

# Jim's Trading Post

2115 E. Beaver Creek Rd., McGuireville (Camp Verde) | Arizona



## Offering Memorandum

Business asking price:

\$160,000 plus inventory

# Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business, affairs and assets of the company known as Jim's Trading Post, located at 2115 E Beaver Creek Rd, McGuireville (Camp Verde), AZ 86335 (hereinafter the "Company").

This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Company. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kelly and Call Commercial. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Kelly and Call Commercial from sources it deems reliable.

Neither Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree you will hold the contents confidential and will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Kelly and Call Commercial expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Company and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Company unless and until a written agreement for the purchase and sale of the Company has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of this Company or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Company including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Company, or information provided herein or in connection with the sale of the Company shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Kelly and Call Commercial or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Company.

This Offering Memorandum is deemed to represent the state of affairs of the Company currently, but does not represent or constitute an indication that there has been no change in the state of affairs of the Company since this Offering Memorandum was prepared.



## Jim's Trading Post

This represents a rare opportunity to acquire a highly profitable landmark business with an established reputation among locals, tourists, and dedicated customers throughout Arizona. Jim's Trading Post offers not only impressive returns but a rewarding business experience.

### Recognition & Location

Jim's Trading Post has been recognized as a "must stop" destination by journalist Kelly Vaughn in [Arizona Highways® magazine](#). The business was also recently featured in Flagstaff Business News in an article titled "[Western Treasures Found at Jim's Trading Post.](#)"

Strategically located in the heart of the Verde Valley directly off Interstate 17 at Exit 293, the 3,500 square-foot Trading Post enjoys excellent visibility and accessibility.

### Business Summary

## Inventory:

Inventory will be purchased at the Owner's cost at the time of sale. The store offers an extensive collection including:

- Collectibles and antiques
- Fine jewelry
- Native American rugs and pottery
- One-of-a-kind art pieces
- Unique decorative items from around the world

## Business Advantages:

- Low overhead costs
- High customer loyalty
- Strong brand recognition
- Established revenue streams from both walk-in cash purchases and phone orders from recurring customers
- Significant growth potential

## Lease:

The space is fully leased.

## Support and training:

The current owner will provide comprehensive hands-on training for an extended period to ensure a smooth transition and continued business success.

This exceptional business opportunity merits serious consideration for qualified investors seeking a profitable enterprise with strong community ties and expansion potential.

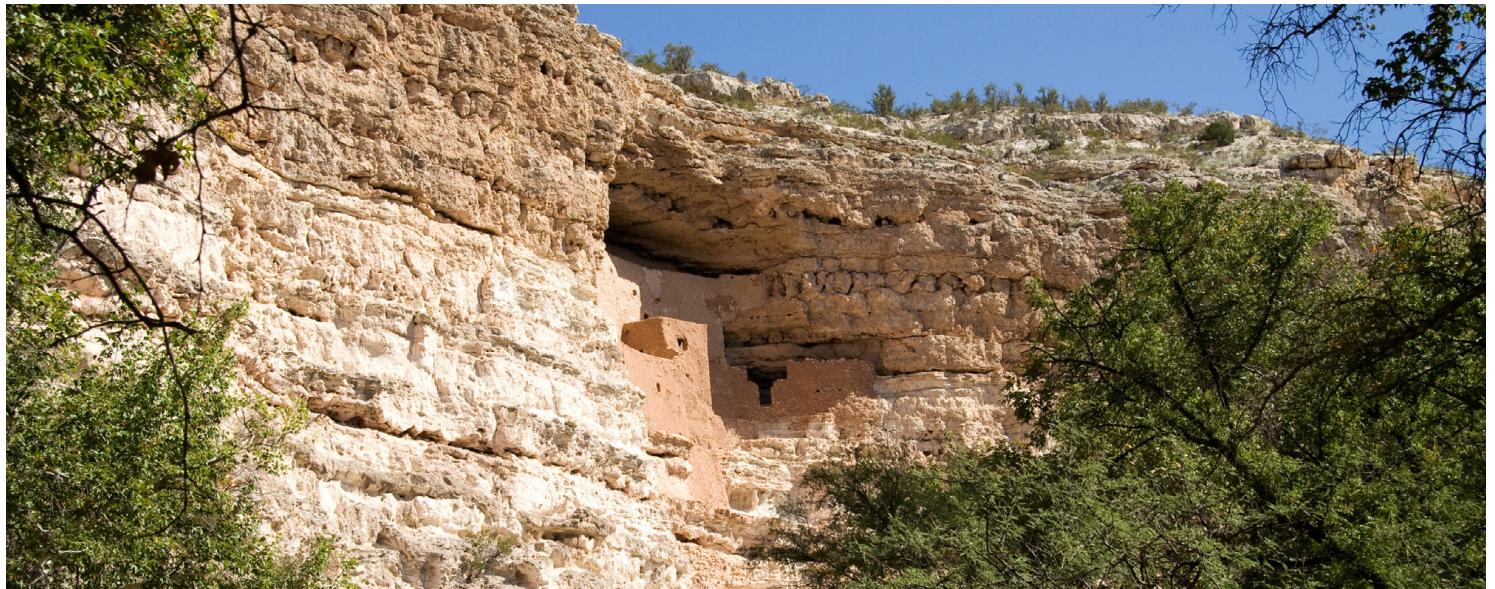
## Seller Financing:

The owner is willing to finance the purchase with a reasonable downpayment from a qualified buyer.

## Website:

The acquisition includes the undeveloped domain [JimsTradingPost.com](http://JimsTradingPost.com), presenting a substantial opportunity to develop online sales channels and increase visibility.





## Market Summary Camp Verde, Arizona

Strategically positioned in Arizona's captivating Verde Valley, Camp Verde offers a compelling proposition for commercial real estate. Surrounded by iconic red rock landscapes and the verdant Verde River, its I-17 location provides easy access to Phoenix and Northern Arizona. The town attracts visitors with historical sites like Montezuma Castle and Tuzigoot National Monuments, alongside a strong community spirit and Western heritage. Outdoor enthusiasts enjoy hiking, fishing, and kayaking, all under Arizona's favorable climate.

Camp Verde serves as a vital commercial and service hub for the growing Verde Valley. Its expanding residential base, seeking a quality lifestyle, creates a stable and increasing demand for local businesses. This local market, combined with the consistent flow of tourists drawn to the region's attractions, provides a dynamic and robust customer base for diverse commercial enterprises.

The economic landscape of Camp Verde benefits from a strong tourism sector fueled by its proximity to Sedona and the Grand Canyon, a resilient agricultural industry supported by the fertile Verde Valley, and a growing array of local services catering to the expanding population. This multifaceted economy creates a solid foundation for various commercial sectors.

For commercial real estate investors and business owners, Camp Verde offers a unique opportunity to capitalize on a growing market within a desirable location. The town's strategic positioning, increasing population, historical and natural attractions, and diverse economic drivers create a fertile ground for success across various sectors, from retail and restaurants to service-based businesses looking to thrive in the heart of the Verde Valley.

### Contact Us:

**Kevin B. Call, CPA**  
Principal, Designated Broker  
Phone: 928 440 5450  
[Kevin@KellyandCall.com](mailto:Kevin@KellyandCall.com)

**Rob Gerlak**  
Principal  
Phone: 928 440 5450  
[Rob@KellyandCall.com](mailto:Rob@KellyandCall.com)

