



COMMERCIAL  
PROPERTIES INC.

COMMERCIAL OR MULTIFAMILY/SENIOR HOUSING DEVELOPMENT SITE

±4.75 ACRES WITH US-60 FRONTAGE

**LAND FOR SALE**

2103 E. DEUCE OF CLUBS | SHOW LOW, AZ 85901

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# The Property

2103 E. Deuce of Clubs | Show Low, AZ 85901

**1** This remarkable 4.75-acre plot of vacant land located at 2103 E Deuce of Clubs, awaits your visionary development. This prime site is perfectly suited for the construction of commercial development/retail or apartments/senior housing, offering an ideal location for future residents. Notably, the City of Show Low City Council has recently approved a Conditional Use Permit, allowing for the construction of up to 60 apartment units. The development site is well located on Deuce of Clubs, the Main Street of Show Low. Don't miss out on this exceptional chance to shape the future of Show Low's continued growth!

- Approved Conditional Use Permit to Construct up to 60 Apartment Units
- Parcel: 210-24-004
- ±206,910 SF / ±4.75 Acres
- E Deuce of Clubs Frontage
- Zoning: C-2
- **Price: Contact Broker**



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.



# Preliminary Site Plan



2103 E. Deuce of Clubs | Show Low, AZ 85901

## 3-Mile Demographics

  
**8,794**  
2023 POPULATION

  
**3,600**  
TOTAL HOUSEHOLDS

  
**41.8**  
MEDIAN AGE

  
**\$57,566**  
MEDIAN HH INCOME

  
**569**  
TOTAL BUSINESSES

  
**5,312**  
TOTAL EMPLOYEES

SOURCE: ESRI





COMMERCIAL PROPERTIES, INC.

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## About Show Low

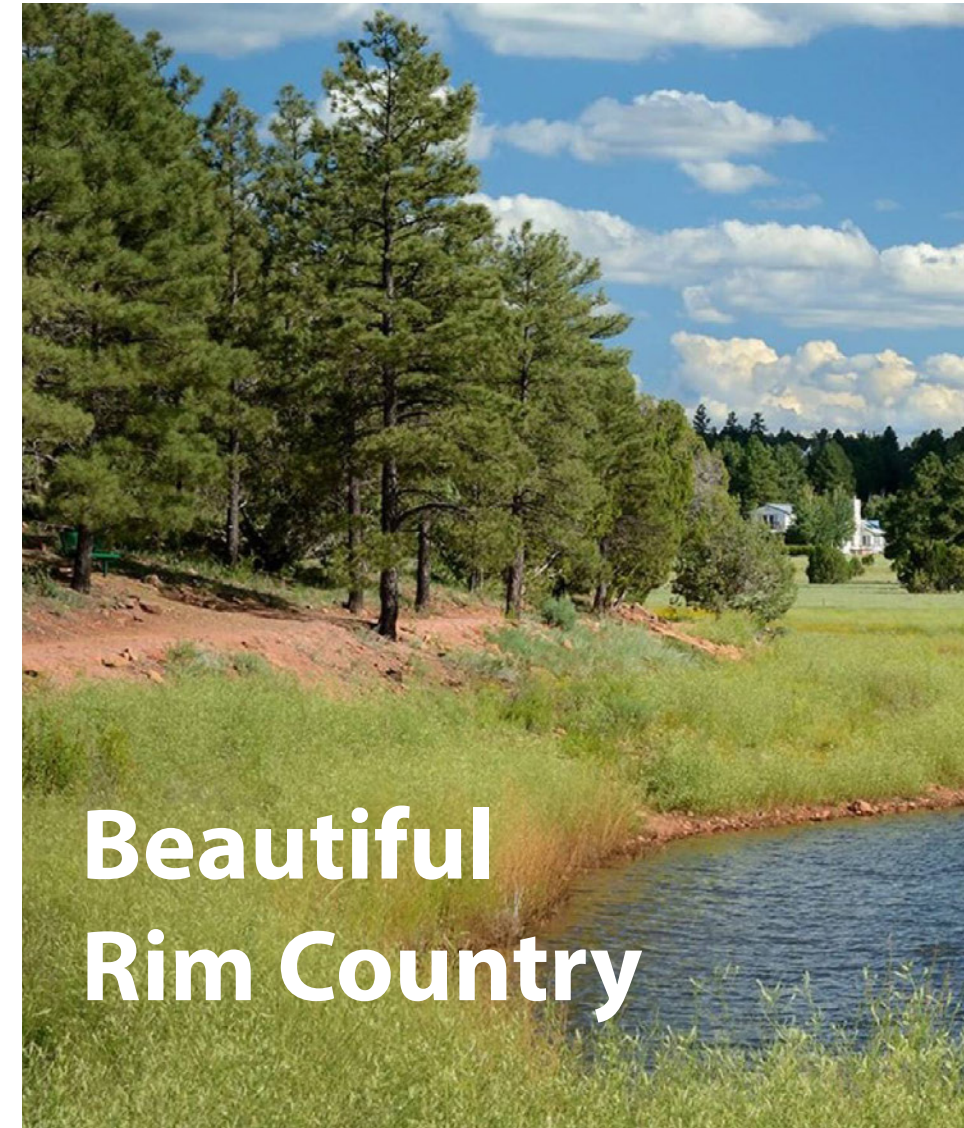
Show Low, the business hub and marketing center of the White Mountains and northeastern Arizona, was founded in 1870 and incorporated in 1953. The city is roughly 175 miles northeast of Phoenix and 190 miles north of Tucson at an elevation of 6,331 feet in the southern Navajo County. Show Low was named after a marathon poker game played between two early settlers, C.E. Cooley and Marion Clark. They decided there wasn't enough room for both of them in the community and agreed to let a card game decide who would get the 100,000-acre ranch and who would move on. According to the story, Clark said, "If you can show low, you win." Cooley turned up the two of clubs and replied, "show low it is."

Show Low has a quality workforce built on an excellent education system. Show Low is home to Northland Pioneer College and a branch campus of Northern Arizona University. Show Low has a significant medical infrastructure anchored by Summit Healthcare Regional Medical Center. Additionally, Show Low has the only airport in northeastern Arizona offering commercial service. Boutique Air services Show Low Regional Airport and offers daily non-stop flights to Phoenix.

The value-added forest products and tourism industries are the traditional pillars of the Show Low economy. Other industries include aviation and light manufacturing, medical advancement and services and entrepreneurship. Show Low is the largest city in northeastern Arizona and the shopping hub for a trade area population of nearly 140,000. Additionally, Show Low has the only airport in northeastern Arizona offering commercial service. Southern Airways Express services Show Low Regional Airport and offers daily non-stop flights to Phoenix.

SOURCE: Arizona Commerce Authority

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## Beautiful Rim Country

Show Low sits within a 2,000,000-acre National Forest playground. The area is famous for world class hunting, fishing and camping. These forests produced the current world-record typical elk. The area's 50 lakes and streams produced current state record fish for six different species. Skiing and snowboarding are available only 36 miles from Show Low at Sunrise Park Resort. The Show Low and White Mountains Trail Systems are the pride of the community and provide more than 120 miles of trails for hiking and mountain biking. Show Low features seven area golf courses including championship courses at Torreon Golf Club and Bison Golf and Country Club.

The city of Show Low has a broad range of community facilities including a library, historical and art museums, movie theaters, two championship golf courses, an indoor aquatic center and picnic areas. The city encompasses nearly 100 acres of city-owned parks with tennis, basketball and racquetball courts as well as baseball, softball and soccer fields. The city encompasses nearly 100 acres of city-owned parks with tennis, basketball, pickleball and racquetball courts as well as baseball, softball and soccer fields. Show Low hosts the White Mountain Symphony Orchestra and many community events throughout the year including Show Low BBQ Throwdown, Show Low Days, the Fourth of July Freedom Fest, Show Low Farmer's Market & Art Walk, Medieval Mayhem Renaissance Faire, Derby Down the Deuce, Show Low Battle of the Bands, Show Low Film Festival and several triathlons and bike races.

SOURCE: Arizona Commerce Authority