

# 511 S. Beeline Hwy

1.29 LEVEL ACRES, ZONED C2 & C3

Information Brochure

511 S. BEELINE HWY, PAYSON, AZ 85541

Cliff Potts

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Realtor

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Lic. BR012322000

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

ADVANTAGE  
REALTY



# 511 S. Beeline Hwy

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*Exclusively Marketed by:*



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# 511 S. BEEELINE HWY

01

Executive Summary

Investment Summary

OFFERING SUMMARY	
ADDRESS	511 S. Beeline Hwy Payson AZ 85541
COUNTY	GILA
MARKET	Arizona
SUBMARKET	Central Arizona
LAND ACRES	1.29
LAND SF	56,125 SF
YEAR BUILT	1971
YEAR RENOVATED	2019
APN	304-03-051
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY	
PRICE	\$1,500,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	6,423	16,433	20,298
2025 Median HH Income	\$54,384	\$59,374	\$60,144
2025 Average HH Income	\$84,316	\$90,061	\$92,699





02

## Location

Location Summary  
Local Business Map  
Aerial View Map

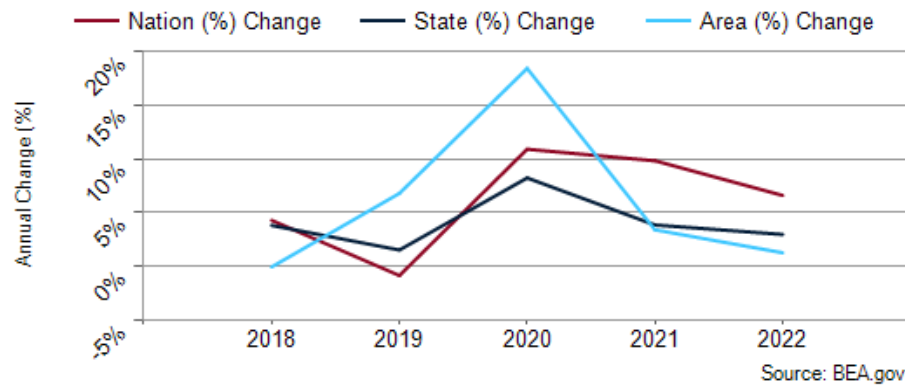
511 S. BEELINE HWY



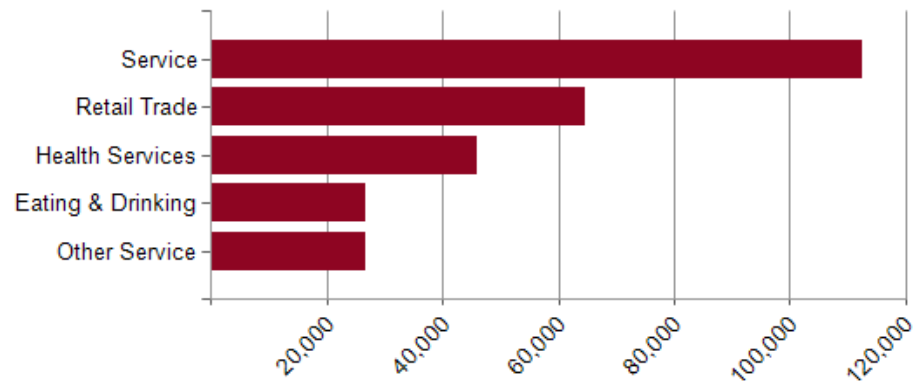
## 1.3 Acre Prime Commercial Corner

- Prime corner lot on Highway 87.  
Outstanding traffic and signage exposure.  
Preferred Northbound Highway Corner Location.  
Income-producing potential with existing structure.  
C2 & C3 zoning allows for flexible, high-volume development.  
A strategic location in one of Payson's busiest commercial hubs.

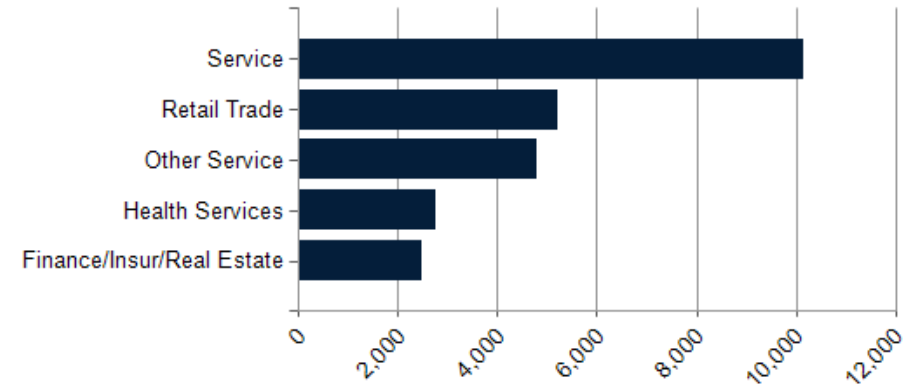
### Gila County GDP Trend



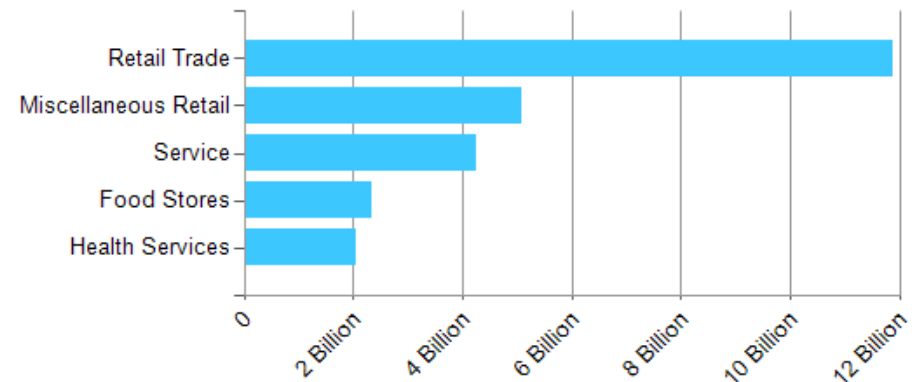
### Major Industries by Employee Count



### Major Industries by Business Count



### Major Industries by Sales Amount

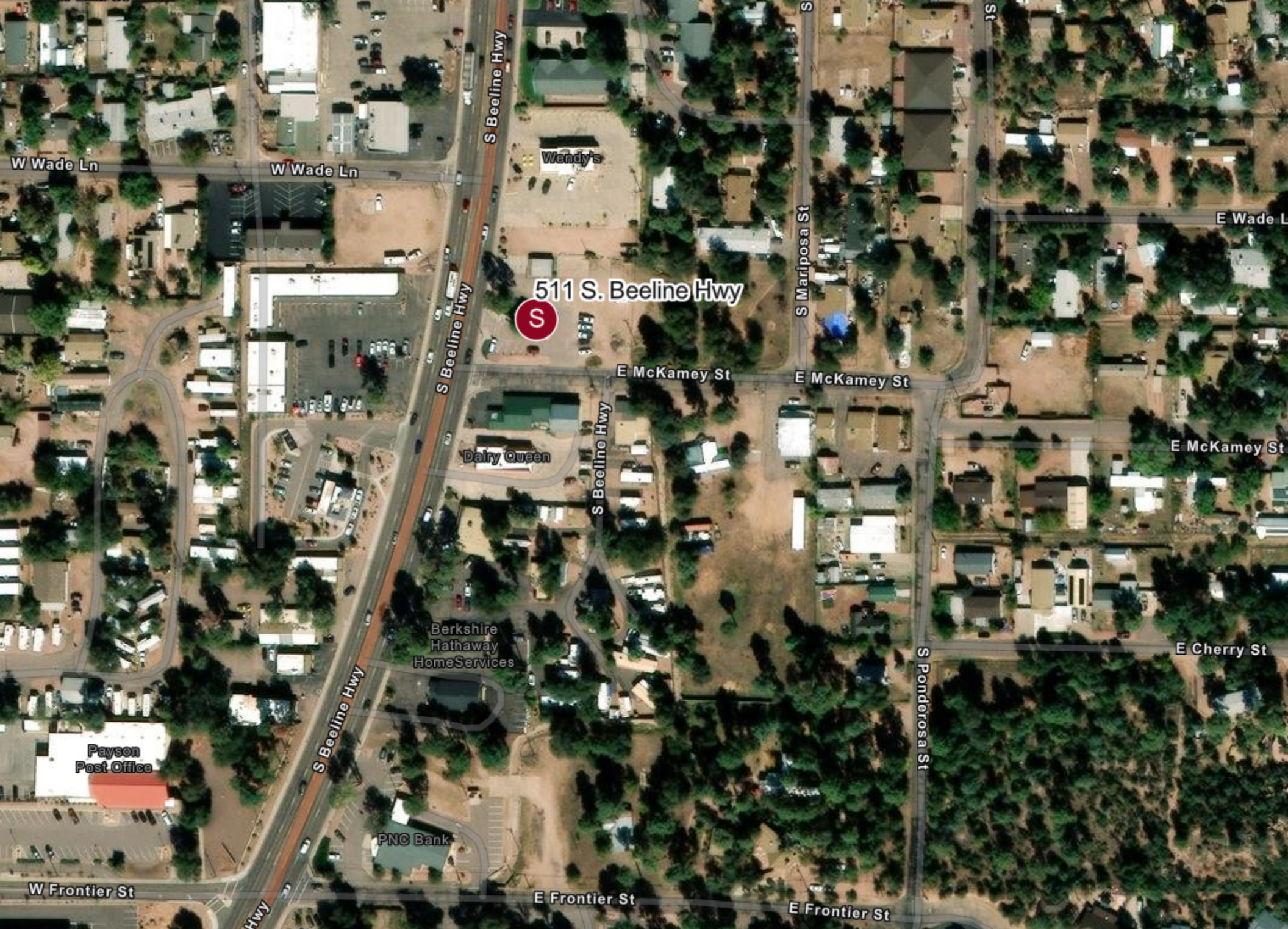






**SUBJECT PROPERTY**  
**511 S BEELINE HWY**  
PAYSON, AZ







# 511 S. BEELINE HWY

03

Property Description

Property Features

Parcel Map

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## GLOBAL

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NUMBER OF UNITS	2
LAND SF	56,125
LAND ACRES	1.29
# OF PARCELS	1
YEAR BUILT	1971
YEAR RENOVATED	2019
ZONING TYPE	C2 & C3
LOCATION CLASS	B
BUILDING CLASS	C
TOPOGRAPHY	Level
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	1
LOT DIMENSION	142.11 x 416.89 x 140 x 392.49
TRAFFIC COUNTS	12,000 Average Daily
PARKING RATIO	1:10
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

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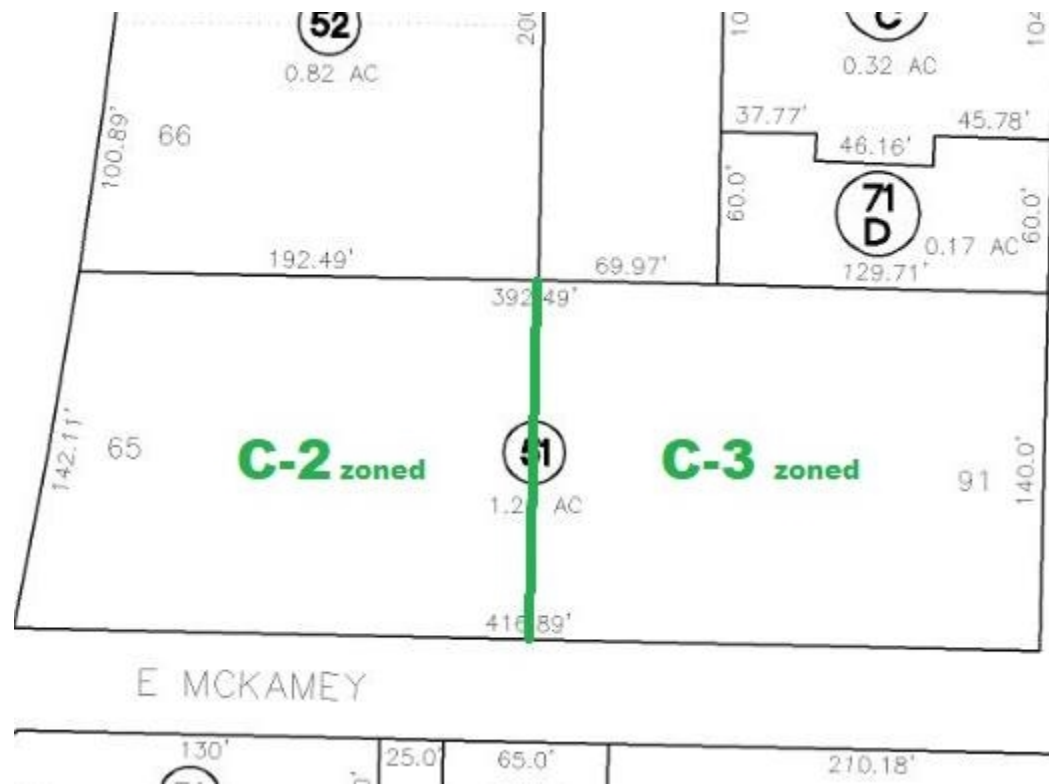
## NEIGHBORING PROPERTIES

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NORTH	Filiberto's Mexican Food
SOUTH	Rim Country Guns
EAST	Residential
WEST	Dutch Bros

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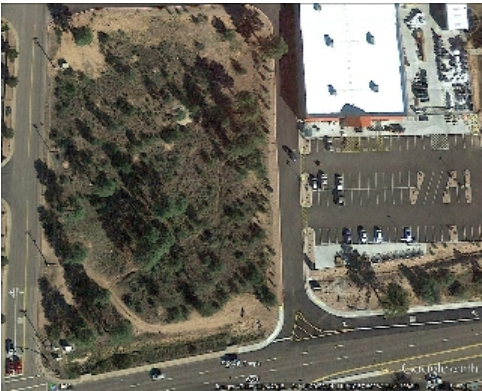


04

## Sale Comps

Sale Comparables  
Sale Comparables Summary  
Sale Comparables Charts  
Sale Comparables Map

1



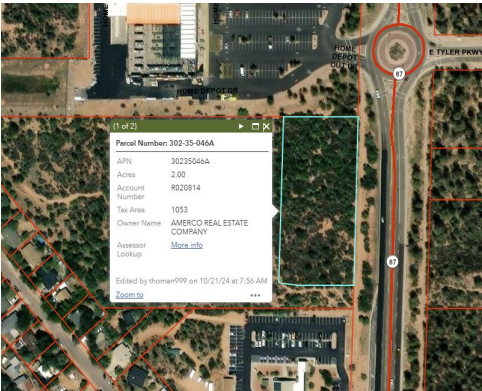
260 and Manzanita  
500 E. Highway 260  
Payson, AZ 85541

LAND SF	129,809
LAND ACRES	2.98
SALE PRICE	\$1,800,000
LAND PSF	\$13.87
PRICE PER ACRE	\$604,026.85
CLOSING DATE	1/25/2025
DAYS ON MARKET	365
DISTANCE	1.6 miles



Notes Site for future Discount Tire

2



Next to Home Depot  
1900 N. Beeline Hwy  
Payson, AZ 85541

LAND SF	87,120
LAND ACRES	2
SALE PRICE	\$1,050,000
LAND PSF	\$12.05
PRICE PER ACRE	\$525,000.00
CLOSING DATE	1/12/2024
DAYS ON MARKET	180
DISTANCE	2.5 miles





3



Old Car Wash

713 S. Beeline Hwy  
Payson, AZ 85541

LAND SF	57,934
LAND ACRES	1.33
SALE PRICE	\$1,065,000
LAND PSF	\$18.38
PRICE PER ACRE	\$800,751.88
CLOSING DATE	2/1/2019
DAYS ON MARKET	270
DISTANCE	0.3 miles



S




511 S. Beeline Hwy

511 S. Beeline Hwy  
Payson, AZ 85541

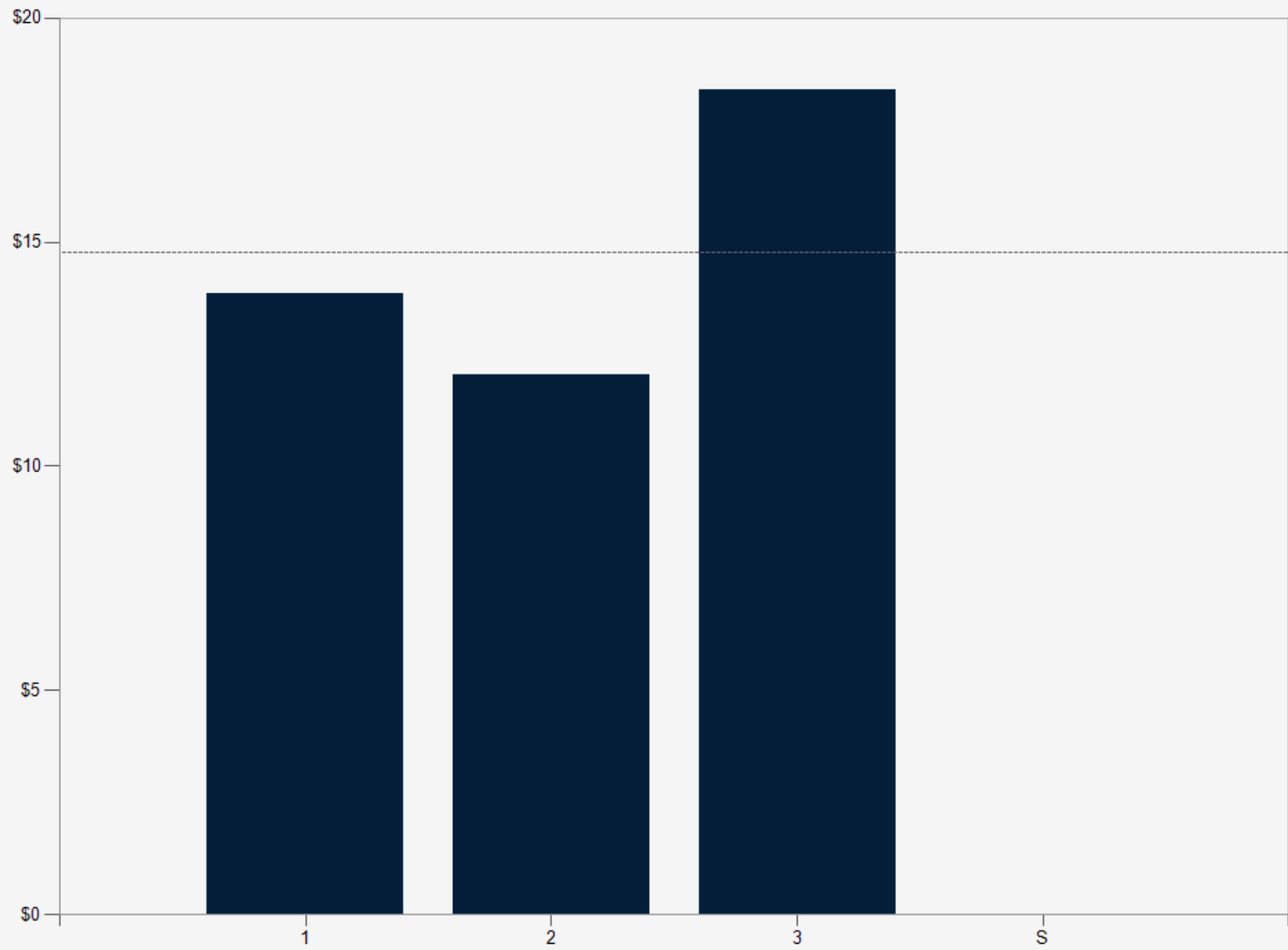
LAND SF	56,125
LAND ACRES	1.29
YEAR BUILT	1971
ASKING PRICE	\$1,500,000



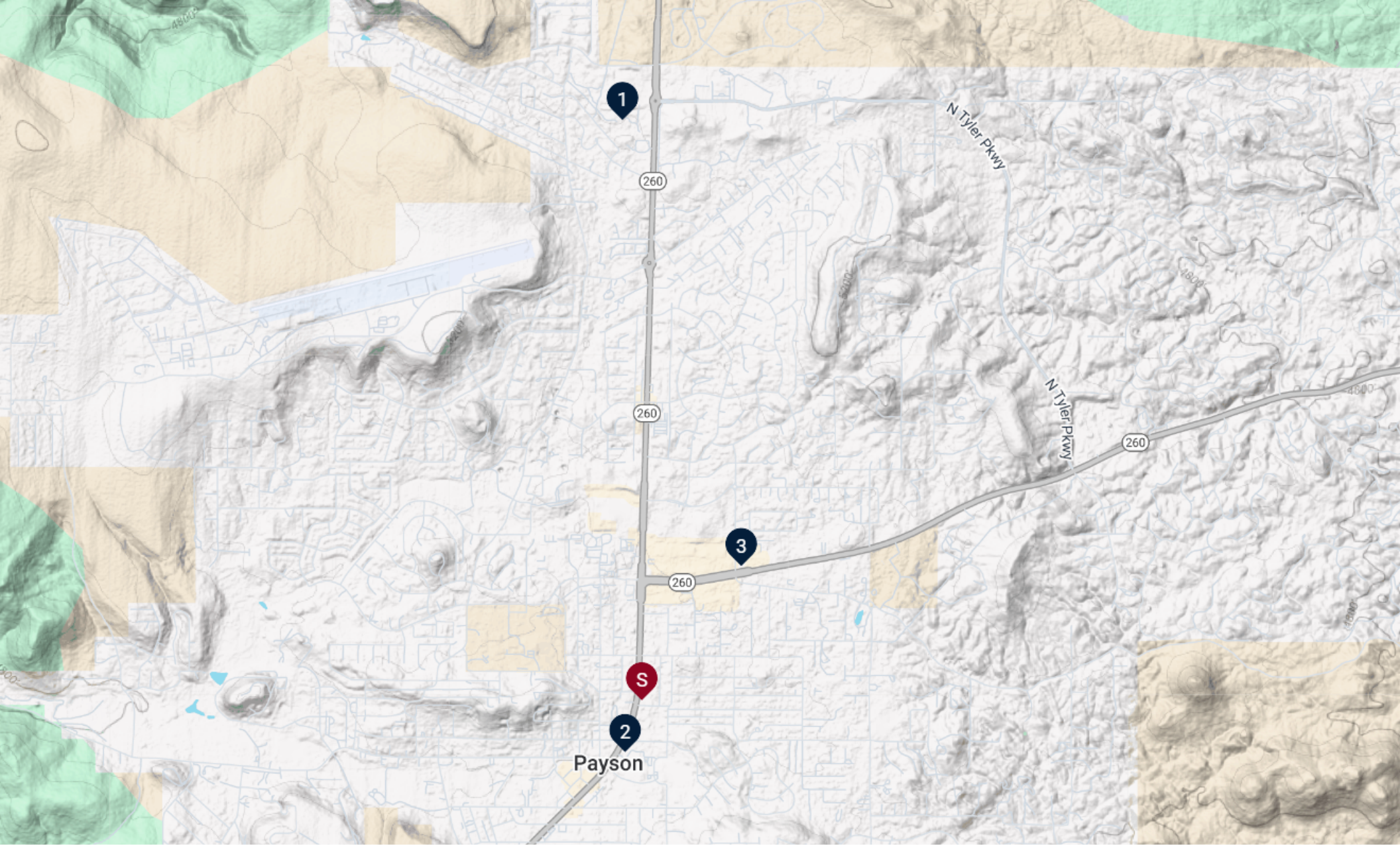
	PROPERTY	SALE PRICE	BLDG SF	PSF	Land SF	LAND PSF	CLOSE DATE	DISTANCE (mi)
1	 260 and Manzanita 500 E. Highway 260 Payson, AZ 85541	\$1,800,000	129,809	\$13.87	129,809	\$13.87	1/25/2025	1.60
2	 Next to Home Depot 1900 N. Beeline Hwy Payson, AZ 85541	\$1,050,000	87,120	\$12.05	87,120	\$12.05	1/12/2024	2.50
3	 Old Car Wash 713 S. Beeline Hwy Payson, AZ 85541	\$1,065,000	57,934	\$18.38	57,934	\$18.38	2/1/2019	0.30
AVERAGES		\$1,305,000	91,621	\$14.77	91,621	\$14.77		
S	 511 S. Beeline Hwy 511 S. Beeline Hwy Payson, AZ 85541	\$1,500,000			56,125	\$26.73		

Price/SF

Average: \$14.77







#	Property Name	Address	City
S	511 S. Beeline Hwy	511 S. Beeline Hwy	Payson
1	260 and Manzanita	500 E. Highway 260	Payson
2	Next to Home Depot	1900 N. Beeline Hwy	Payson
3	Old Car Wash	713 S. Beeline Hwy	Payson

# 511 S. BEELINE HWY

05

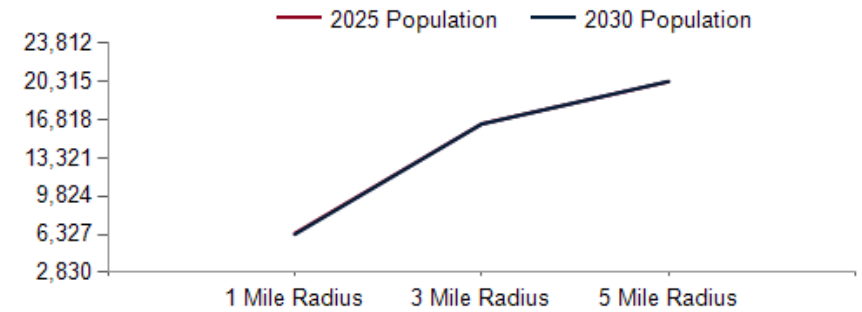
Demographics

Demographics

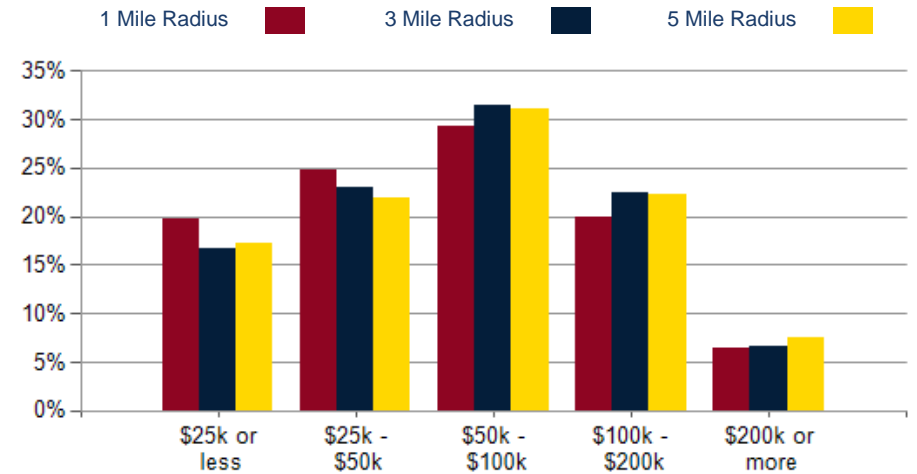
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,669	13,704	16,858
2010 Population	6,338	15,349	18,949
2025 Population	6,423	16,433	20,298
2030 Population	6,327	16,413	20,315
2025-2030: Population: Growth Rate	-1.50%	-0.10%	0.10%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	274	555	780
\$15,000-\$24,999	319	731	876
\$25,000-\$34,999	349	803	1,007
\$35,000-\$49,999	394	963	1,097
\$50,000-\$74,999	657	1,664	2,041
\$75,000-\$99,999	220	751	932
\$100,000-\$149,999	325	1,070	1,383
\$150,000-\$199,999	270	655	761
\$200,000 or greater	193	504	721
Median HH Income	\$54,384	\$59,374	\$60,144
Average HH Income	\$84,316	\$90,061	\$92,699

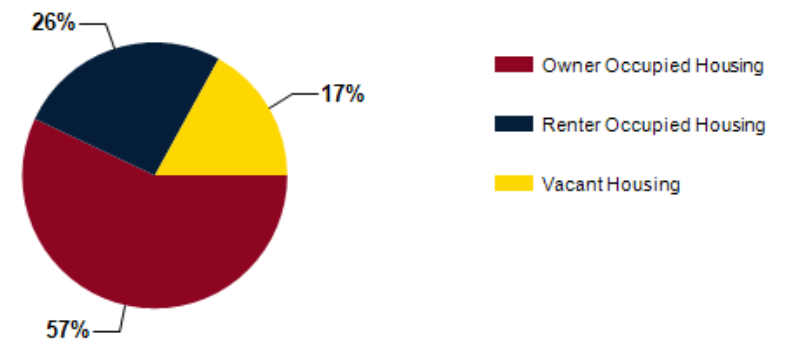
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,815	7,220	8,988
2010 Total Households	2,762	6,874	8,495
2025 Total Households	3,000	7,696	9,597
2030 Total Households	3,002	7,805	9,757
2025 Average Household Size	2.10	2.12	2.09
2025-2030: Households: Growth Rate	0.05%	1.40%	1.65%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

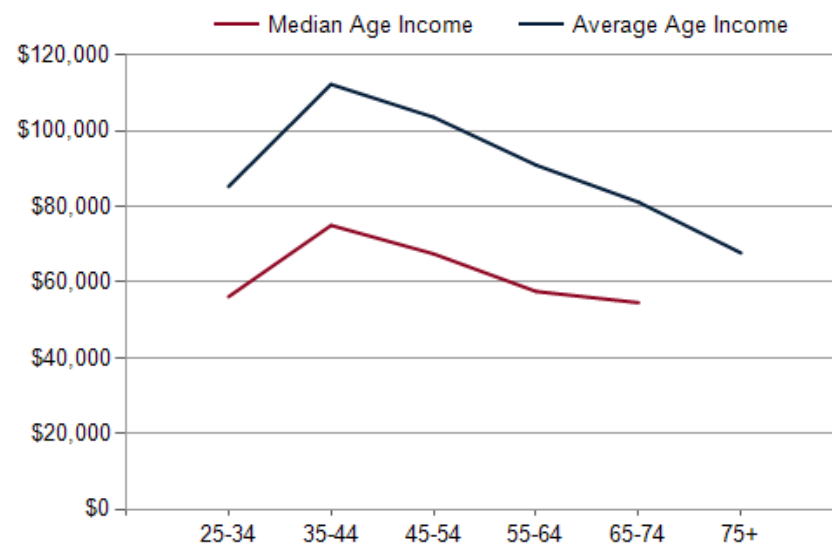
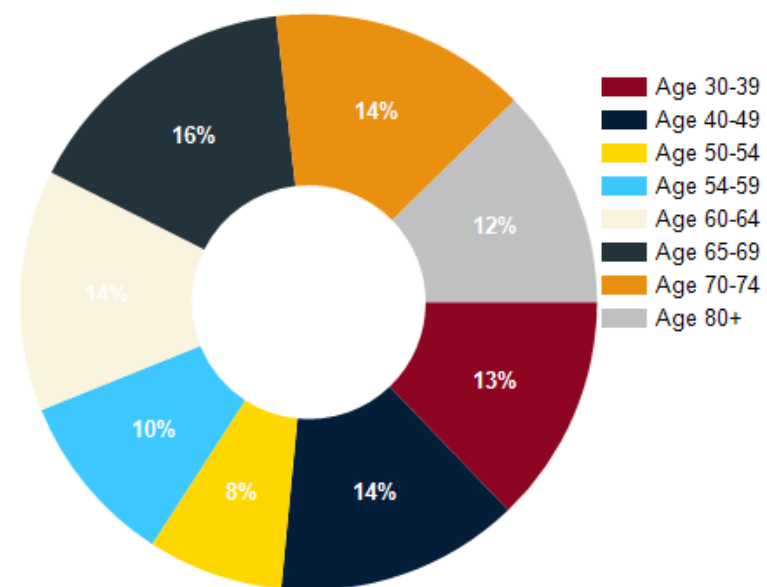


Source: esri



2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	253	616	752
2025 Population Age 35-39	285	674	830
2025 Population Age 40-44	306	670	823
2025 Population Age 45-49	268	667	830
2025 Population Age 50-54	319	807	1,014
2025 Population Age 55-59	409	1,058	1,327
2025 Population Age 60-64	568	1,523	1,920
2025 Population Age 65-69	660	1,824	2,311
2025 Population Age 70-74	606	1,781	2,209
2025 Population Age 75-79	518	1,477	1,797
2025 Population Age 80-84	293	826	1,008
2025 Population Age 85+	236	698	838
2025 Population Age 18+	5,418	14,077	17,426
2025 Median Age	56	60	60
2030 Median Age	57	60	60

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,143	\$59,472	\$59,806
Average Household Income 25-34	\$85,265	\$86,560	\$88,119
Median Household Income 35-44	\$75,000	\$90,240	\$91,386
Average Household Income 35-44	\$112,271	\$116,863	\$119,334
Median Household Income 45-54	\$67,476	\$78,738	\$80,784
Average Household Income 45-54	\$103,586	\$112,033	\$114,591
Median Household Income 55-64	\$57,542	\$66,532	\$68,051
Average Household Income 55-64	\$90,944	\$98,853	\$101,647
Median Household Income 65-74	\$54,568	\$62,139	\$62,450
Average Household Income 65-74	\$81,135	\$91,199	\$93,245
Average Household Income 75+	\$67,714	\$69,551	\$72,341





06

Company Profile

Advisor Profile



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.

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Berkshire Hathaway HomeServices Advantage Realty and it should not be made available to any other person or entity without the written consent of Berkshire Hathaway HomeServices Advantage Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Berkshire Hathaway HomeServices Advantage Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Berkshire Hathaway HomeServices Advantage Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Berkshire Hathaway HomeServices Advantage Realty has not verified, and will not verify, any of the information contained herein, nor has Berkshire Hathaway HomeServices Advantage Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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