

EXECUTIVE SUMMARY

**Priced To Sell / Construction Has Begun, University Way Entrance Is Completed
12 AC With Hard Corner Adjacent To New University Site In Payson AZ.**



OFFERING SUMMARY

Offering Price: \$2.90 / SF
OR \$1,508,308

Lot Size: 11.94 Acres

APN #: 304-61-141A, 140B,
142D

Zoning: Commercial

Cross Streets: SR 260 & Tyler
Parkway; East Tyler
Parkway

PROPERTY HIGHLIGHTS

- Payson has long-awaited ASU or similar University opening a Payson campus.
- University Way was just completed as an entrance to the campus.
- Once an official announcement is released, land values should jump.
- The Rim Country Educational Alliance Board purchased a 253-acre Forest Service parcel on which it wants to build a 6,000-student university campus.
- Commercial Hard Corner on Hwy 260 / Intersection with 4-way Traffic Lights
- Best use - Fast Food Restaurant-
- Best use - C- Store- Gas Station
- Remainder of 12 AC / Best use - Student Housing
- Adjacent of planned Site for ASU Campus on 290 Acres



KLCommercialGroup.com

FOR MORE INFORMATION CONTACT:

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The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

PROPERTY DESCRIPTION

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HWY 260 AND S. RIM CLUB DR., PAYSON, AZ

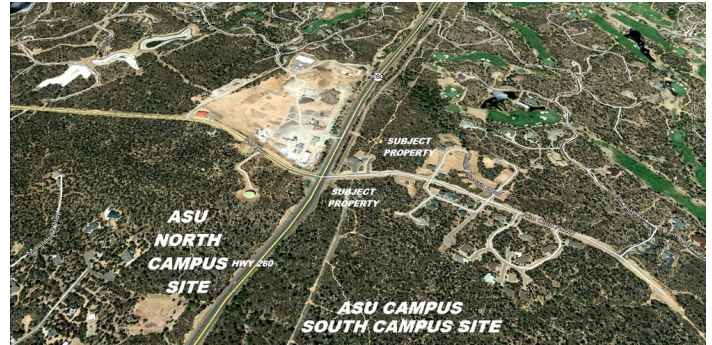
PROPERTY OVERVIEW

OREO Sale - Great Commercial Hard Corner adjacent and across the street of the planned site of ASU Campus. The main campus, adjacent to subject property will be on a 290-acre site on the south side of Highway 260, Additional educational facilities are planned on the approximately 90-acre site on the north side of Highway 260, adjacent to Gila Community College. The Rim Country Educational Alliance Board purchased a 253-acre Forest Service parcel on which it will build a 6,000-student university campus.

LOCATION OVERVIEW

Where will the University Campus complex be located?

The campus complex will span Arizona Highway 260, directly east of Payson from approximately Mud Springs Road to Tyler Parkway, South Rim Club Drive. The main campus will be on a 290-acre site on the south side of Highway 260. Additional educational facilities are planned on the approximately 90-acre site on the north side of Highway 260, adjacent to Gila Community College.

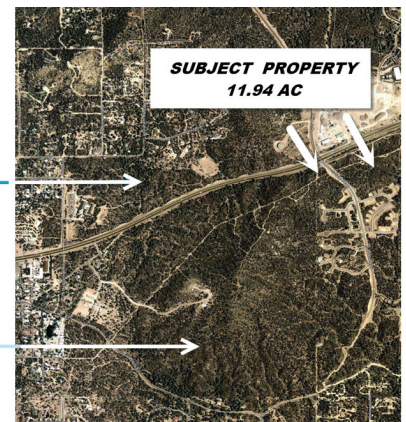


North Campus

Adjacent to Gila Community College

South Campus

U.S. Forest Service Site



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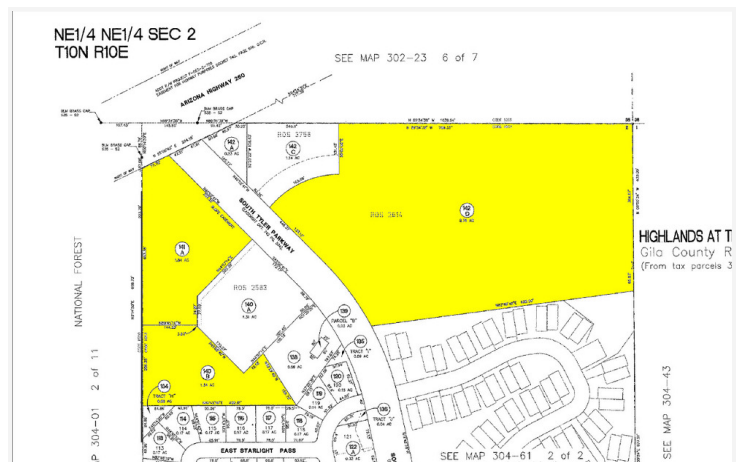
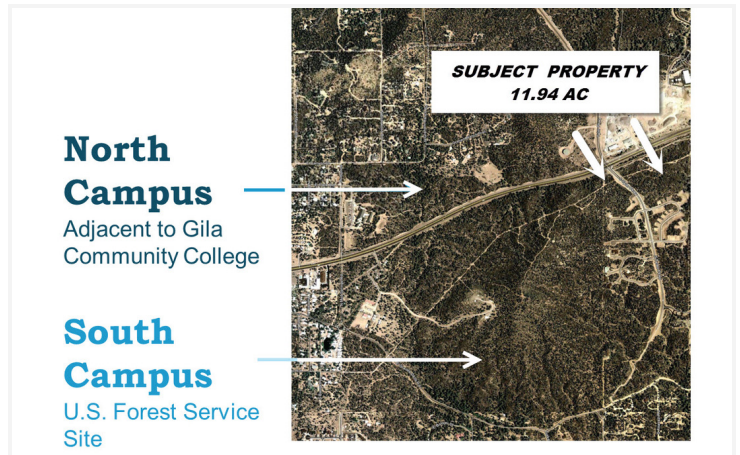
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ADDITIONAL PHOTOS

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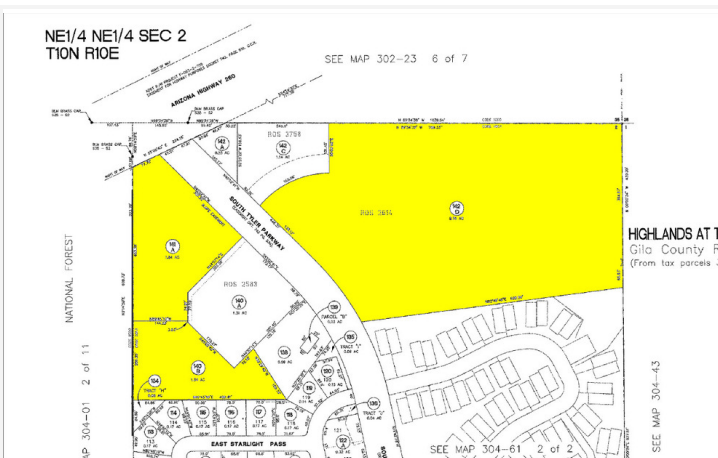
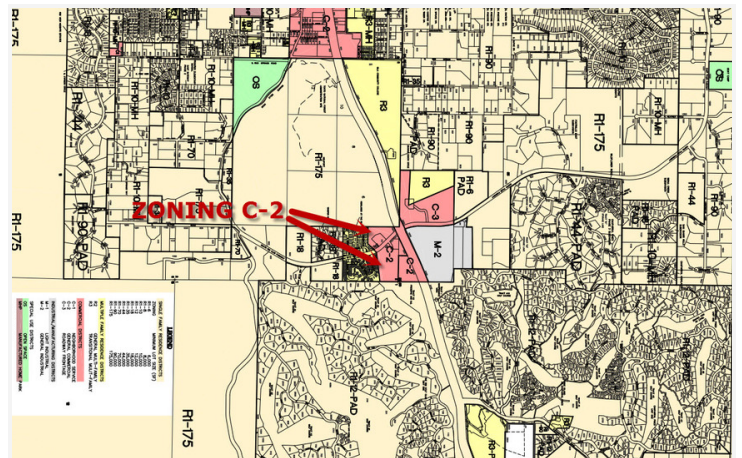
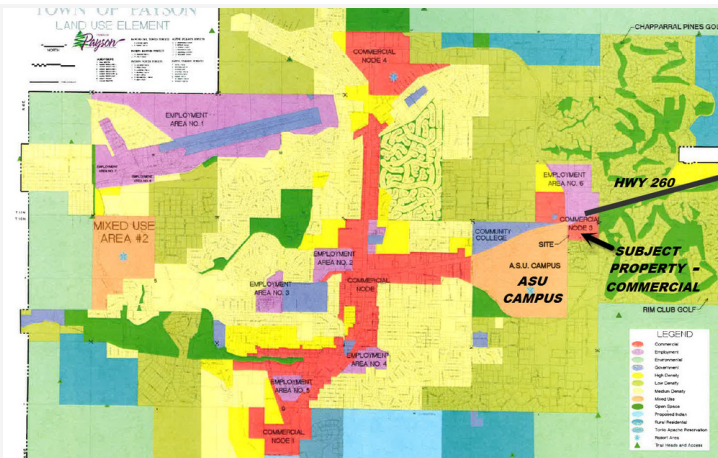
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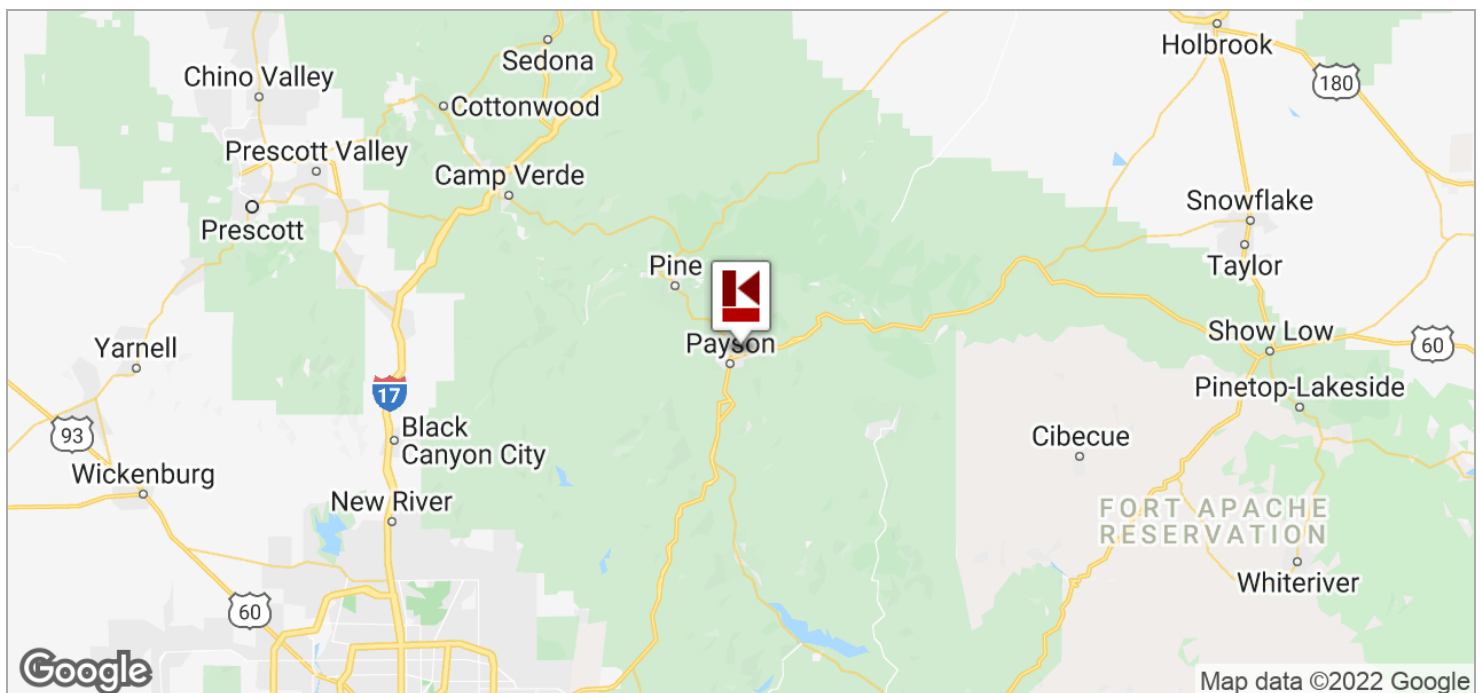
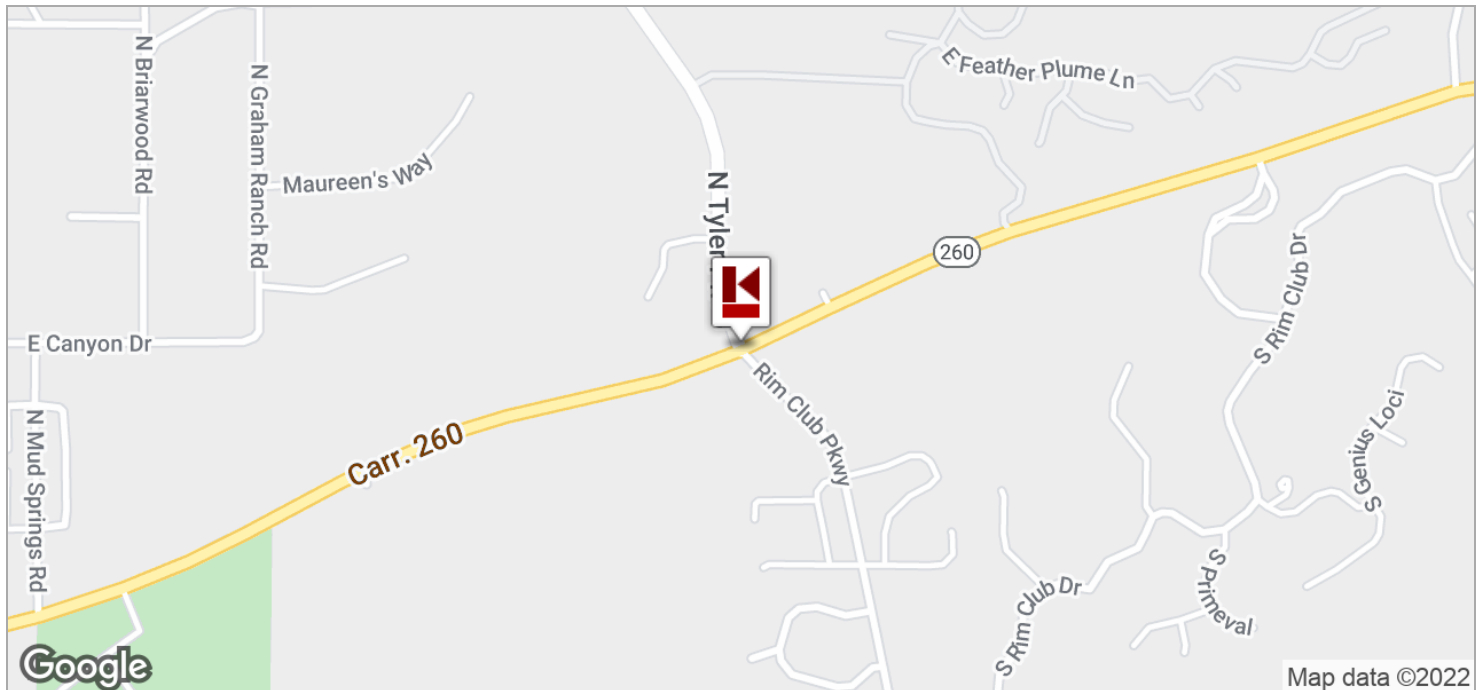
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LOCATION MAPS

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