

Christopher Creek Office/Retail

CHRISTOPHER CREEK OFFICE/RETAIL/RECREATION



OFFERING MEMORANDUM

1389 E. CHRISTOPHER CREEK LOOP, CHRISTOPHER CREEK, AZ, 85541

BERKSHIRE
HATHAWAY
HOME SERVICES

ADVANTAGE
REALTY

Christopher Creek Office/Retail

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Exclusively Marketed by:

Cliff Potts

Realtor
(928) 978-2960
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**BERKSHIRE
HATHAWAY**
HOMESERVICES

ADVANTAGE
REALTY



01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

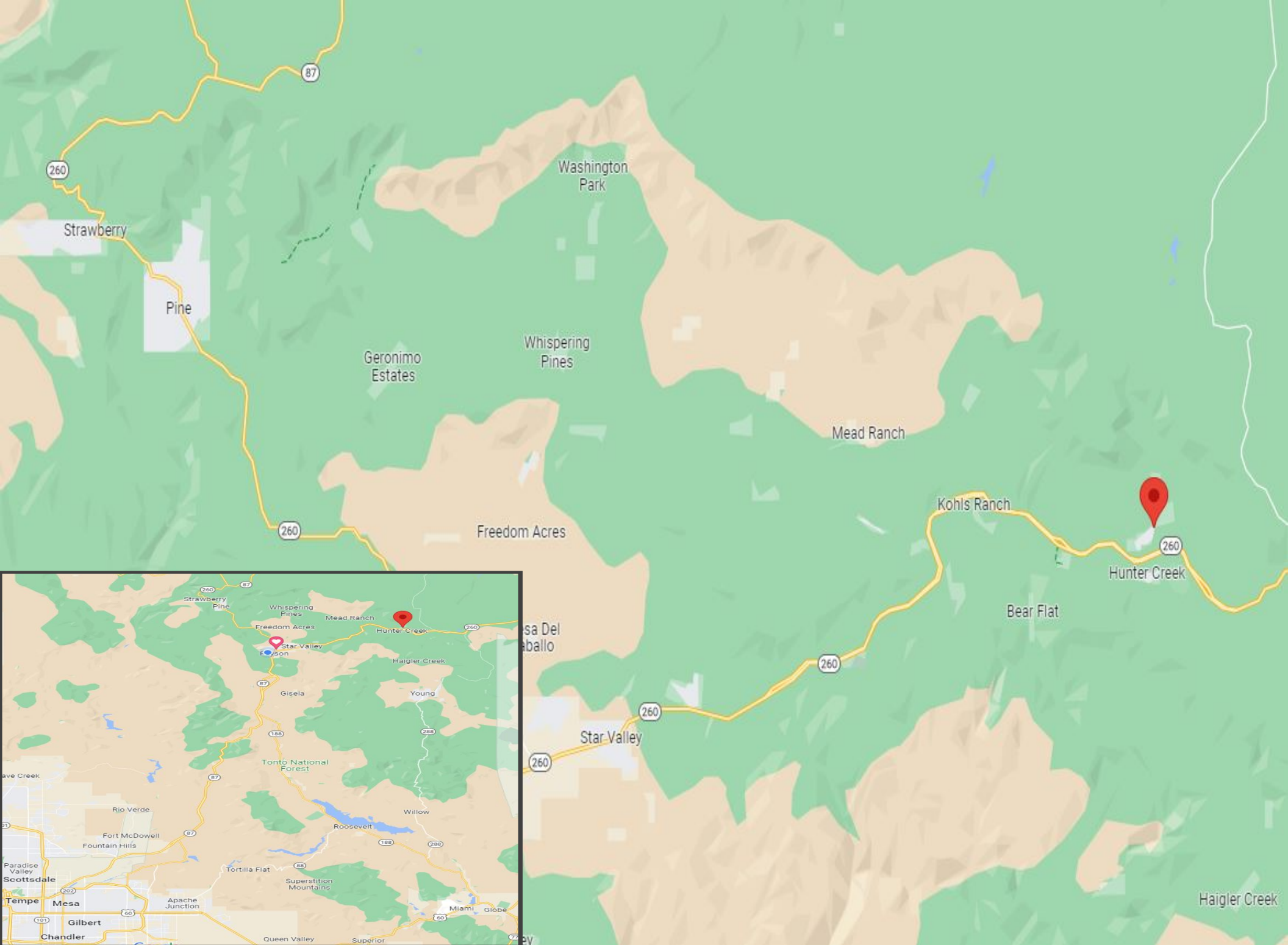
ADDRESS	1389 E. Christopher Creek Loop Christopher Creek AZ 85541
COUNTY	Gila
MARKET	Central Arizona
SUBMARKET	Payson
APN	303-09-007D

FINANCIAL SUMMARY

PRICE	\$400,000
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	151	210	294
2022 Median HH Income	\$63,624	\$63,030	\$62,925
2022 Average HH Income	\$86,940	\$86,940	\$86,940

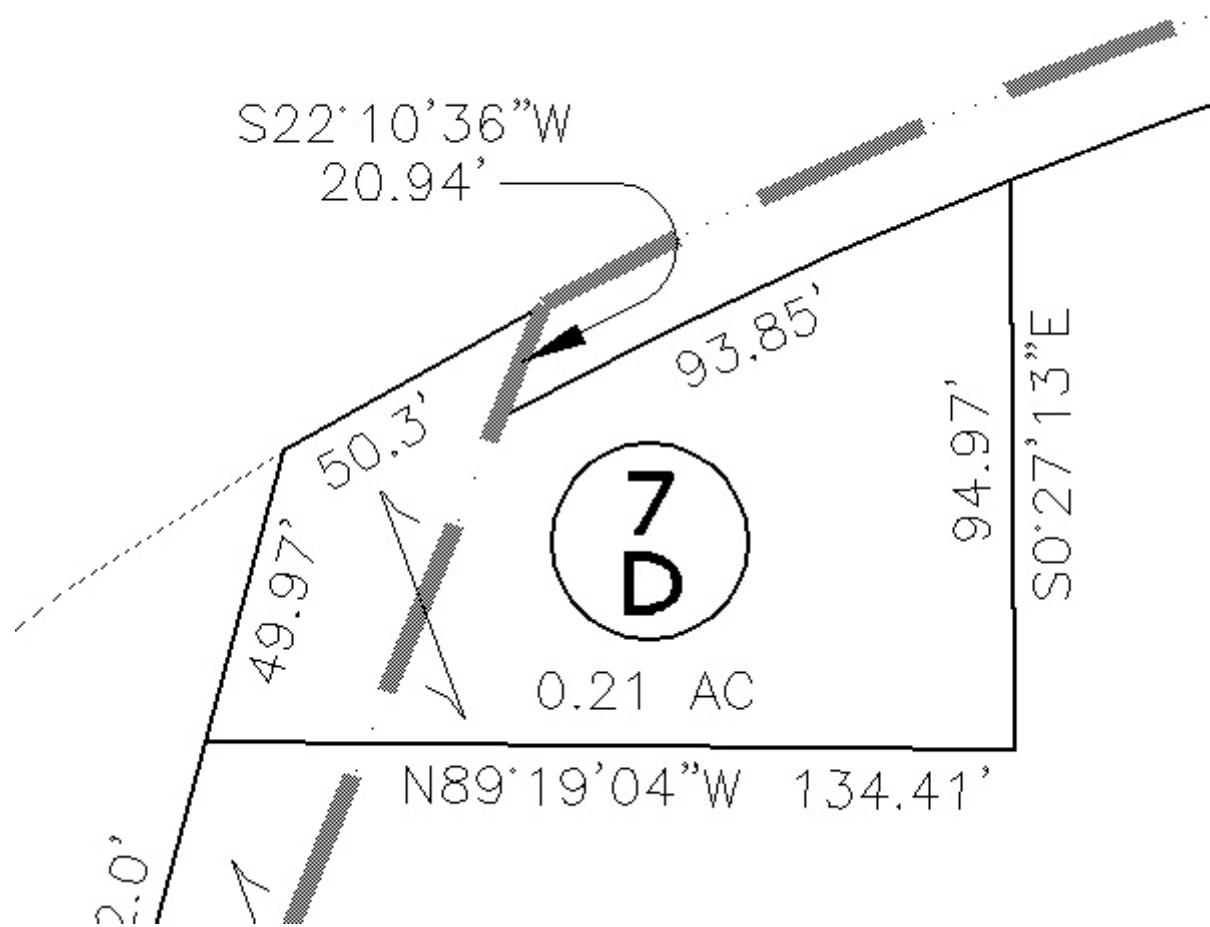


02 Property Description

- Aerial Map
- Parcel Map
- Property Images

02









03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	181	268	356
2010 Population	148	219	291
2022 Population	151	210	294
2027 Population	150	208	292
2022 African American	0	0	0
2022 American Indian	0	0	0
2022 Asian	2	2	3
2022 Hispanic	7	10	14
2022 Other Race	4	5	8
2022 White	133	186	260
2022 Multiracial	12	16	23
2022-2027: Population: Growth Rate	-0.65 %	-0.95 %	-0.70 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3	4	6
\$15,000-\$24,999	1	2	2
\$25,000-\$34,999	2	2	3
\$35,000-\$49,999	17	23	33
\$50,000-\$74,999	22	29	41
\$75,000-\$99,999	15	20	28
\$100,000-\$149,999	8	10	14
\$150,000-\$199,999	4	5	8
\$200,000 or greater	3	4	5
Median HH Income	\$63,624	\$63,030	\$62,925
Average HH Income	\$86,940	\$86,940	\$86,940

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	364	484	720
2010 Total Households	87	120	158
2022 Total Households	75	100	140
2027 Total Households	75	99	139
2022 Average Household Size	2.01	2.10	2.10
2000 Owner Occupied Housing	93	128	169
2000 Renter Occupied Housing	9	12	16
2022 Owner Occupied Housing	51	69	96
2022 Renter Occupied Housing	24	31	44
2022 Vacant Housing	290	385	582
2022 Total Housing	365	485	722
2027 Owner Occupied Housing	52	70	98
2027 Renter Occupied Housing	22	30	42
2027 Vacant Housing	290	386	583
2027 Total Housing	365	485	722
2022-2027: Households: Growth Rate	0.00 %	-1.00 %	-0.70 %



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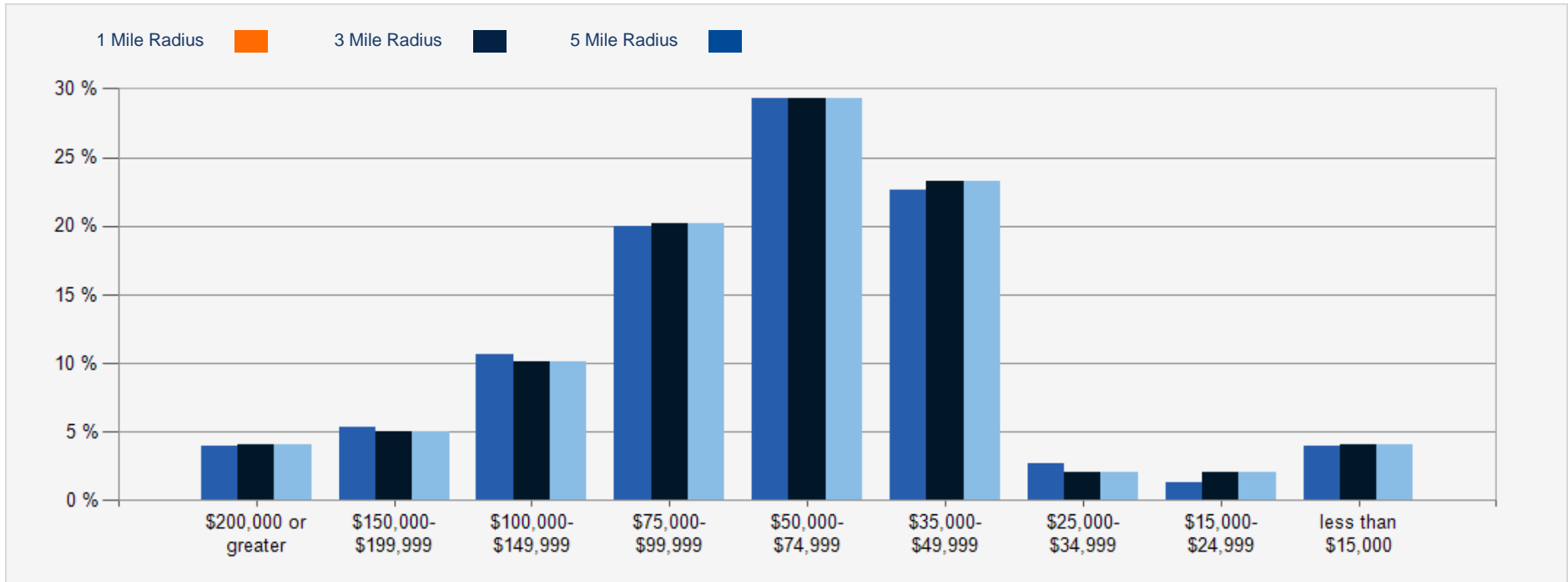
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	3	4	6
2022 Population Age 35-39	2	3	4
2022 Population Age 40-44	3	4	5
2022 Population Age 45-49	3	4	5
2022 Population Age 50-54	11	16	22
2022 Population Age 55-59	16	22	31
2022 Population Age 60-64	26	36	50
2022 Population Age 65-69	22	31	43
2022 Population Age 70-74	23	33	46
2022 Population Age 75-79	13	17	24
2022 Population Age 80-84	9	13	18
2022 Population Age 85+	3	4	5
2022 Population Age 18+	141	196	275
2022 Median Age	64	64	64

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,000	\$75,000	\$75,000
Average Household Income 25-34	\$87,223	\$87,223	\$81,408
Median Household Income 35-44	\$75,000	\$85,357	\$79,274
Average Household Income 35-44	\$88,551	\$88,551	\$99,177
Median Household Income 45-54	\$65,822	\$85,357	\$79,776
Average Household Income 45-54	\$109,918	\$109,918	\$111,916
Median Household Income 55-64	\$69,080	\$64,636	\$67,206
Average Household Income 55-64	\$98,725	\$100,919	\$100,919
Median Household Income 65-74	\$62,048	\$61,719	\$61,695
Average Household Income 65-74	\$83,602	\$82,806	\$82,806
Average Household Income 75+	\$67,019	\$64,536	\$65,053

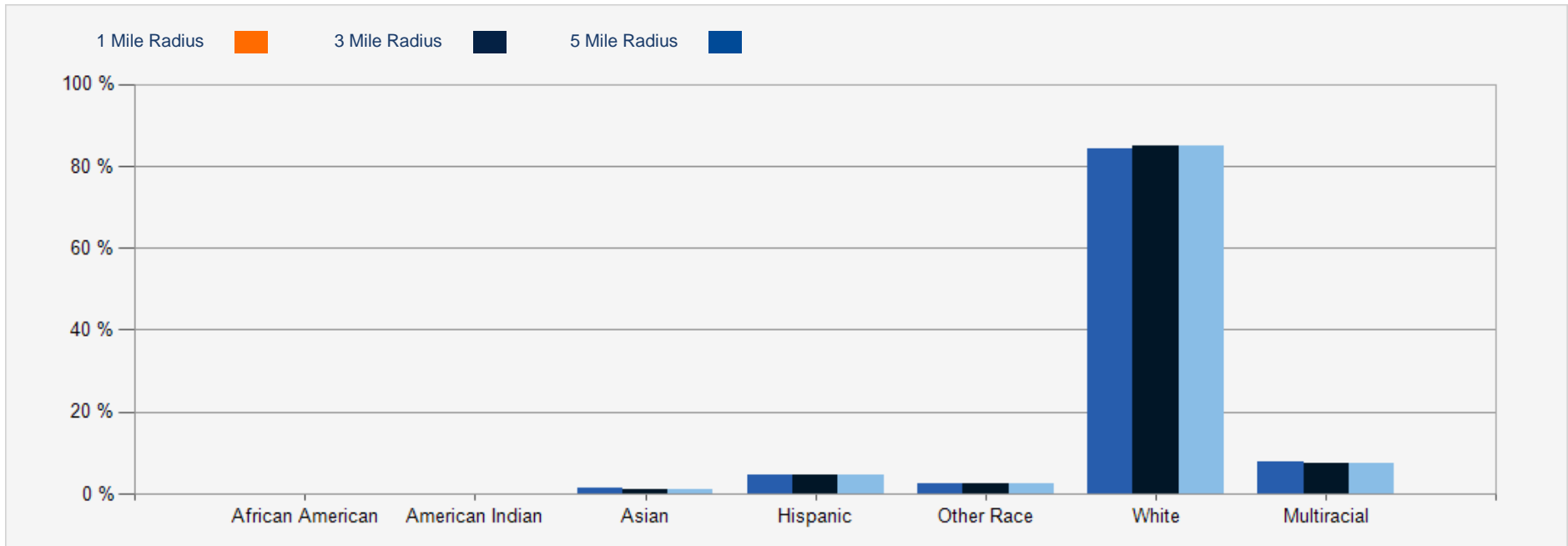
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	3	4	6
2027 Population Age 35-39	3	4	6
2027 Population Age 40-44	2	3	4
2027 Population Age 45-49	3	4	5
2027 Population Age 50-54	3	4	5
2027 Population Age 55-59	13	18	25
2027 Population Age 60-64	19	26	37
2027 Population Age 65-69	31	43	60
2027 Population Age 70-74	23	32	44
2027 Population Age 75-79	20	28	40
2027 Population Age 80-84	9	13	18
2027 Population Age 85+	6	9	12
2027 Population Age 18+	140	195	273
2027 Median Age	67	68	67

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,511	\$75,000	\$79,274
Average Household Income 25-34	\$81,338	\$81,338	\$91,098
Median Household Income 35-44	\$75,000	\$84,511	\$79,274
Average Household Income 35-44	\$104,810	\$104,810	\$97,822
Median Household Income 45-54	\$125,000	\$85,357	\$100,000
Average Household Income 45-54	\$130,118	\$115,661	\$97,155
Median Household Income 55-64	\$78,104	\$82,550	\$79,721
Average Household Income 55-64	\$114,557	\$118,029	\$117,267
Median Household Income 65-74	\$63,804	\$63,804	\$64,097
Average Household Income 65-74	\$95,620	\$95,619	\$95,620
Average Household Income 75+	\$72,693	\$73,662	\$71,616

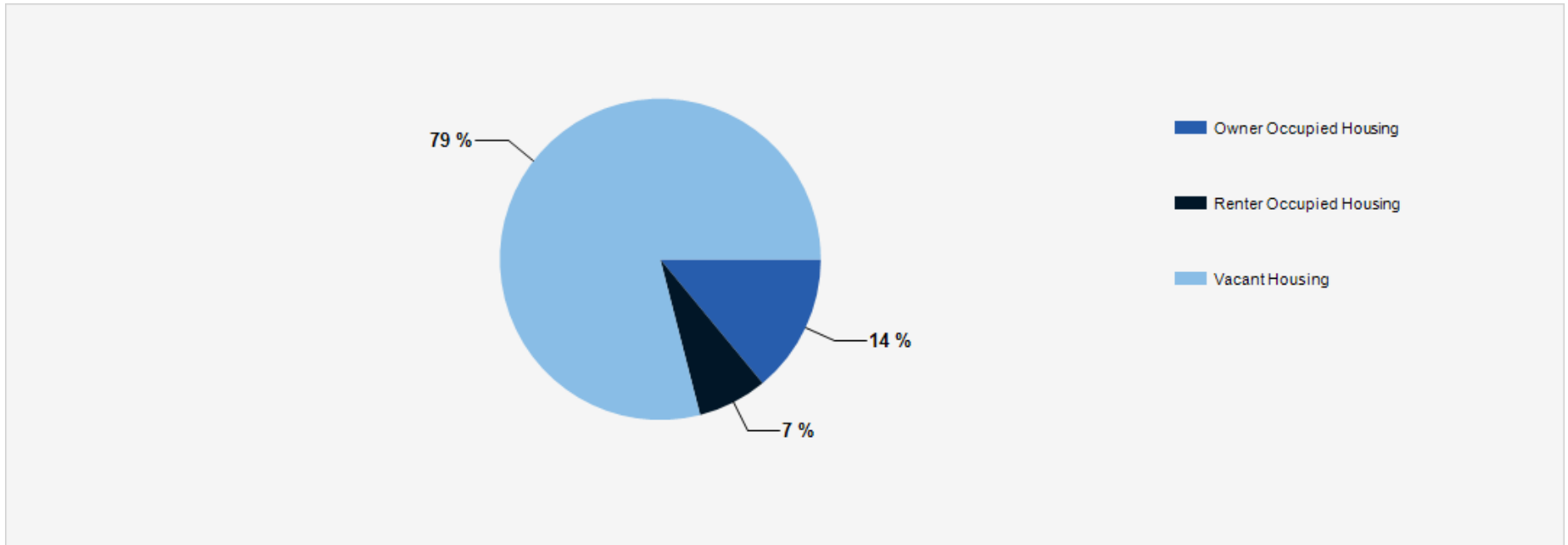
2022 Household Income



2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median





04

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.

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