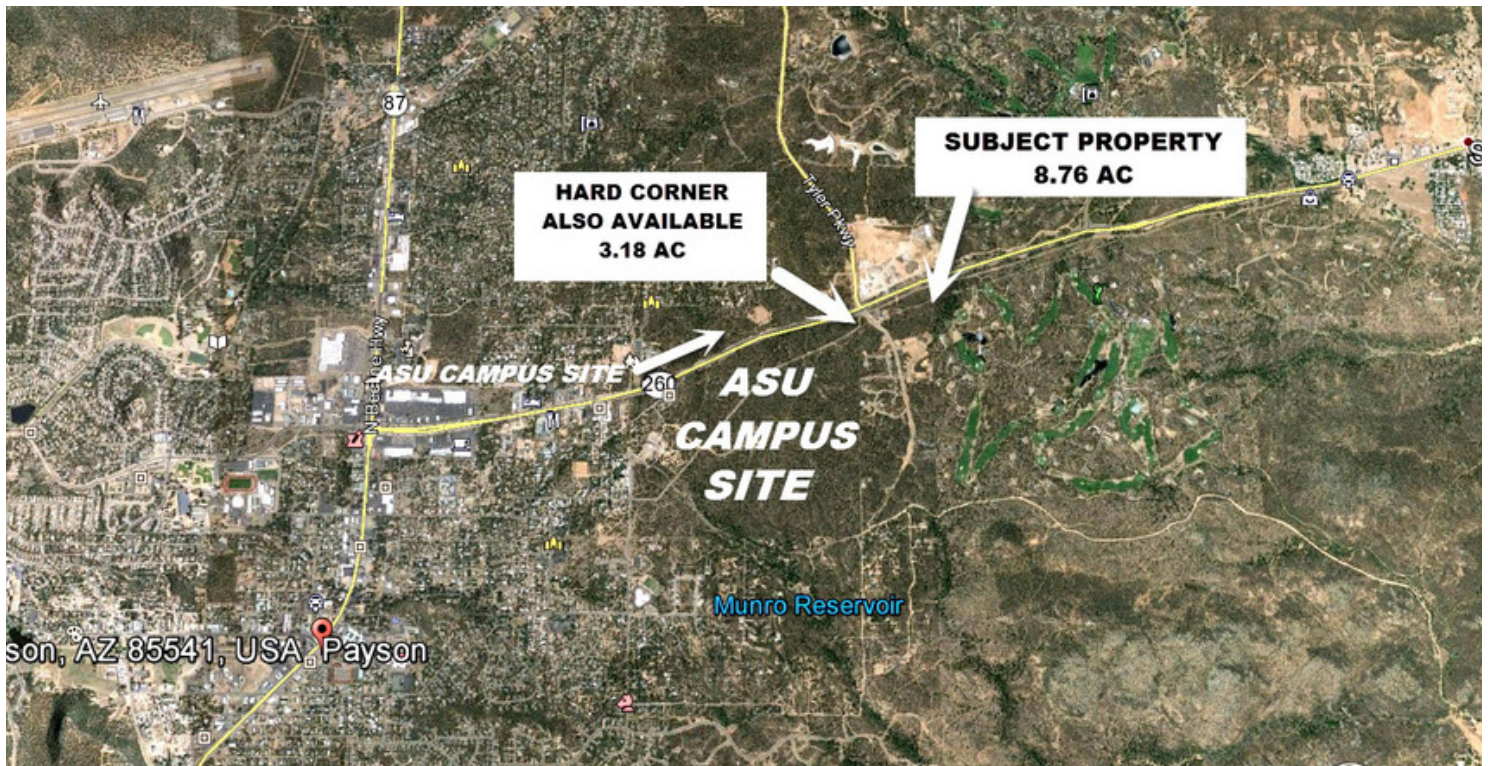


EXECUTIVE SUMMARY

**Priced To Sell / Infill Land For Multi-Family / Student Housing / 8.76 Commercial AC.
501 S. Rim Club Parkway. Payson AZ, 85541**

501 S. RIM CLUB PARKWAY.



OFFERING SUMMARY

Offering Price: \$2.90 / SF

OR \$ 1,106,598.00

Lot Size: 8.76 Acres

APN #: 304-61-142D

Zoning: Commercial

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

PROPERTY HIGHLIGHTS

- Best use - Multi Family /Apartments /Town Homes
- Best use - Hotel / Motel
- Hard Corner also for Sale - 3.18 commercial AC for Fast Food Restaurant / C- Store / Gas Station / Hotel / Motel / on Hwy 260 & S. Rim Parkway / Payson AZ
- 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.



FOR MORE INFORMATION CONTACT:

WALTER UNGER, CCIM CCIM, CCSS, CCLS, Senior Associate Broker
walterunger@ccim.net (P) 602.759.1209 (C) 520.975.5207

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

Priced To Sell / Infill Land For Multi-Family / Student Housing / Hotel / Motel / 8.76 Commercial Acres.

501 S. RIM CLUB PARKWAY, PAYSON, AZ

PROPERTY OVERVIEW

OREO Sale -

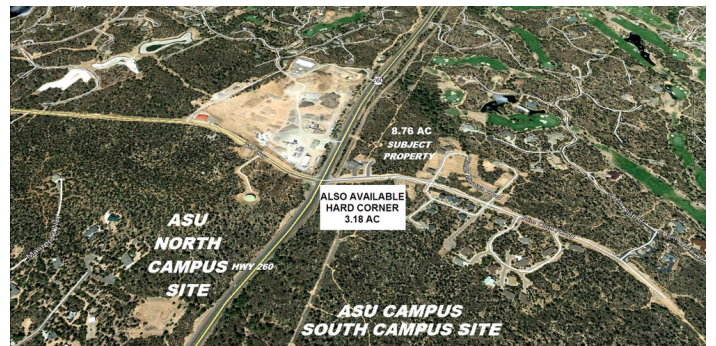
Priced To Sell / Infill land for Multi-Family / Student Housing / 8.76 Commercial AC / Construction Has Begun / University Way Entrance Is Completed.

After years of delay and struggle, the Tonto National Forest has accepted a \$4.1 million check to hand over title to 253 acres of land on which the Rim Country Educational Alliance wants to build a 6,000-student university. The land purchase now gives the Alliance and Foundation much greater control over the timetable of the project, with classes expected to start in the fall of 2018. Payson is a town in northern Gila County, Arizona, United States. Its location puts it almost exactly in the geographic center of Arizona. It has been called "The Heart of Arizona." At an elevation of 4,921 feet (1,500 m), the town has a total area of 19.5 square miles (50.4 km²). The Mogollon Rim lies to the north.

LOCATION OVERVIEW

Where will the University Campus complex be located?

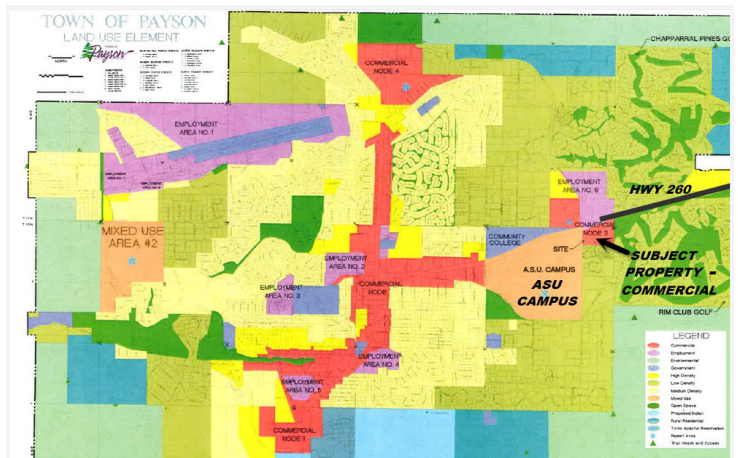
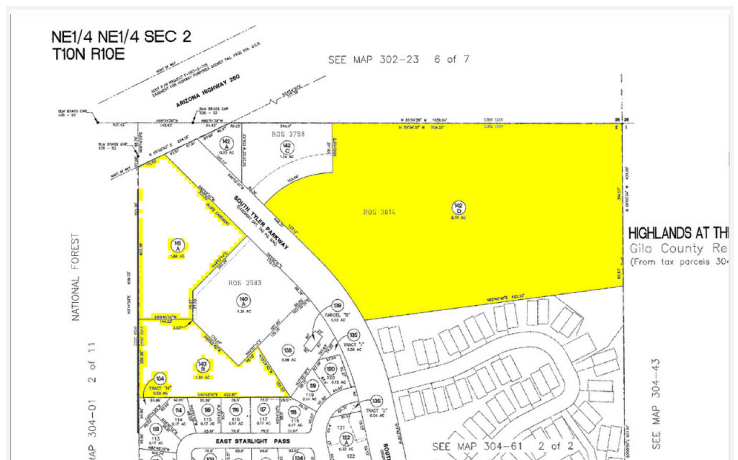
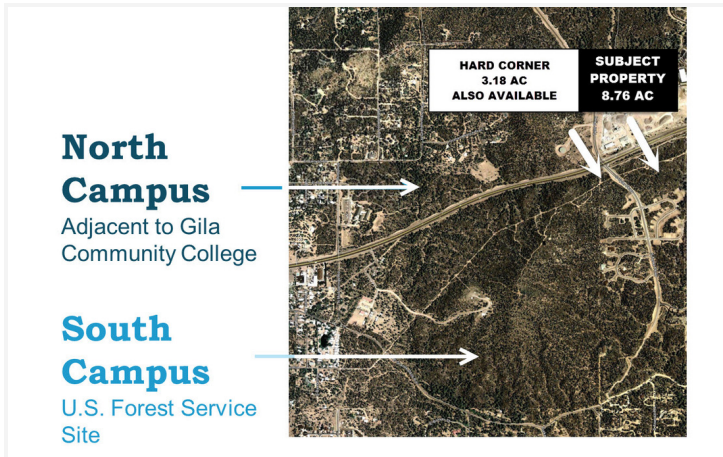
The campus complex will span Arizona Highway 260, directly east of Payson from approximately Mud Springs Road to Tyler Parkway, South Rim Club Drive. The main campus will be on a 290-acre site on the south side of Highway 260. Additional educational facilities are planned on the approximately 90-acre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



ADDITIONAL PHOTOS

Priced To Sell / Infill Land For Multi-Family / Student Housing / Hotel / Motel / 8.76 Commercial Acres.

501 S. RIM CLUB PARKWAY, PAYSON, AZ



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LOCATION MAPS

Priced To Sell / Infill Land For Multi-Family / Student Housing / Hotel / Motel / 8.76 Commercial Acres.

501 S. RIM CLUB PARKWAY, PAYSON, AZ



KASTEN LONG
COMMERCIAL GROUP
KLCommercialGroup.com

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