

1.01 Acres Route 60 (Globe, AZ)

E US Highway 60 Near S. Ragus Road, Claypool, AZ 85532

FOR SALE



SUBJECT PROPERTY
1.01 ACRES

TACO BELL

Marathon

HIBBETT SPORTS
T Mobile

FAMILY DOLLAR

TSC TRACTOR SUPPLY CO

Walmart Supercenter

bealls

CAL Ranch

Miami High School

Charles Bejarano Elementary School

Lee Kornegay Intermediate School

Cobre Valley Regional Medical Center

Marcus & Millichap

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Activity ID #ZAF0070118

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Marcus & Millichap

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E Highway 60 Near S Ragus Rd, Claypool, AZ, 85532



Listing Price
\$505,000

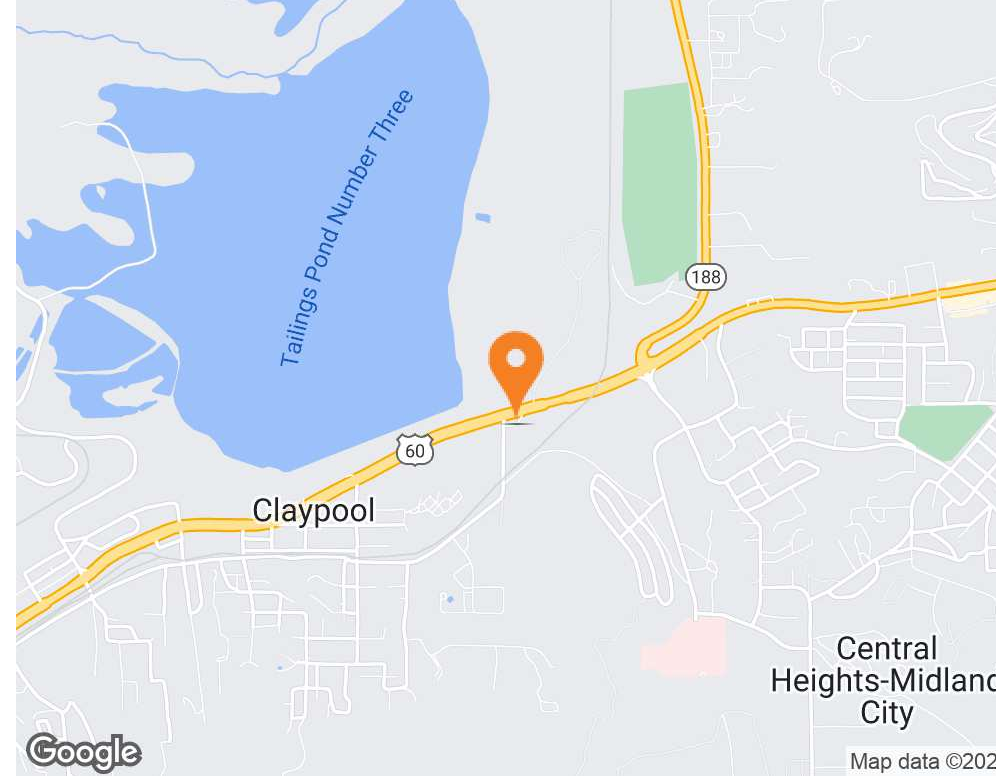


Lot Size
1.01 Acres



Zoning
Commercial (C2)

Price/Acre	\$500,069
Price/Sq Ft	\$11.48
APN	206-05-002B
Taxes 2023	\$125
Opportunity Zone	Yes



PROPERTY DETAILS & HIGHLIGHTS // 1.01 Acres Route 60 (Globe, AZ)

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Marcus & Millichap is pleased to exclusively present for sale +/- 1.01 acres of vacant commercially zoned land (C-2 Intermediate Commercial District) on Route 60 in Globe, Arizona. With an estimated 2020 population of 7.3k, Globe is county seat for Gila County, which has an estimated 2023 population of 54k. Globe is located about 90 minutes east of the Phoenix metro area and 2 hours and 15 minutes northeast from Tucson.

The subject property is located near the Walmart Supercenter, which is one of the busiest commercial areas in the city. The property is also just north of the high school, hospital and speciality medical offices.

C-2 zoning is intended to permit most types of commercial activities oriented to a larger segment of population than the average neighborhood zoning and includes the sale of commodities or performance of services. Permitted uses include retail sales, office building, hotel and establishments serving food and beverages, indoor or out-of-doors.

The downtown area is experiencing \$22M revitalization of a 64 unit senior housing project, which will be completed in late 2024. The City Council recently approved the 58 acre Marigold Village project. When completed it will offer over 700 different opportunities for housing from mid rise to condominiums to residential townhomes as well as a hotel and event center.

The property has +/- 300 ft of frontage on Rt 60 and level topography. City of Globe water and sewer services are located near the property line. Buyer to verify all utility locations and capacity levels during due diligence period.



- Near Busy Commercial Area.
- C-2 Intermediate Commercial District permits Drug Store, Retail, Office, Hotel, Food & Beverage, etc.
- Avg HH income \$58.6k within 5 mile radius.
- 18.6k Vehicles/Day (CoStar 2018)
- Located within a Federal Opportunity Zone and Non-Metro Difficult to Develop (DDA).
- Community Focus on Increasing Tourism and Diversity of Housing Options.

RETAILER MAP // 1.01 Acres Route 60 (Globe, AZ)

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POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	1,695	8,298	13,947
2023 Estimate			
Total Population	1,688	8,294	13,914
2020 Census			
Total Population	1,741	8,395	14,028
2010 Census			
Total Population	1,899	9,369	15,239
Daytime Population			
2023 Estimate	2,087	6,543	12,631
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	667	3,411	5,704
2023 Estimate			
Total Households	662	3,401	5,671
Average (Mean) Household Size	2.4	2.4	2.4
2020 Census			
Total Households	658	3,377	5,633
2010 Census			
Total Households	731	3,737	6,040

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$250,000 or More	0.1%	0.2%	0.6%
\$200,000-\$249,999	0.4%	0.3%	0.6%
\$150,000-\$199,999	2.4%	2.1%	2.4%
\$125,000-\$149,999	2.7%	1.9%	3.3%
\$100,000-\$124,999	7.3%	6.4%	6.7%
\$75,000-\$99,999	10.5%	12.1%	12.2%
\$50,000-\$74,999	25.5%	22.1%	23.0%
\$35,000-\$49,999	12.3%	14.4%	15.2%
\$25,000-\$34,999	15.2%	14.5%	12.2%
\$15,000-\$24,999	8.8%	10.8%	9.6%
Under \$15,000	14.8%	15.3%	14.1%
Average Household Income	\$55,191	\$53,232	\$58,558
Median Household Income	\$49,020	\$45,197	\$48,982
Per Capita Income	\$21,822	\$21,900	\$24,187

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate	1,688	8,294	13,914
0 to 4 Years	4.8%	5.3%	5.4%
5 to 14 Years	14.1%	13.6%	13.4%
15 to 17 Years	3.8%	3.8%	3.6%
18 to 19 Years	2.0%	2.2%	2.1%
20 to 24 Years	4.9%	5.1%	5.0%
25 to 29 Years	5.5%	5.4%	5.4%
30 to 34 Years	5.9%	6.0%	6.0%
35 to 39 Years	5.5%	5.7%	5.8%
40 to 49 Years	9.0%	9.2%	9.3%
50 to 59 Years	11.9%	11.6%	11.6%
60 to 64 Years	7.9%	8.1%	8.3%
65 to 69 Years	8.6%	7.8%	7.8%
70 to 74 Years	7.1%	6.8%	6.6%
75 to 79 Years	4.1%	4.5%	4.4%
80 to 84 Years	2.4%	2.8%	2.9%
Age 85+	2.3%	2.3%	2.5%
Median Age	43.6	43.0	43.2

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2023 Estimate Population Age 25+	1,187	5,804	9,806
Elementary (0-8)	5.6%	6.2%	5.2%
Some High School (9-11)	15.5%	13.7%	12.5%
High School Graduate (12)	25.7%	26.8%	27.1%
Some College (13-15)	32.0%	31.9%	31.4%
Associate Degree Only	11.1%	9.4%	8.8%
Bachelor's Degree Only	6.3%	7.6%	9.8%
Graduate Degree	3.8%	4.3%	5.3%
HOUSING UNITS			
Occupied Units			
2028 Projection	814	4,335	7,093
2023 Estimate	805	4,289	7,021
Owner Occupied	502	2,483	4,100
Renter Occupied	161	918	1,571
Vacant	142	888	1,349
Persons in Units			
2023 Estimate Total Occupied Units	662	3,401	5,671
1 Person Units	28.5%	31.2%	31.5%
2 Person Units	36.4%	35.3%	35.1%
3 Person Units	15.7%	14.5%	14.6%
4 Person Units	9.4%	9.0%	8.9%
5 Person Units	6.3%	6.1%	5.9%
6+ Person Units	3.6%	4.1%	4.0%



POPULATION

In 2023, the population in your selected geography is 13,914. The population has changed by -8.69 since 2010. It is estimated that the population in your area will be 13,947 five years from now, which represents a change of 0.2 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 43.2, compared with the U.S. average, which is 38.7. The population density in your area is 177 people per square mile.



HOUSEHOLDS

There are currently 5,671 households in your selected geography. The number of households has changed by -6.11 since 2010. It is estimated that the number of households in your area will be 5,704 five years from now, which represents a change of 0.6 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2023, the median household income for your selected geography is \$48,982, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 27.46 since 2010. It is estimated that the median household income in your area will be \$57,588 five years from now, which represents a change of 17.6 percent from the current year.

The current year per capita income in your area is \$24,187, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$58,558, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 6,177 people in your selected area were employed. The 2010 Census revealed that 48.4 percent of employees are in white-collar occupations in this geography, and 29.7 percent are in blue-collar occupations. In 2023, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 20.00 minutes.



HOUSING

The median housing value in your area was \$133,517 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 4,399.00 owner-occupied housing units and 1,641.00 renter-occupied housing units in your area.

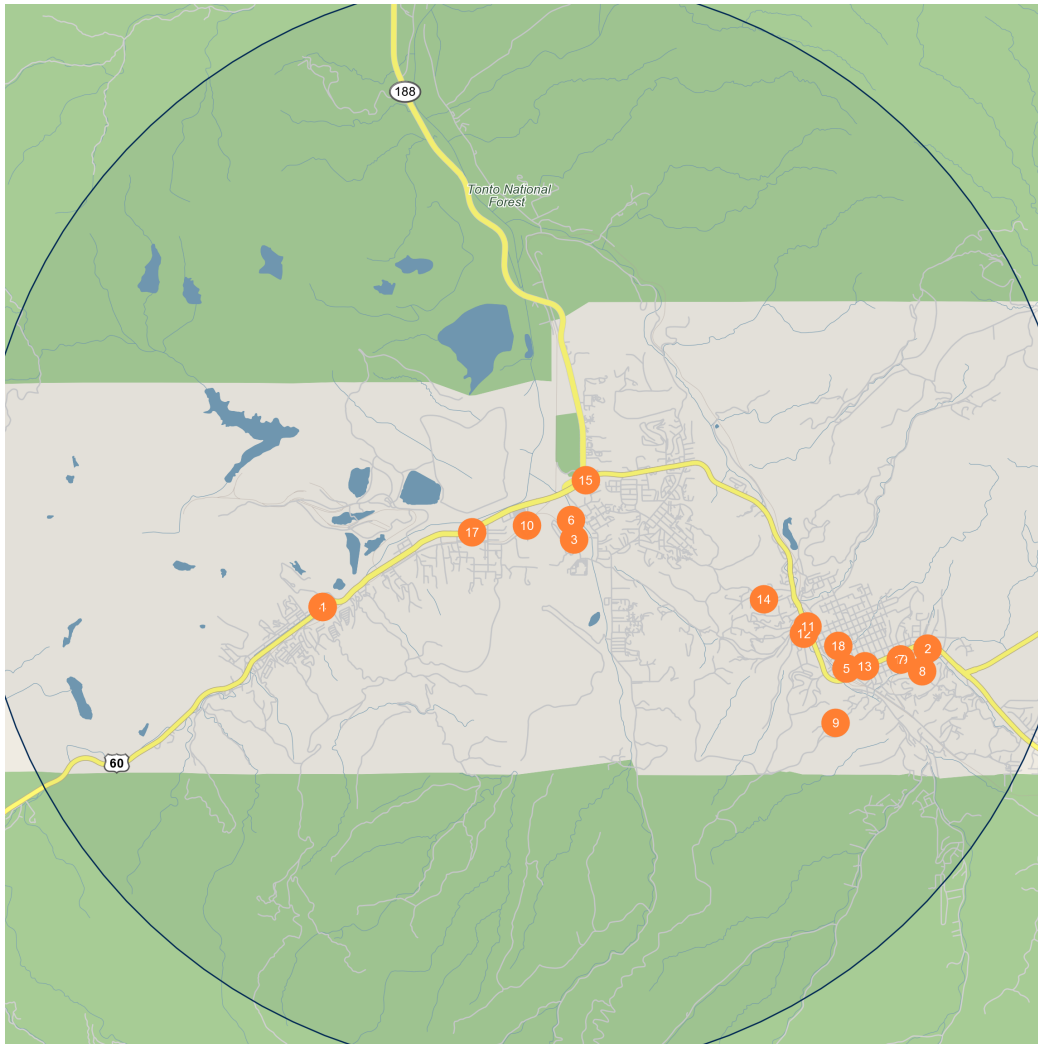


EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 5.3 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 9.8 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 8.8 percent vs. 8.5 percent, respectively.

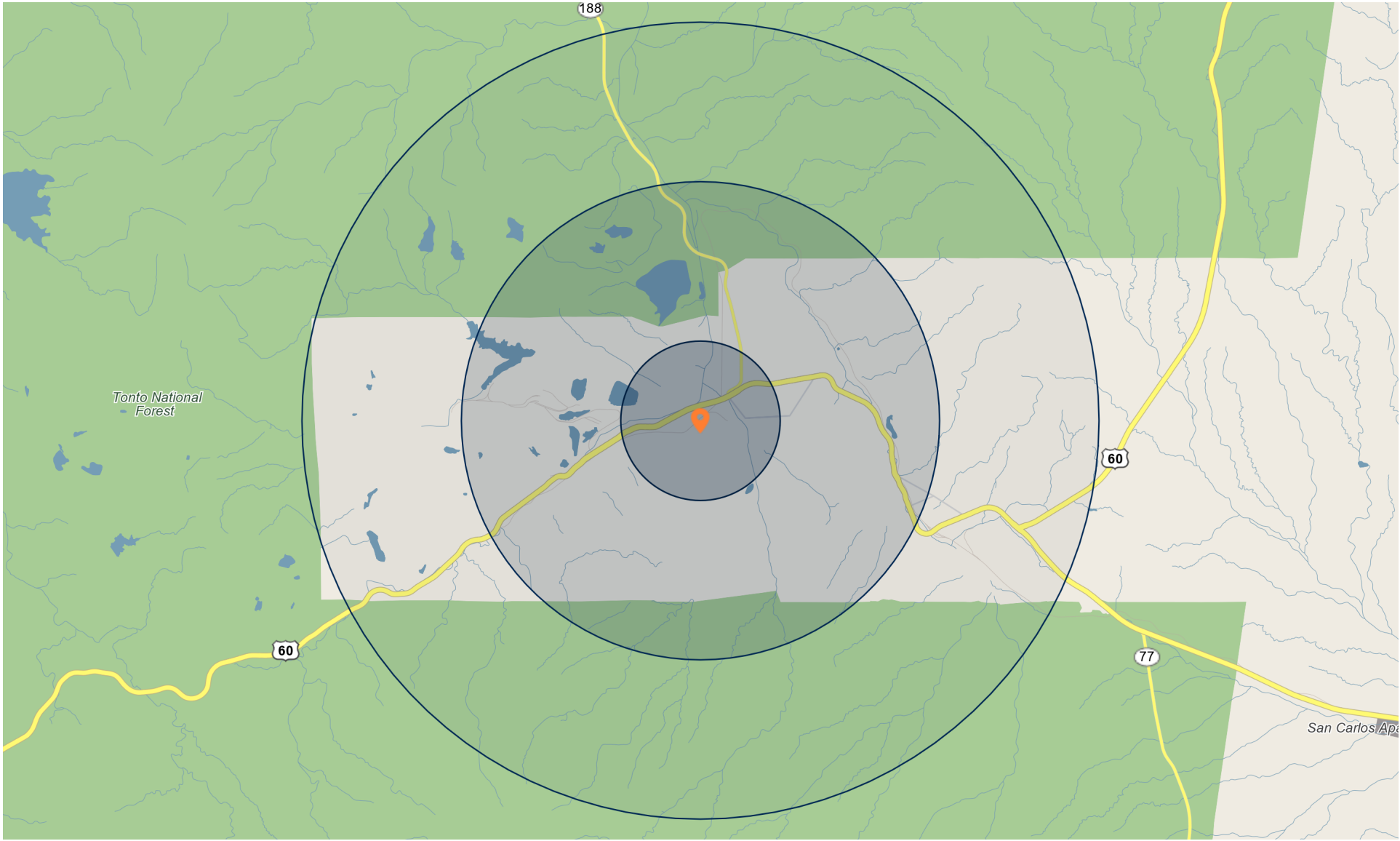
The area had more high-school graduates, 27.1 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 31.4 percent in the selected area compared with the 20.1 percent in the U.S.



Major Employers

Employees

1	BHP Copper Inc-Pinto Valley Division	550
2	County of Gila	475
3	Cobre Valley Regional Med Ctr	225
4	Carlota Copper Company	160
5	Jonovich Companies Inc	120
6	BJ Cecil Trucking Inc-Cecil Trucking	120
7	Haven of Globe LLC	99
8	Life Care Centers America Inc-Life Care Center of Globe	94
9	Dalmolin Excavating Inc	92
10	Walmart Inc-Walmart	90
11	Globe Unified School District-Copper Rim Elementary School	80
12	Globe Unified School District-High Desert Middle School	80
13	Globe Unified School District-Globe High School	80
14	5 D Mining and Cnstr Inc	75
15	Hibbett Sporting Goods Inc	63
16	Public Safety Arizona	60
17	Tri City Fire District	60
18	United States Postal Service-US Post Office	52
19	Copper Mountain Inn	50



Tonto National Forest

188

60

60

77

San Carlos, Ap



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