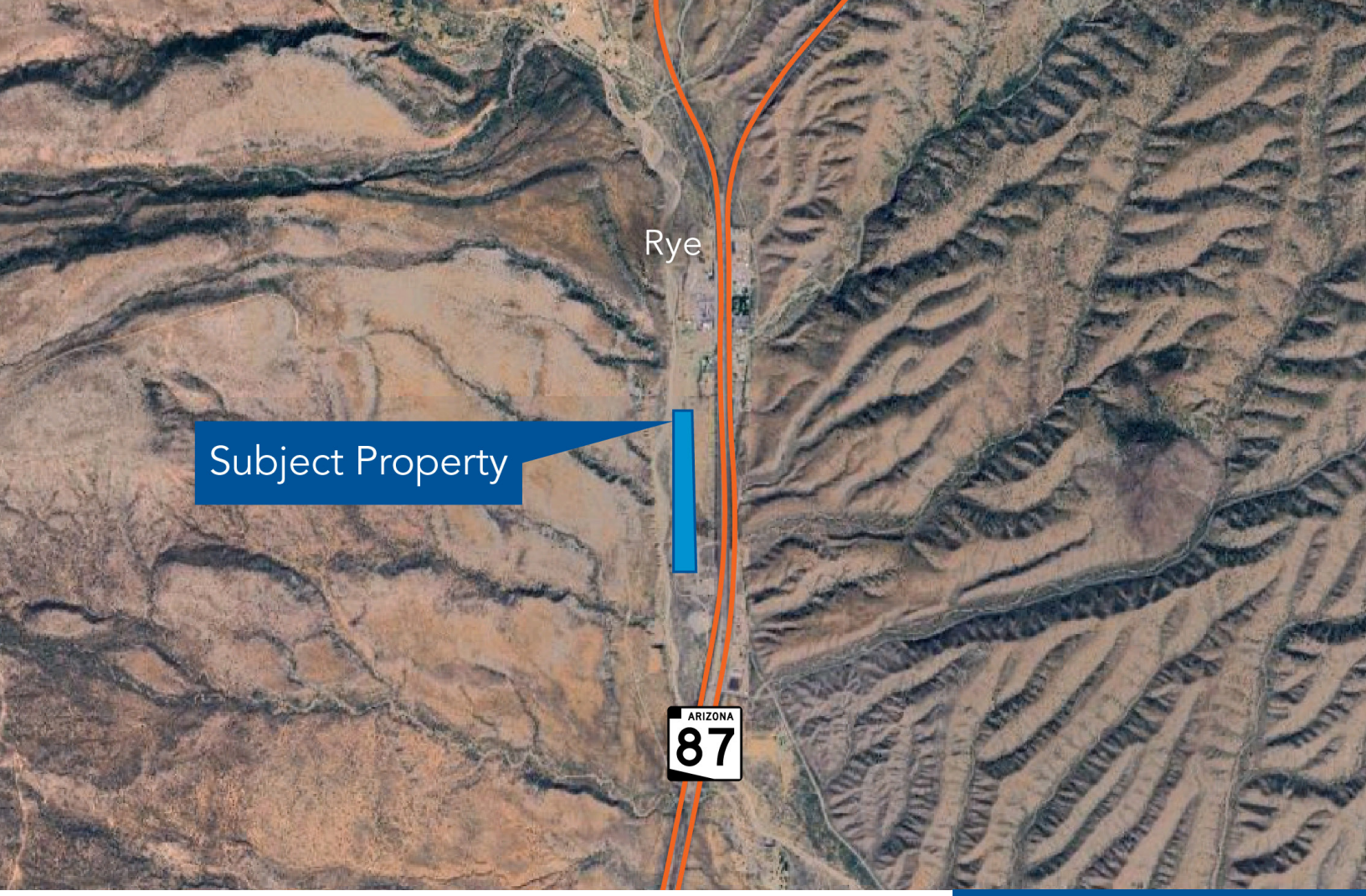


1074 W. RYE CREEK RD | PAYSON, ARIZONA

Ready to Build RV Park

- *Parcel 30430002K planned for 124 RV sites*
- *On the Highway 87 corridor, the main route from Phoenix to Rim Country, with about 15,549 AADT (ADOT 2022)*
- *ADOT turn lane complete, APS power to the site, and a drilled well available (individual site waterlines still needed)*
- *Drainage plan, aerial surveys, and preliminary site plans complete*
- *About 11 miles south of Payson, next to a 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:
$2,170,000
26.74 acres

Contact:

ROB GERLAK
Principal
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Rob@KellyandCall.com

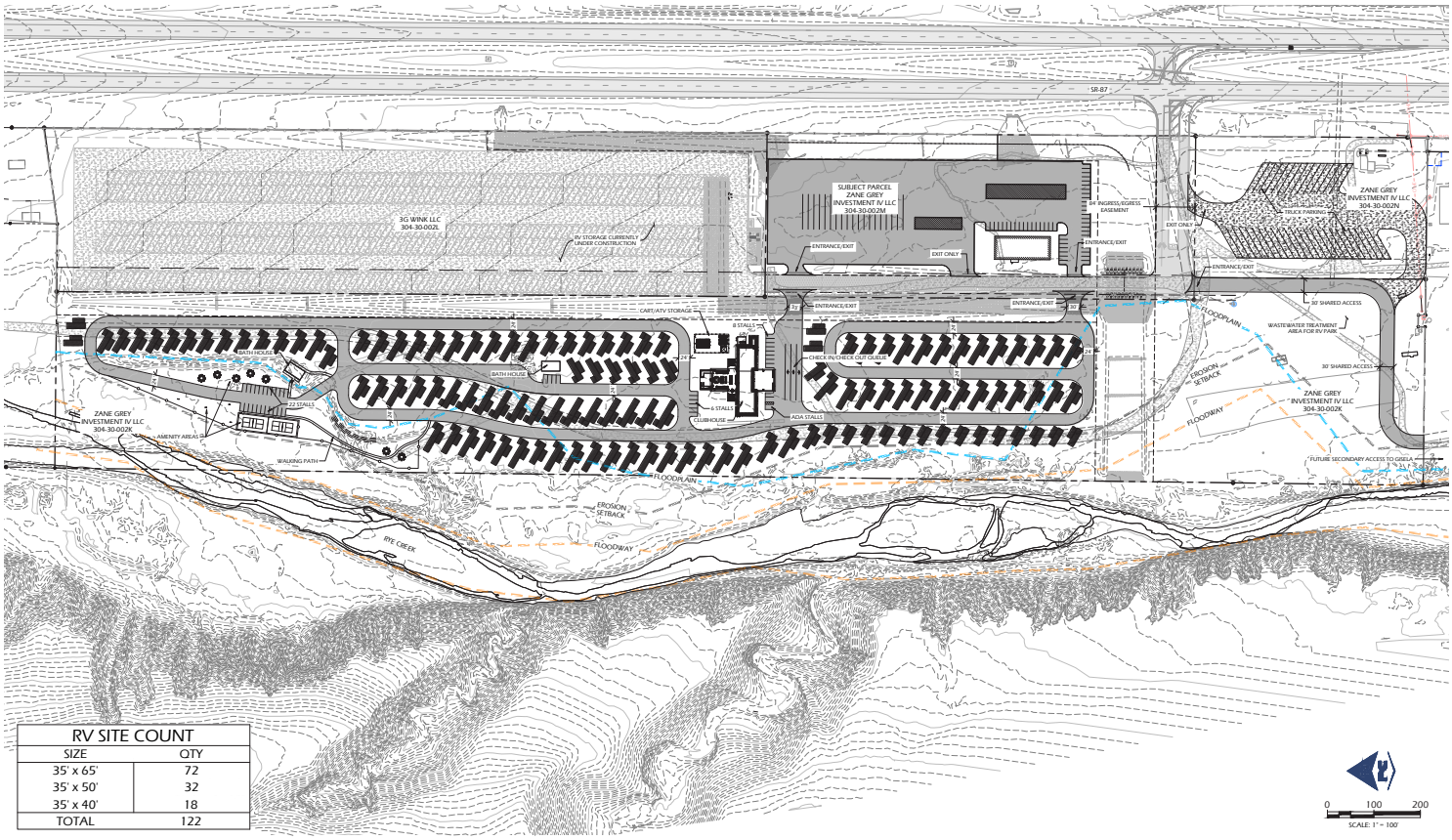
Property Overview

This 26.74-acre parcel in Rye, Gila County, is planned for a 124-unit RV park on the Highway 87 corridor, the main route between the Phoenix metro and Arizona's Rim Country. About 15,549 vehicles travel this stretch each day (ADOT 2022), and the corridor carries a steady flow of RVs, campers, and outdoor travelers heading to Payson, the Mogollon Rim, and the surrounding national forest.

The site has moved well past raw land. The ADOT-mandated turn lane is complete, APS power has been brought to the site, and a well has been drilled and is available to serve the property. Only the waterline to the individual sites remains to be installed. The drainage plan and aerial surveys are complete, and preliminary site plans are available. A buyer can focus on building out the park instead of securing its basic infrastructure.

Demand is driven by the region's appeal. Rim Country attracts visitors all year with a mild four-season climate and easy access to hiking, camping, fishing, hunting, and biking. Payson sits about 11 miles north, so guests are close to groceries, dining, and services, and the town's healthcare and infrastructure investments continue to support long-term growth. A boat and RV storage facility under construction next door adds a complementary use and signals active development along this part of the corridor.

At $2,170,000, the offering works out to about $17,500 per planned unit, an attractive entry point for an operator or investor looking to serve one of Arizona's most popular outdoor recreation regions.



RV SITE COUNT	
SIZE	QTY
35' x 65'	72
35' x 50'	32
35' x 40'	18
TOTAL	122

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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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