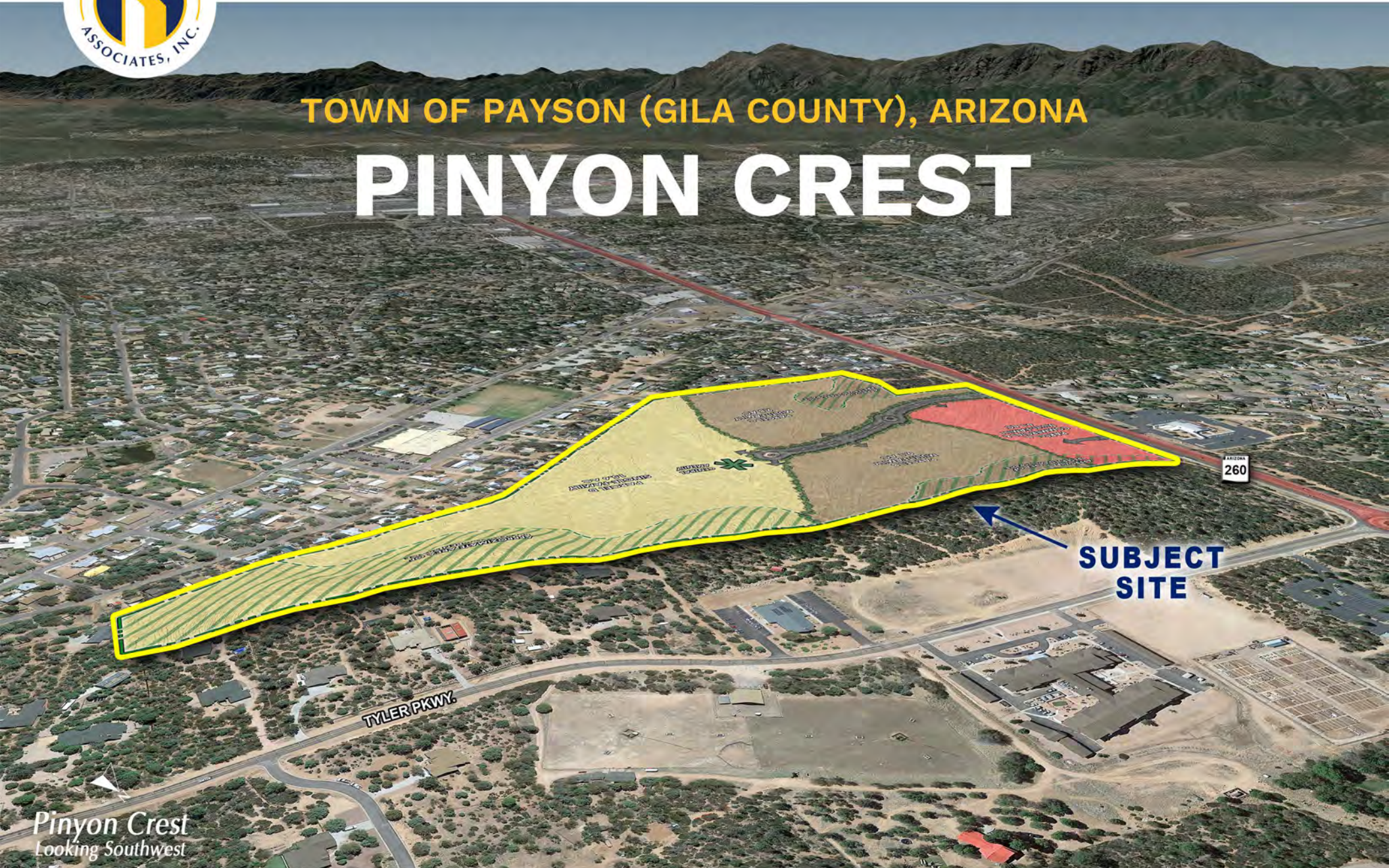




PROPERTY DIMENSIONS
REAL ESTATE GROUP INC

TOWN OF PAYSON (GILA COUNTY), ARIZONA

PINYON CREST



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



PROPERTY DIMENSIONS
REAL ESTATE GROUP

FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
SEAN GILLESPIE / sean@nathanlandaz.com

TOWN OF PAYSON (GILA COUNTY), ARIZONA

PINYON CREST

LOCATION

Located on the east side of Highway 87, just south of Tyler Parkway in Payson, Arizona.

SIZE

±56.5 Total Acres

- 8.7 Acres Commercial/Multifamily
- 11.2 Acres of Multifamily Build to Rent
- 11.5 Acres of Multifamily or Townhome
- 25.1 Acres Single Family (3 DU/Ac)

ASSESSOR PARCEL NUMBER

302-35-004L, Gila County

ZONING

PAD, Town of Payson

PRICE

\$10,459,845 (\$4.25/SF for entire parcel, individual parcel values will vary. Please call for pricing.)

TERMS

Submit

COMMENTS

This site is near shopping and walking distance to elementary school as well as having water and sewer to site.

DUE DILIGENCE

[CLICK HERE](#) to view

Conceptual Land Use Plan

Site Plan Options

Elevation Map

Geotech Report

Pinyon Crest PAD Zoning Request



PAYSON QUICK FACTS



POPULATION

2022 population: **16,653**
Population growth 2021 - 2022: **1.8%**
Median age of **53**
Source: data.census.gov



GROWTH

Number of households: **7,475**
Median household income: **\$58,109**
Source: data.census.gov



RENT & OWNERSHIP

Average Market Rent **\$2,744 / per month**
Median Home Value **\$418,801**
Source: neighborhoodscout.com



DISTANCE TO MAJOR CITIES

Phoenix **99 miles**
Tucson **211 miles**
Los Angeles **379 miles**
San Diego **372 miles**
Las Vegas **254 miles**

Source: azcommerce.com



PAYSON MAJOR EMPLOYERS

Payson Unified School District
Mazatzal Casino
Banner Payson Medical Center
Walmart
Town of Payson

Source: paysonaz.gov

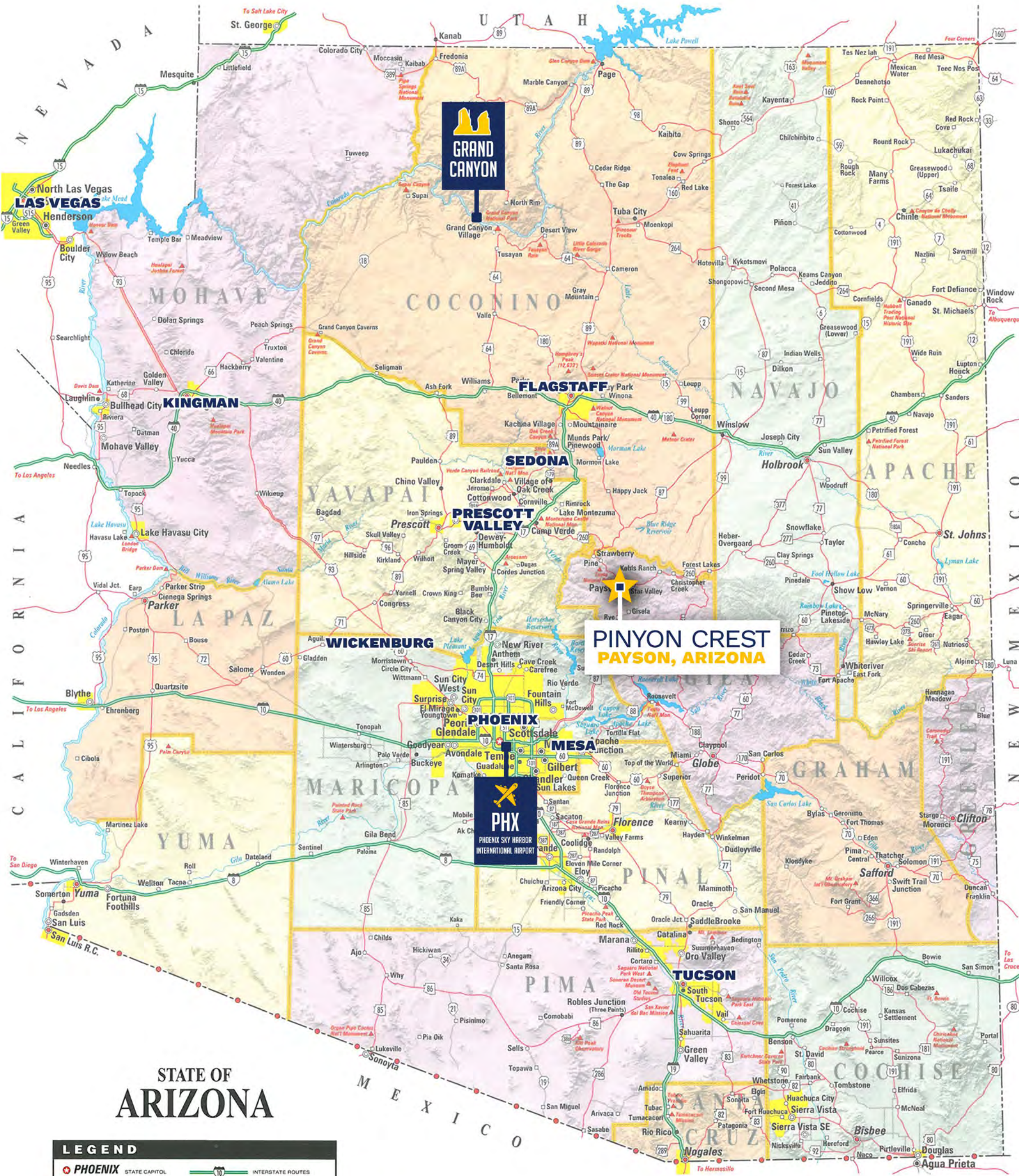
PEOPLE ARE MOVING TO PAYSON FROM

Los Angeles, CA **2,006**
Seattle, WA **2,004**
Tucson, AZ **1,438**
Chicago, IL **946**
Houston, TX **626**
Portland, OR **487**
San Diego, CA **296**
Minneapolis, MN **279**
San Francisco, CA **273**
Denver, CO **271**

***Net Inflow June '23 - August '23**

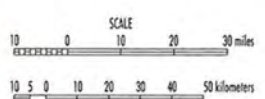
Source: www.redfin.com





STATE OF ARIZONA

LEGEND	
● PHOENIX	STATE CAPITOL
● Florence	COUNTY SEAT
● Tempe	50,000+ POP.
● Douglas	10,000-50,000 POP.
● El Mirage	5,000-10,000 POP.
● Clifton	1,000-5,000 POP.
● Alpine	UNDER 1,000 POP.
□ Pearce	SITE OR SETTLEMENT
▲ Old Tucson Studios	POINTS OF INTEREST
— Interstate Routes	INTERSTATE ROUTES
— U.S. Routes	U.S. ROUTES
— State Routes	STATE ROUTES
— Indian Routes	INDIAN ROUTES
— International Boundary	INTERNATIONAL BOUNDARY
— State Boundary	STATE BOUNDARY
— County Boundary	COUNTY BOUNDARY
— Metropolitan Areas	METROPOLITAN AREAS

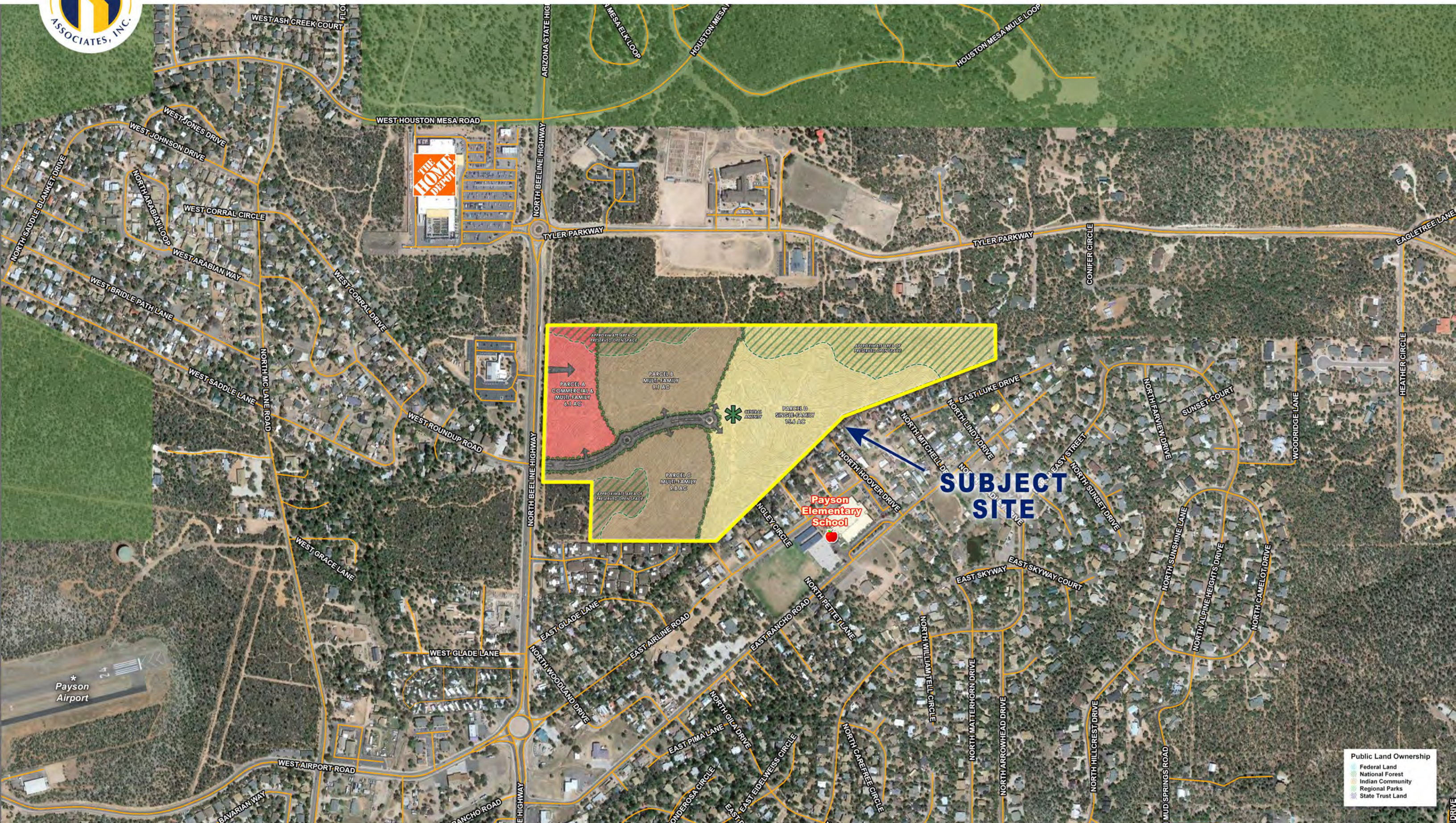


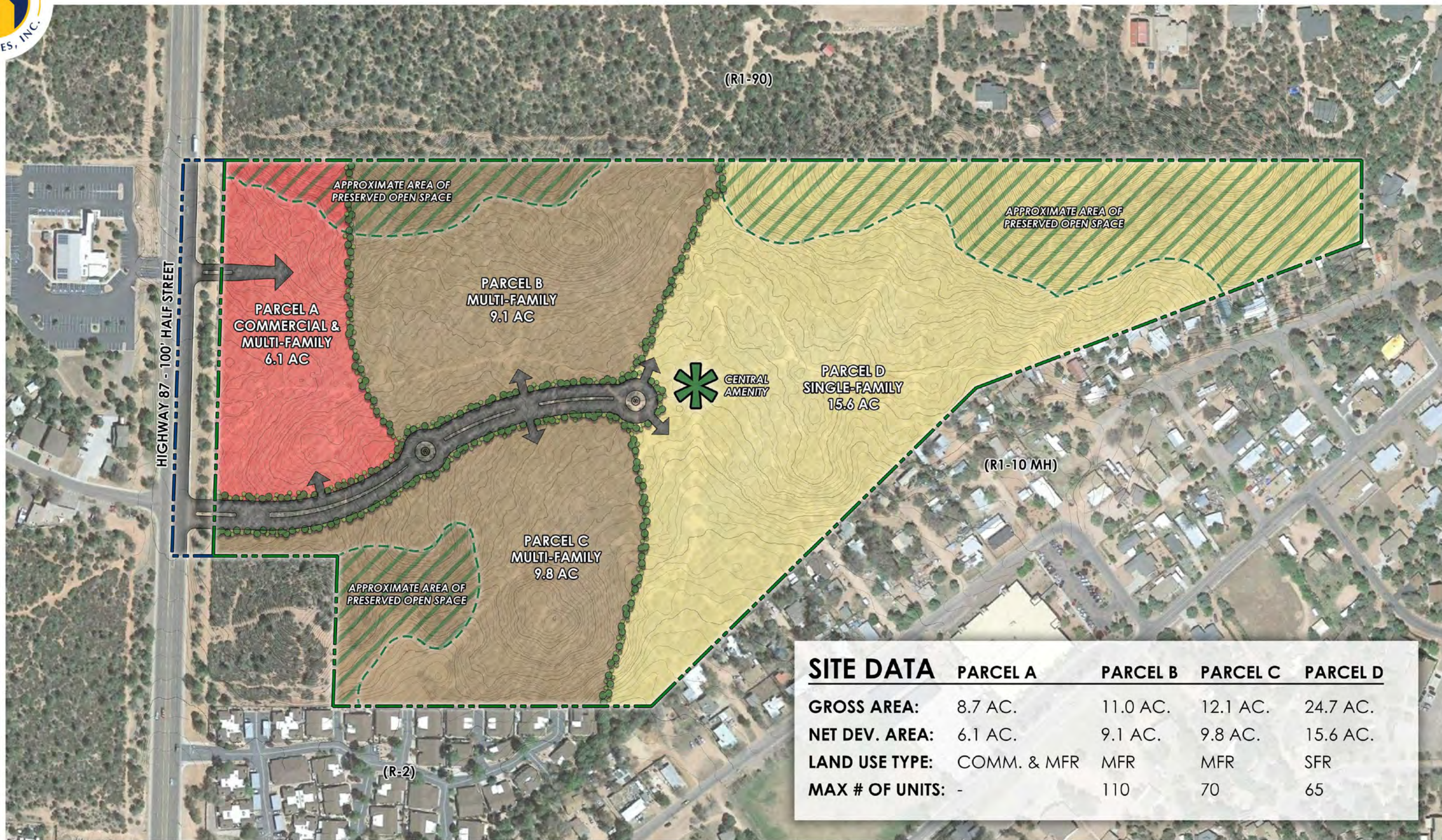
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ITEM NO. 74812







SITE DATA	PARCEL A	PARCEL B	PARCEL C	PARCEL D
GROSS AREA:	8.7 AC.	11.0 AC.	12.1 AC.	24.7 AC.
NET DEV. AREA:	6.1 AC.	9.1 AC.	9.8 AC.	15.6 AC.
LAND USE TYPE:	COMM. & MFR	MFR	MFR	SFR
MAX # OF UNITS:	-	110	70	65