



COMMERCIAL  
PROPERTIES INC.

**±340.18 ACRES**

**OF LAND FOR SALE**

SUBDIVIDED TO 10 PARCELS (9 RESIDENTIAL, 1 COMMERCIAL)

2811 WHITE CLIFF DRIVE | HEBER, ARIZONA 85298

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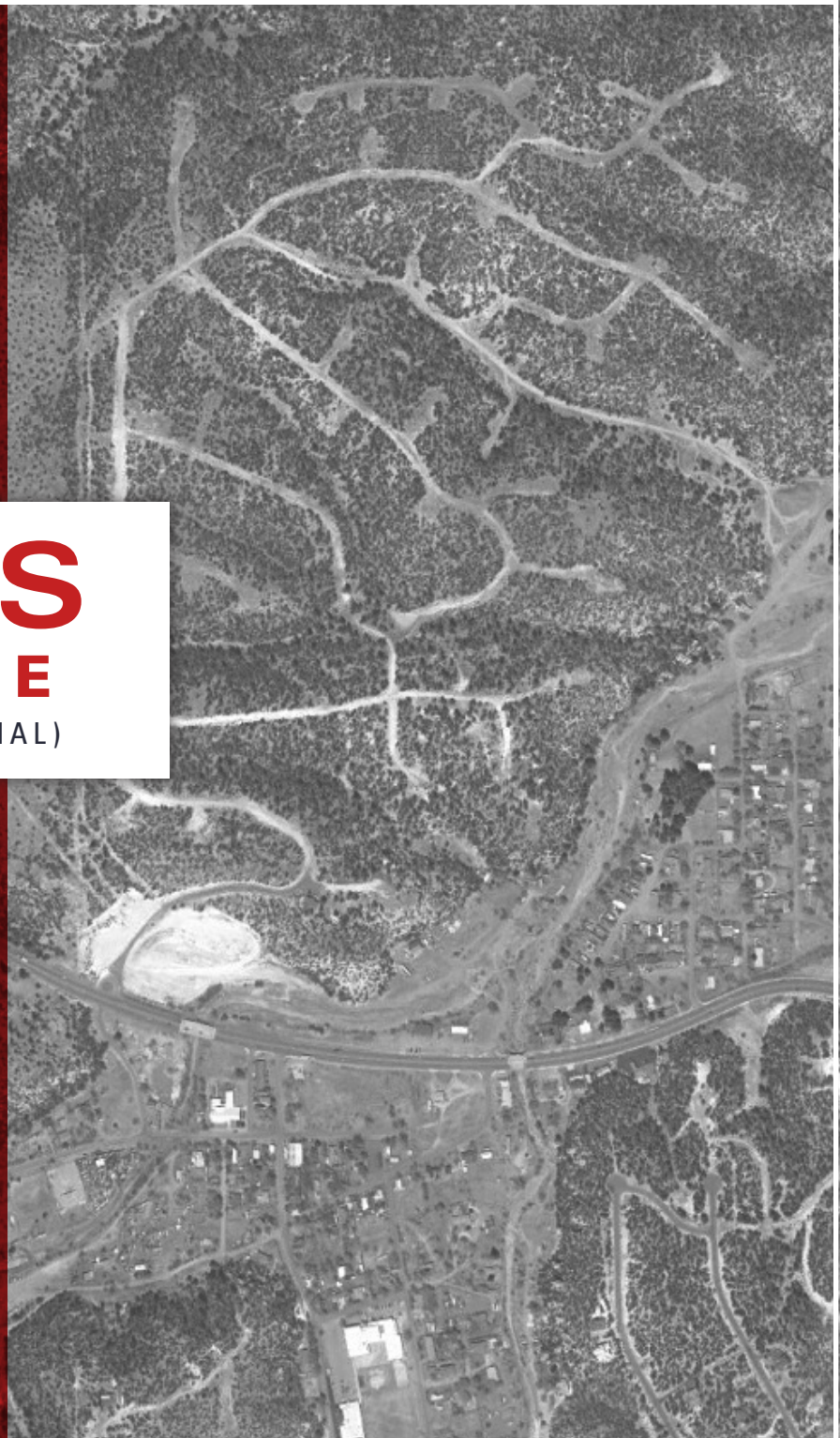
redwards@cpiaz.com

**CLIFF JENKINS**

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# THE PROPERTY

<b>ADDRESS</b>	2811 White Cliff Dr, Heber, AZ 85298
<b>LOCATION</b>	Hwy 260 & White Cliff Dr in Heber, AZ
<b>COUNTY</b>	Navajo County
<b>TOTAL LOT SIZE</b>	±340.18 Acres
<b>RESIDENTIAL ZONING</b>	±328.49 (Includes an Existing 1,664 SF Residence on 1 Acre of Land)
<b>COMMERCIAL ZONING</b>	±11.69 Acres (±6 Usable Acres)
<b>PARCEL NUMBERS</b>	207-12-029A, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078B
<b>NUMBER OF LOTS</b>	10 Total (9 Residential, 1 Commercial)
<b>SALE PRICE</b>	<b>\$3,700,000</b>

**LOT 3  
RESIDENTIAL**

**LOT 2  
RESIDENTIAL**

**LOT 1  
RESIDENTIAL**

**LOT 4  
RESIDENTIAL**

**LOT 7  
RESIDENTIAL**

**LOT 6  
RESIDENTIAL**

**LOT 5  
RESIDENTIAL**

**LOT 8  
RESIDENTIAL**

**LOT 9  
RESIDENTIAL**

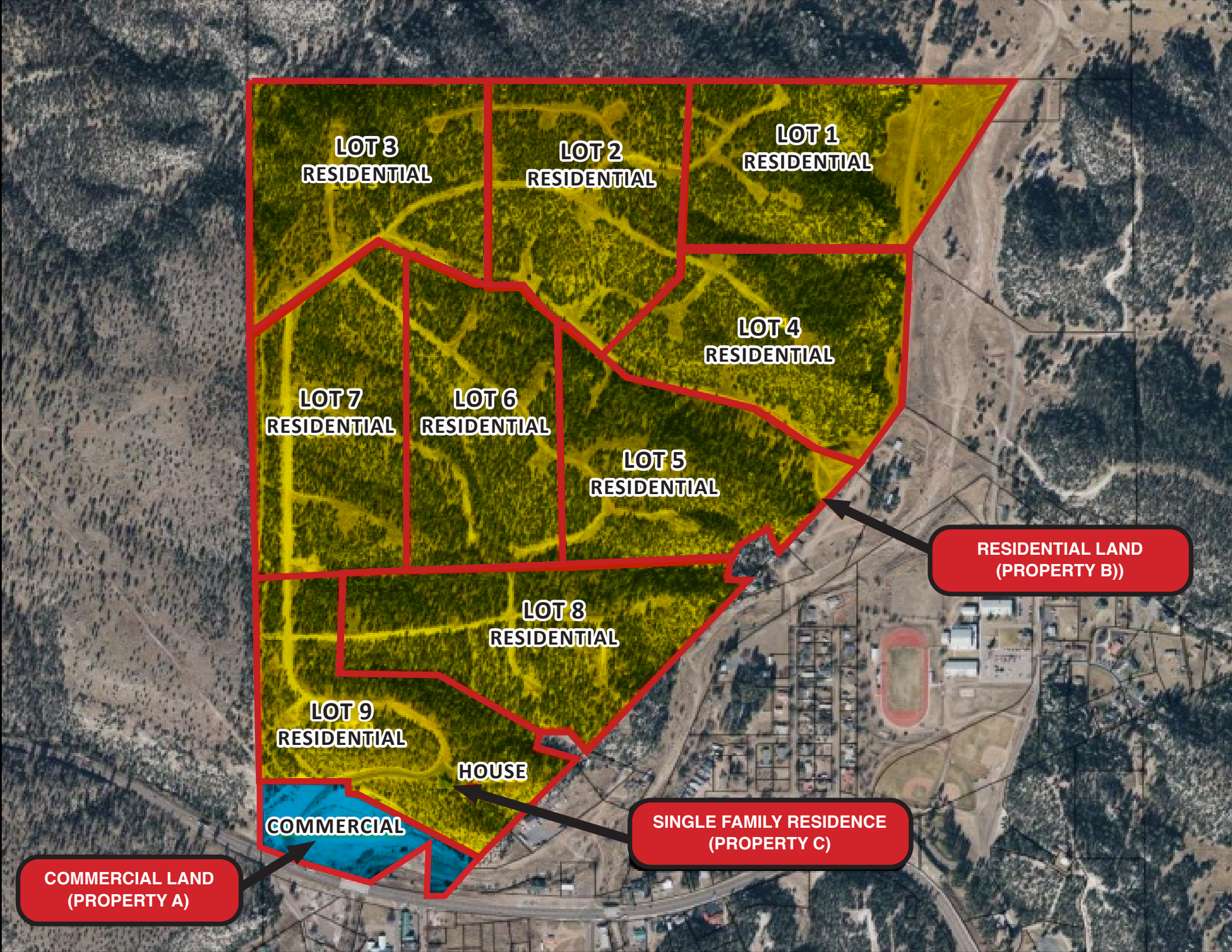
**HOUSE**

**COMMERCIAL**

**RESIDENTIAL LAND  
(PROPERTY B)**

**SINGLE FAMILY RESIDENCE  
(PROPERTY C)**

**COMMERCIAL LAND  
(PROPERTY A)**





30 MILES TO SNOWFLAKE

55 MILES TO PAYSON



**SITE**

MOGOLLON HIGH SCHOOL

ARIZONA 277

CAPPS MIDDLE SCHOOL

BEST WESTERN SAWMILL INN

**HEBER-OVERGAARD**

OVERGAARD AIRPORT

MOUNTAIN MEADOWS PRIMARY SCHOOL

36 MILES TO SHOW LOW

ARIZONA 260



NEVADA

UTAH

CALIFORNIA

ARIZONA

NEW MEXICO

MEXICO

Gulf of California









PINETOP-LAKESIDE, AZ



SNOWFLAKE, AZ



SHOW LOW, AZ



PAYSON, AZ





**HOLBROOK**

**SITE**

**HEBER-OVERGAARD**

**SNOWFLAKE**

**SHOW LOW**

**PINETOP-LAKESIDE**

**PAYSON**

**YOUNG**



# ABOUT HEBER

**H**eber-Overgaard is a census-designated place (CDP) in Navajo County, Arizona, United States. Situated atop the Mogollon Rim, the community lies at an elevation of 6,627 feet. The population was 2,898[1] at the 2020 census. Heber and Overgaard are technically two unincorporated communities, but as of the 1990 census, their proximity led to the merged name of “Heber-Overgaard”.

Heber was settled in 1883, by members of the Church of Jesus Christ of Latter-day Saints (LDS Church), and the town is named after either Heber J. Grant or Heber C. Kimball, both prominent members of the LDS church. Overgaard, adjoining Heber, was settled ca. 1936 and was named after the owner of the first sawmill, Kristen Kristensen Overgaard.



Heber-Overgaard’s early economy was founded on dry farming and ranching while tourism, retirement and timbering are the basis for present day industry.

Heber-Overgaard is located in the southwestern United States, in the central-eastern portion of Arizona; about halfway between Payson to the southwest and Show Low to the southeast. By car, the town is approximately 144 miles (231.74 km) north of Phoenix, at the junction of SR 260 and SR 277. It lies at a mean elevation of 6,627 ft in the Apache–Sitgreaves National Forest. The town is located in the White Mountains on the southern border of the Colorado Plateau and is surrounded by forest service land.

Other than Black Canyon and Buckskin Canyon in Heber, the topography of Heber-Overgaard ranges from rolling hills to flat meadows. Public roadways are maintained by “Navajo County Public Works” with graded dirt roads making up the majority of outlying roads. SR 260 and SR 277 are maintained by ADOT.

According to the United States Census Bureau, the CDP has a total area of 6.9 square miles (18 km<sup>2</sup>), all land. With a population of 2,822, the density rate is approximately 411 people per square mile.



# COMMUNITY PROFILE

2811 White Cliff Drive, Heber, Arizona, 85928  
Ring of 1 mile

399	-0.11%	3.79	32.5	50.3	\$43,394	\$266,667	\$146,727	22.3%	51.8%	25.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



28.0%  
Services

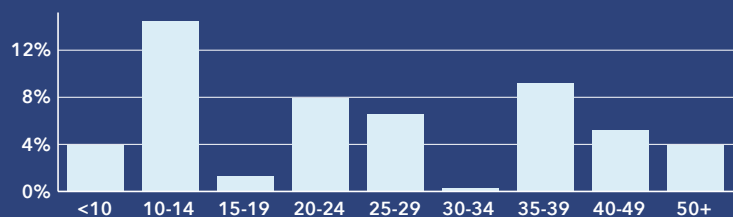


22.9%  
Blue Collar

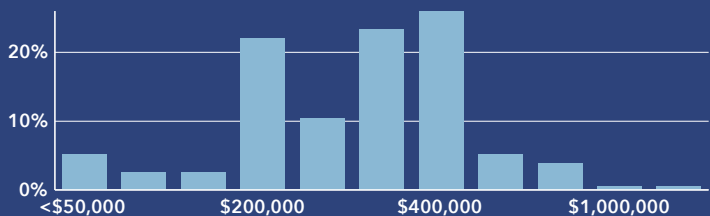


50.0%  
White Collar

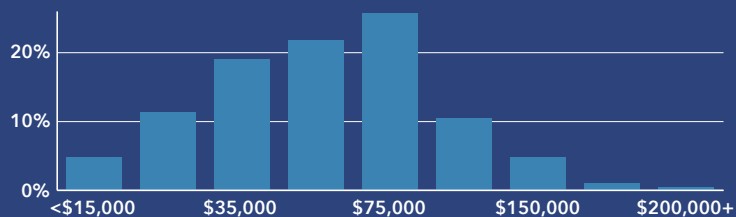
Mortgage as Percent of Salary



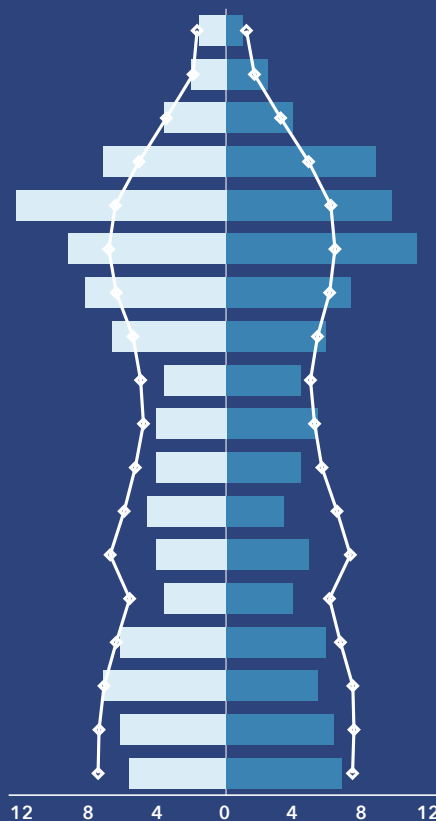
Home Value



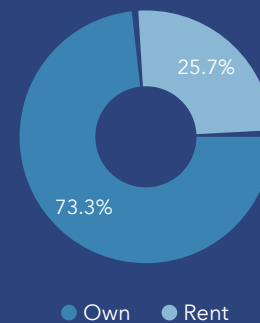
Household Income



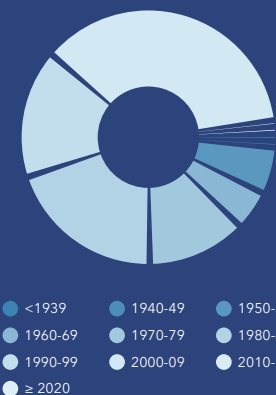
Age Profile: 5 Year Increments



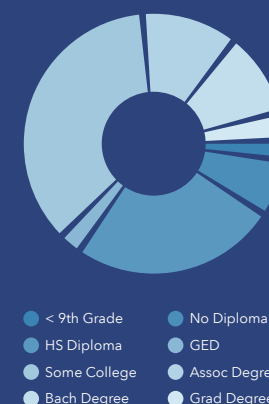
Home Ownership



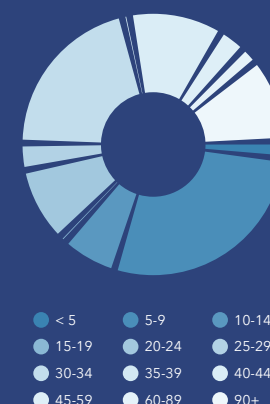
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: Esri, ACS, Esri forecasts for 2022, 2017-2021, 2027.





**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 06 23 157

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