

2009 N MCCLANE RD | PAYSON, ARIZONA

Pre-Platted Residential Site

- *12.39-acre site, pre-platted for an 83-lot single-family subdivision*
- *Preliminary plat approved for 13 detached lots and 70 attached townhome lots*
- *Detached lots average 6,000 SF (60' x 100'); townhome lots average 3,500 SF (35' x 100')*
- *Density of 6.7 dwelling units per acre*
- *Zoning approved for R1-6 and R-3 upon final approval*
- *Located near the southwest corner of Houston Mesa Road and Beeline Highway 87/Highway 260*

KELLY & CALL COMMERCIAL
Real Estate and Business Brokerage

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For Sale:
$1,850,000
12.4 acres

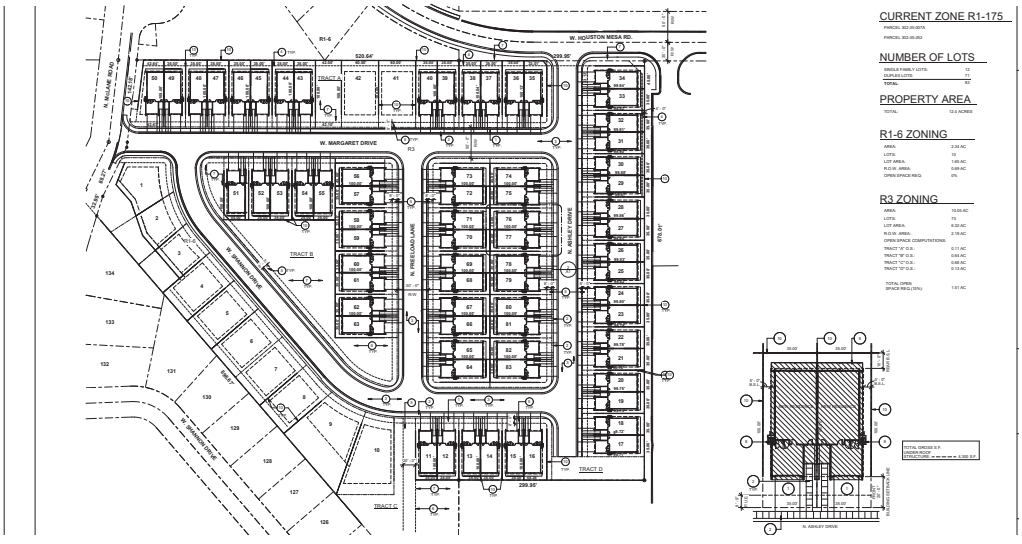
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Property Overview

The subdivision presents a promising development opportunity in the heart of Payson, Arizona. This 12.39-acre site is pre-platted for an 83-lot single-family residence (SFR) subdivision, offering a mix of housing options to meet diverse market demands.

The subdivision's preliminary plat is approved, featuring 13 detached SFR lots and 70 attached townhome lots. The lot sizes vary, with detached lots averaging 6,000 square feet (60' x 100') and attached townhome lots averaging 3,500 square feet (35' x 100'). This variety allows for flexibility in design and caters to different buyer preferences.

Located near the southwest corner of Houston Mesa Road and Beeline Highway 87/ Highway 260, the property benefits from accessibility and proximity to key routes. The site's zoning is approved for R1-6 and R-3 (Gila County) upon final plat approval, supporting the planned development.

Utilities are readily available, with electric service provided by APS, water by the Town of Payson, sewer by Green Valley Water, natural gas by Alliant Gas, and telecommunications by CenturyLink.

The development offers a density of 6.7 dwelling units per acre, maximizing land use while providing for a well-planned community. The property is positioned within the trade area of Payson, a growing community known for its recreational opportunities and a vibrant local economy.

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Market Summary Payson, Arizona

Payson, located in the heart of Arizona, is a town that blends natural beauty with a growing recreational and economic environment. Serving as a trading center for retail establishments, professional services, and manufacturing, Payson is also a popular destination within Arizona's Rim Country, attracting outdoor enthusiasts to its Ponderosa Pine forests and cool streams. The town is known for its western heritage, friendly community, and a mild four-season climate that draws visitors year-round. Payson's Rim Country has a trade area population of nearly 25,000, offering a mix of rural and urban amenities, and has been recognized for its favorable business environment

Payson's economy is diverse, with ongoing investment in key sectors. A long-range water project aims to secure the town's water source for future growth, and Banner Medical Center has committed $25 million for expansions and improvements to Payson Regional Medical Center. The travel and tourism industry is also essential to Payson's economy, supported by the town's location at the base of the Mogollon Rim, a 7,000-foot escarpment within the world's largest Ponderosa Pine forest. This location provides access to outdoor recreational activities like hiking, fishing, and camping, with a pleasant four-season climate and occasional light snowfall.

Payson also offers a wide array of community facilities and recreational opportunities. These include a library, museum, movie theater, golf courses, tennis and pickleball courts, softball fields, and an outdoor entertainment center. The town features parks like Green Valley Park and Rumsey Park, offering amenities such as lakes, picnic areas, a swimming pool, and recreational programs. The Payson Area Trails System (PATS) is an ongoing project focused on developing an interconnecting trail network within Payson and linking it to the surrounding Forest Service trails.

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