



SOUTHWEST CORNER

25TH PLACE AND DEUCE OF CLUBS

Shou Lou, AZ

PENROD RD

NORTHERN ARIZONA
AUTOMALL

AUTOMALL PARKWAY

**SUBJECT
SITE**

DEUCE OF CLUBS

25TH PLACE

Penrod/Deuce of Clubs
Looking West



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www.NathanLandAZ.com

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SHOW LOW, ARIZONA

25TH PLACE AND DEUCE OF CLUBS

LOCATION

Located at the southwest corner of 25th Place and Deuce of Clubs in the City of Show Low (Navajo County), Arizona.

SIZE

5.49 Acres

ASSESSOR PARCEL NUMBER

210-01-039B

ZONING

C-2 | Show Low

PRICE

Submit for Seller consideration

TERMS

Submit for Seller consideration

UTILITIES

Electricity: APS

Water: City of Show Low

PROPERTY TAXES

2025 Assessment: \$871.26

COMMENTS

Located just South of both the Show Low airport and the Northern Arizona AutoMall, this property is ideally located for a commercial development. Seller may consider a sale that is subject to entitlements.



Charming

SHOW LOW

IS A TOWN WHERE **PANORAMIC VIEWS** COMPLEMENT GREAT DINING, UNIQUE SHOPPING AND EXHILARATING OUTDOOR ACTIVITIES.



Show Low THINGS TO DO

VISIT FOOL HOLLOW LAKE RECREATION AREA
TAKE A WALK IN THE SHOW LOW CITY PARK
TOUR THE SHOW LOW MUSEUM
PLAY GOLF AT THE BISON CLUB
SKI AT THE SUNRISE SKI RESORT
FIND A NICE GIFT FROM LAZY BEAR DÉCOR
WALK ON THE SHOW LOW BLUFF TRAIL
EAT AT THE PERSNIKKITY'S CAFE & BAKERY
ENJOY A STEAK AT THE CATTLEMEN'S STEAKHOUSE
RIDE A HORSE AT THE PORTER MOUNTAIN STABLES



City of
SHOW LOW
Arizona
NAMED BY THE TURN OF A CARD

SHOW LOW WAS NAMED AFTER A MARATHON POKER GAME PLAYED BETWEEN TWO EARLY SETTLERS. THEY DECIDED THERE WASN'T ENOUGH ROOM FOR BOTH OF THEM IN THE COMMUNITY AND AGREED TO LET A GAME OF CARDS DECIDE WHO WAS TO GET THE 100,000 ACRE RANCH AND WHO WAS TO MOVE ON. ACCORDING TO THE STORY, ONE OF THEM SAID, "IF YOU CAN SHOW LOW, YOU WIN." THE OTHER ONE TURNED UP THE DEUCE OF CLUBS AND REPLIED, "SHOW LOW IT IS." SHOW LOW GOT ITS NAME FROM THAT CARD GAME AND SHOW LOW'S MAIN STREET IS NAMED "DEUCE OF CLUBS" IN REMEMBRANCE.

SHOWLOWAZ.GOV

Show Low Weather

SEASON	AVERAGE HIGH TEMPERATURE	AVERAGE LOW TEMPERATURE
WINTER	48°	22°
SPRING	65°	35°
SUMMER	84°	55°
FALL	67°	39°



SHOW LOW QUICK FACTS



POPULATION

2026 population: **12,132**
Seasonal population estimate: **30,000**
Population growth rate: **+0.91%**
Median age of **41.5**



HOUSEHOLDS

Current median household income: **\$63,987**
Number of households: **8,142**



GROWTH

Show Low is currently the **largest city** in the White Mountains and is one of the **fastest growing** cities in northern Arizona. Show Low is also the **business hub and marketing center** of the area.



RANKINGS

10th best place to build a **getaway home**.
Top 200 Towns for **Sportsmen**
Summit Healthcare Regional Medical Center was named one of the nation's **top performance improvement hospitals**.



SHOW LOW'S MAJOR EMPLOYERS

Summit Healthcare Regional Medical Center
Walmart
Home Depot
Lowe's
Frontier Communications
Cellular One
Safeway Stores
Cable One, Inc.
Chase Bank
National Bank of Arizona
Forest Energy Corporation



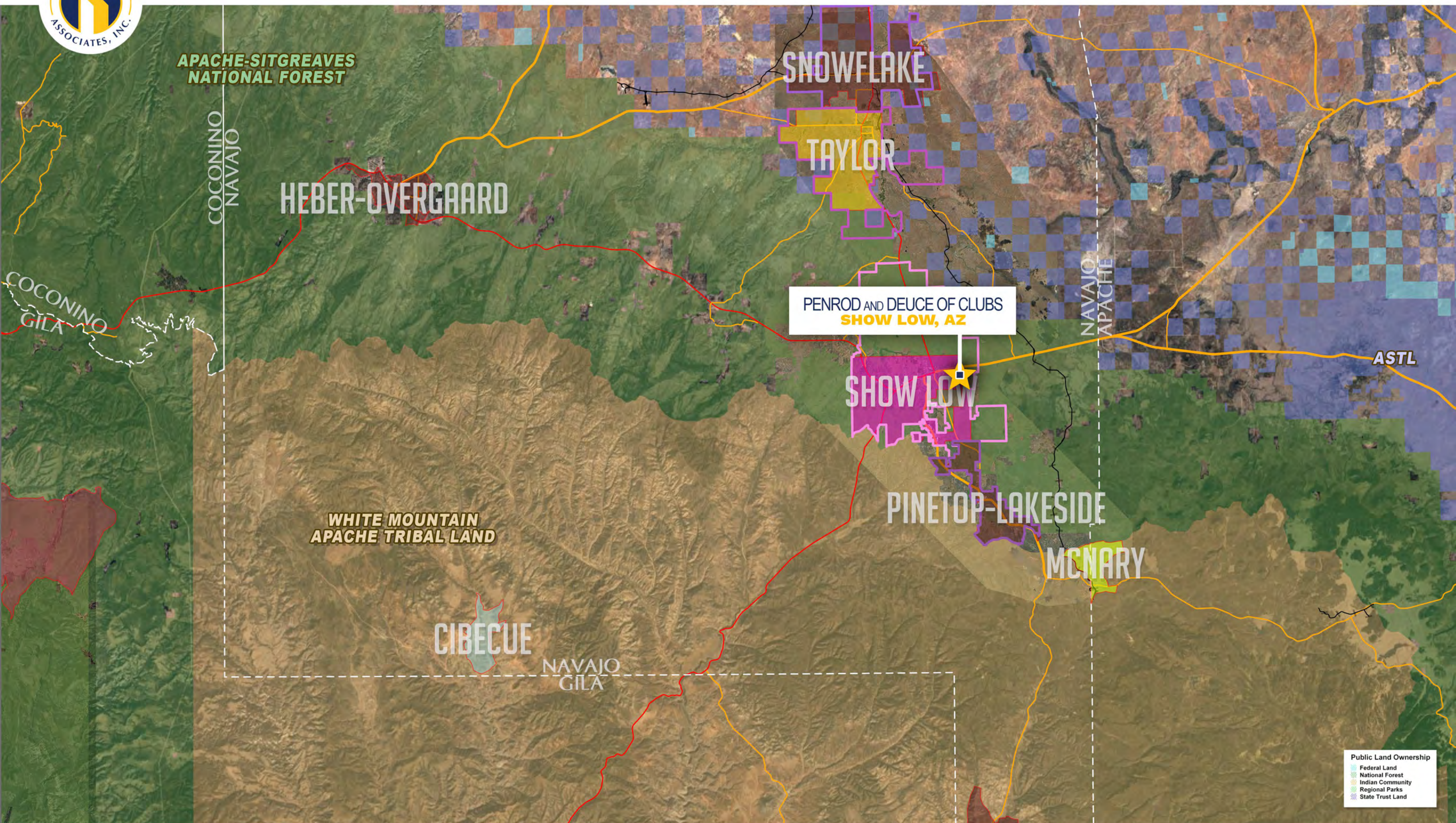
EDUCATION

Show Low High School
Show Low Junior High
Whipple Ranch Elementary School
Nikolaus Homestead Elementary School

Higher Education

Northland Pioneer College **7,000 students**
Northern Arizona University (White Mountain Campus)

Source: <https://showlowaz.gov>







APN 210-01-039B
5.49 ACRES
ZONED C-2

04017965300



ARIZONA OPPORTUNITY ZONE

This property is located within a federally designated Opportunity Zone, a program created to encourage investment and economic growth in targeted communities. Opportunity Zones offer potential tax benefits to eligible investors and have been made a permanent part of the U.S. tax code, supporting long-term investment and development opportunities.*

CLICK HERE for more information.

Source: AZCommerce.com

*Prospective investors should consult their tax advisor regarding Opportunity Zone eligibility and benefits.