

1074 W. RYE CREEK RD | PAYSON, ARIZONA

High-Visibility Commercial Frontage Parcel

- *Parcel 30430002N: 3.66 acres of commercial frontage on State Route 87, with about 15,549 AADT (ADOT 2022)*
- *ADOT-mandated deceleration and turn lane completed*
- *APS power to the site, a drilled well is available, and drainage plan and aerial surveys are complete*
- *Preliminary site plans available; the site is ready to develop*
- *Adjacent boat and RV storage facility currently under construction*
- *Seller will carry with 25% down and interest-only terms at 7% for 24 to 36 months.*

KELLY & CALL COMMERCIAL
Real Estate and Business Brokerage

Kelly & Call Commercial
1600 W. University Avenue
Suite 218
Flagstaff, AZ 86001
Phone: 928 440 5450

For Sale:
$450,000
3.66 acres

Contact:

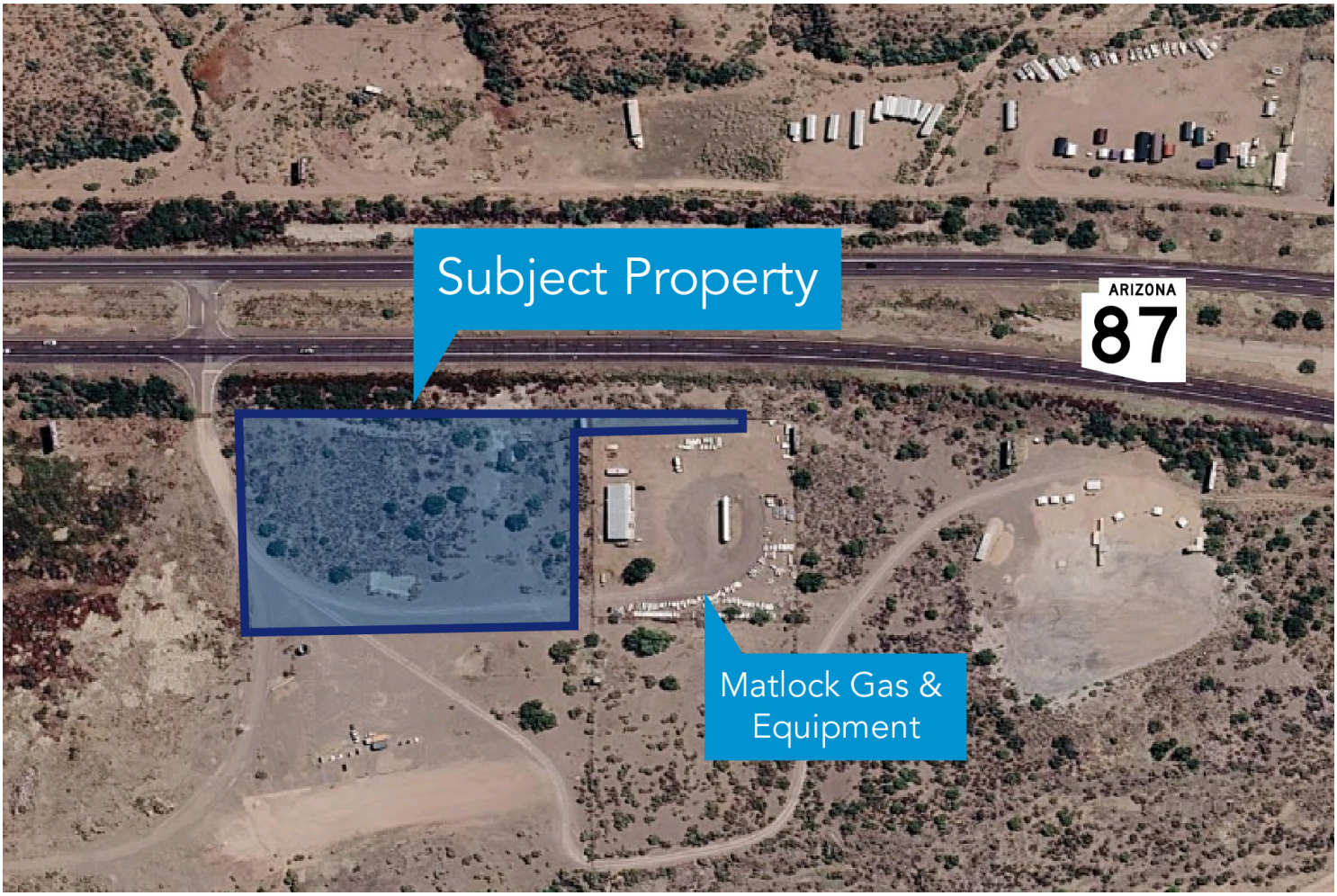
ROB GERLAK
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Property Overview

This 3.66-acre commercial parcel sits along State Route 87 in Rye, Gila County, about 11 miles south of Payson. Highway 87 carries roughly 15,549 vehicles a day (ADOT 2022) and serves as the main route between the Phoenix metro and Arizona's Rim Country, bringing steady commuter, commercial, and visitor traffic past the site throughout the year.

Most of the costly, time-consuming groundwork is already done. ADOT required a northbound deceleration and turn lane, and it has been completed, giving the site safe and direct highway access. APS power has been brought to the site, a well has been drilled and is available to serve it, and the drainage plan and aerial surveys are finished. Preliminary site plans are available, so a buyer can move into design and construction without first working through the early approvals that slow most rural highway sites.

The parcel offers flexibility for a range of highway-oriented commercial uses, from traveler services and retail to storage and service businesses. Development is already underway next door, where a boat and RV storage facility is under construction, adding activity and destination traffic to this stretch of Highway 87.





Market Summary Rye, Gila County

The subject property is situated in the unincorporated area of Rye, Gila County, Arizona, with the town of Payson located approximately 11 miles to the north. This location offers a blend of accessibility and proximity to a key regional hub.

Payson serves as a significant trading center, supporting a diverse range of retail establishments, professional services, and manufacturing activities. The town is the heart of Arizona's Rim Country, a popular destination known for its scenic beauty and recreational opportunities. The area attracts a steady flow of visitors throughout the year, drawn by the mild four-season climate and the abundance of outdoor activities. These include hiking, camping, fishing, hunting, and biking, catering to a wide range of outdoor enthusiasts.

Gila County, where Rye is located, has a rich history dating back to its creation in 1881. The county's landscape is diverse, featuring both desert terrain and mountain ranges, which contributes to its ability to support various economic activities, including ranching, tourism, and recreation. The U.S. Forest Service manages a significant portion of the land in Gila County, highlighting the area's natural significance.

Payson itself has a trade area population of nearly 25,000, indicating a substantial local customer base. The town aims to balance a rural atmosphere with the amenities of a larger community. Payson has been recognized for its favorable environment for opening a business. Furthermore, Payson is committed to future growth and has invested in infrastructure projects to secure its water source. The area also benefits from ongoing investment in healthcare, with Banner Medical Center having purchased Payson Regional Medical Center and committed to further expansions and improvements.

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