Lots 52 through 55 was created by James H. Lange of Holmquist Engineering, Job No. 10896.
- October 23, 1978 - An unrecorded Boundary Survey Plat of Lots 52 through 55 was created by Michael Weir, Job No. 3841-B.
- January 24, 1984 - An unrecorded Results of Survey sketch of Lots 62 and 63 was created by Gary A. Dashney of Dashney and Associates, Job No. 83-79.
- July 23, 1985 - A reduced Results of Survey Map of the area to the east was created by Ralph Bossert of Dashney and Associates, Job No. 85-42, Dkt 723, Pg 538
- October, 1993 - An unrecorded Record of Survey of Lots 52 through 58 was created by Raymond Jones of Jones and Associates, Job No. 93094. Upon disclosure of additional field evidence, Mr Jones withdrew his results and monuments
- April 1994 - A Record of Survey was filed by Blair C. Meggitt of Burgess and Niple, Inc. Project No. 15306 of Lots 56 Thru 58 and Adjolners. See Map no. 817 for additional supportive boundary information
- Subject to a blanket power easement per Book 67 of Deeds, Page 1
- Current Zoning:
 - For lots 59 thru 61 and excepted portion of lot 58 = C2
 - For that portion of subject Tract "C" = R3-MH
- This survey was based upon that report by Pioneer Title Agency order No. 00133180-MEP dated JUNE 23, 1999

- ### LEGEND
- R = RECORD PER PLAT OF MOGOLLON RIM ADDITION AMENDED
 - R1 = RECORD PER DEEDS
 - R2 = RECORD PER RESULTS OF SURVEY MAP PERFORMED BY RALPH BOSSERT OF DASHNEY AND ASSOC. JOB NO. 85-42 DKT 723/ PG 538
 - M = MEASURED
 - C = CALCULATED
 - = ORIGINAL 5/8" RB. (MOGOLLON RIM ADDITION AMENDED)
 - ◊ = FOUND MONUMENTATION AS NOTED
 - = SET 5/8" REBAR WITH TAG MARKED R.L.S. #18436
 - 85C = ASSESSOR'S PARCEL NO. MAP 304-03

B.C. IN H.H.
TOWN OF PAYSON
REMONUMENTED
EXISTING PIPE
413
9110
1987

RIM VIEW
ADDITION PLAT 'E'



LINE	LENGTH	BEARING
L1(M)	25.00	S88°36'13"E
L1(R1)	25.00	S89°09'00"E
L2(M)	40.25	N00°01'36"W
L2(R1)	41.25	N00°01'36"W
L2(R2)	38.37	S00°28'03"E
L3(M)	39.41	S89°20'56"E
L3(R1)	39.66	S89°20'56"E
L3(R2)	39.35	S89°29'49"W
L4(C)	50.00	N01°10'11"E

- ### KEYNOTES
- PROPERTY LINE PARALLEL WITH WEST LINE OF TRACT "C" AS PER RECORD EXCEPTION DESCRIPTION FEE#95-669624
 - PROPERTY LINE PARALLEL WITH WEST LINE OF TRACT "C" AS PER RECORD DESCRIPTION FEE#94-656765

1.05AC ± = R3-MH
0.75AC ± = C2
1.80AC ± = TOTAL

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF SEPTEMBER, 1999.

BLAIR C. MEGGITT, R.L.S. #18436
JOB NO. 99090



600 E. HIGHWAY 260
SUITE "14"
PAYSON, ARIZONA 85541
PHONE (520) 474-5484
FAX (520) 472-6783

SHEET 1 OF 1

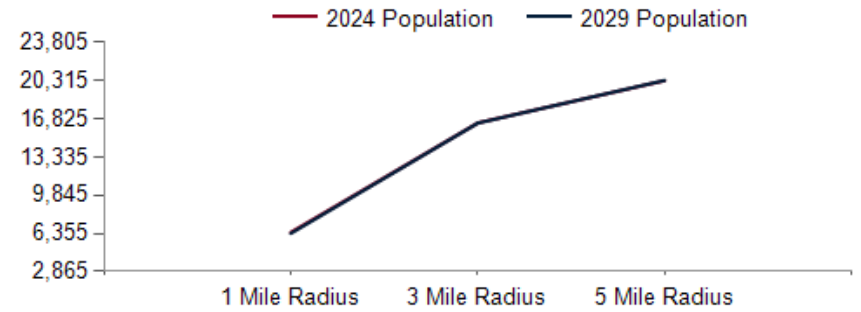
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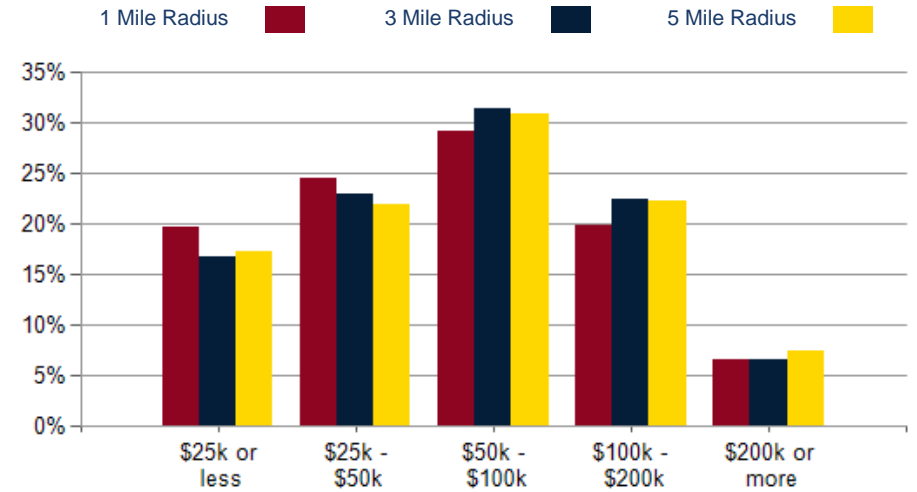
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,690	13,704	16,858
2010 Population	6,375	15,349	18,949
2024 Population	6,452	16,433	20,298
2029 Population	6,355	16,413	20,315
2024-2029: Population: Growth Rate	-1.50%	-0.10%	0.10%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	277	555	780
\$15,000-\$24,999	317	731	876
\$25,000-\$34,999	348	803	1,007
\$35,000-\$49,999	390	963	1,097
\$50,000-\$74,999	656	1,664	2,041
\$75,000-\$99,999	221	751	932
\$100,000-\$149,999	326	1,070	1,383
\$150,000-\$199,999	270	655	761
\$200,000 or greater	197	504	721
Median HH Income	\$54,529	\$59,374	\$60,144
Average HH Income	\$84,774	\$90,061	\$92,699

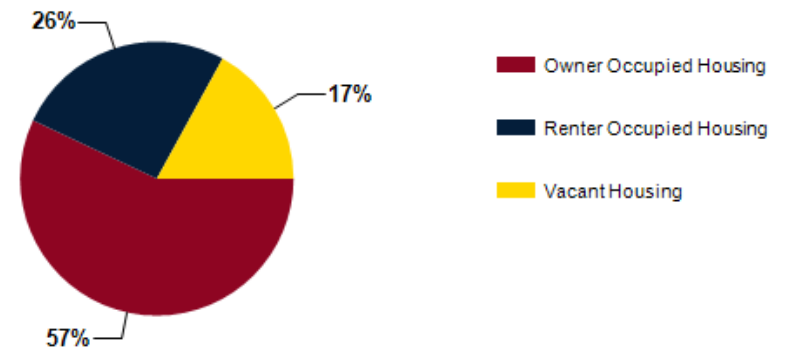
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,815	7,220	8,988
2010 Total Households	2,762	6,874	8,495
2024 Total Households	3,000	7,696	9,597
2029 Total Households	3,002	7,805	9,757
2024 Average Household Size	2.11	2.12	2.09
2024-2029: Households: Growth Rate	0.05%	1.40%	1.65%



2024 Household Income

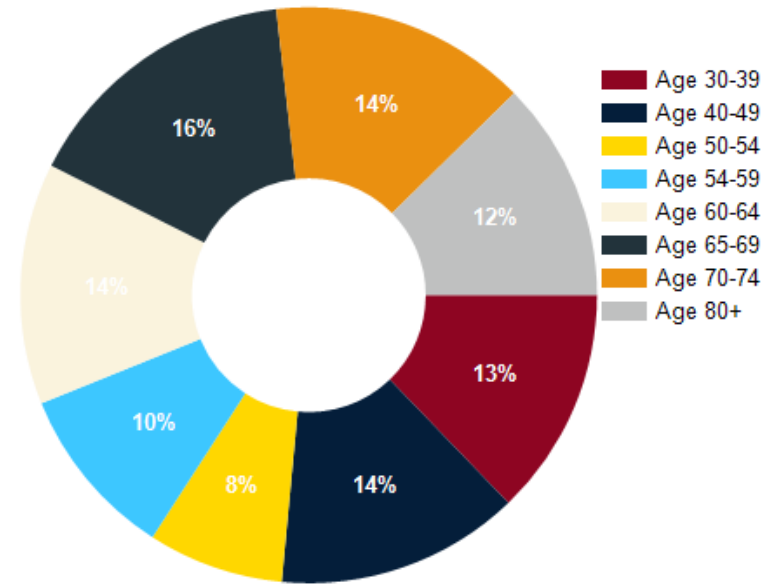


2024 Own vs. Rent - 1 Mile Radius

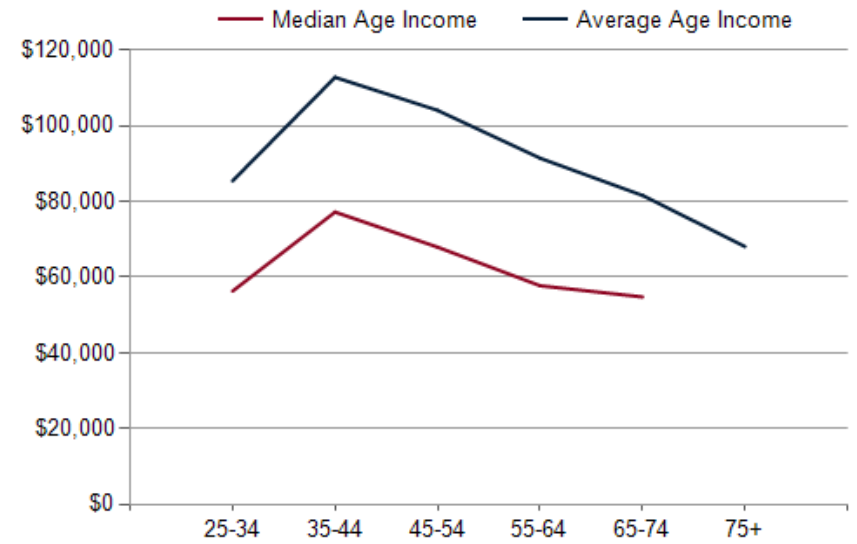


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	253	616	752
2024 Population Age 35-39	287	674	830
2024 Population Age 40-44	308	670	823
2024 Population Age 45-49	268	667	830
2024 Population Age 50-54	321	807	1,014
2024 Population Age 55-59	411	1,058	1,327
2024 Population Age 60-64	571	1,523	1,920
2024 Population Age 65-69	664	1,824	2,311
2024 Population Age 70-74	608	1,781	2,209
2024 Population Age 75-79	521	1,477	1,797
2024 Population Age 80-84	295	826	1,008
2024 Population Age 85+	235	698	838
2024 Population Age 18+	5,441	14,077	17,426
2024 Median Age	56	60	60
2029 Median Age	57	60	60



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,302	\$59,472	\$59,806
Average Household Income 25-34	\$85,436	\$86,560	\$88,119
Median Household Income 35-44	\$77,199	\$90,240	\$91,386
Average Household Income 35-44	\$112,817	\$116,863	\$119,334
Median Household Income 45-54	\$67,931	\$78,738	\$80,784
Average Household Income 45-54	\$104,093	\$112,033	\$114,591
Median Household Income 55-64	\$57,740	\$66,532	\$68,051
Average Household Income 55-64	\$91,451	\$98,853	\$101,647
Median Household Income 65-74	\$54,766	\$62,139	\$62,450
Average Household Income 65-74	\$81,602	\$91,199	\$93,245
Average Household Income 75+	\$68,105	\$69,551	\$72,341





Cliff Potts
Realtor

Cliff Potts, Associate Broker and Company Owner served as President of the Central Arizona Association of Realtors, as a leader in the Arizona Association of Realtors and as a “Realtor Emeritus” with over 40 years as a Realtor.

Cliff has multiple recognitions as Realtor of the Year and received the Realtor’s Lifetime Achievement Award. was Payson’s Man of the Year in 2007 and is a Certified Residential Brokerage Manager (CRB).

Cliff has served as a Councilmember and then Mayor of Payson, AZ; President of Northern Gila County Economic Development Corporation; appointed by the Governor to the Highway Expansion and Extension Loan Program (HEELP) Board of the Arizona Department of Transportation, and Arizona Housing Finance Authority. Has served on the Regional Workforce Investment Board and the Executive Committee for Arizona Town Hall, with current service on the Gila County Industrial Authority Board, the Payson Area Habitat for Humanity Board and as Vice-President of the MHA Foundation Board of Directors.

Cliff knows the Central Arizona Region, after working for more than 40 years in the marketplace. Cliff is ready to apply his local knowledge to the advantage of the brokerage's clientele.

609 S. Beeline

Exclusively Marketed by:

Cliff Potts

Berkshire Hathaway HomeServices Advantage Realty

Realtor

(928) 978-2960

cliff.potts@rimhomes.com

Lic: BR012322000

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