



TRI-CITY LAND COMPANY, LLC

FROM THE DESK OF:

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COMMERCIAL SITE

AVAILABLE

12.86± ACRES

SHOW LOW, AZ

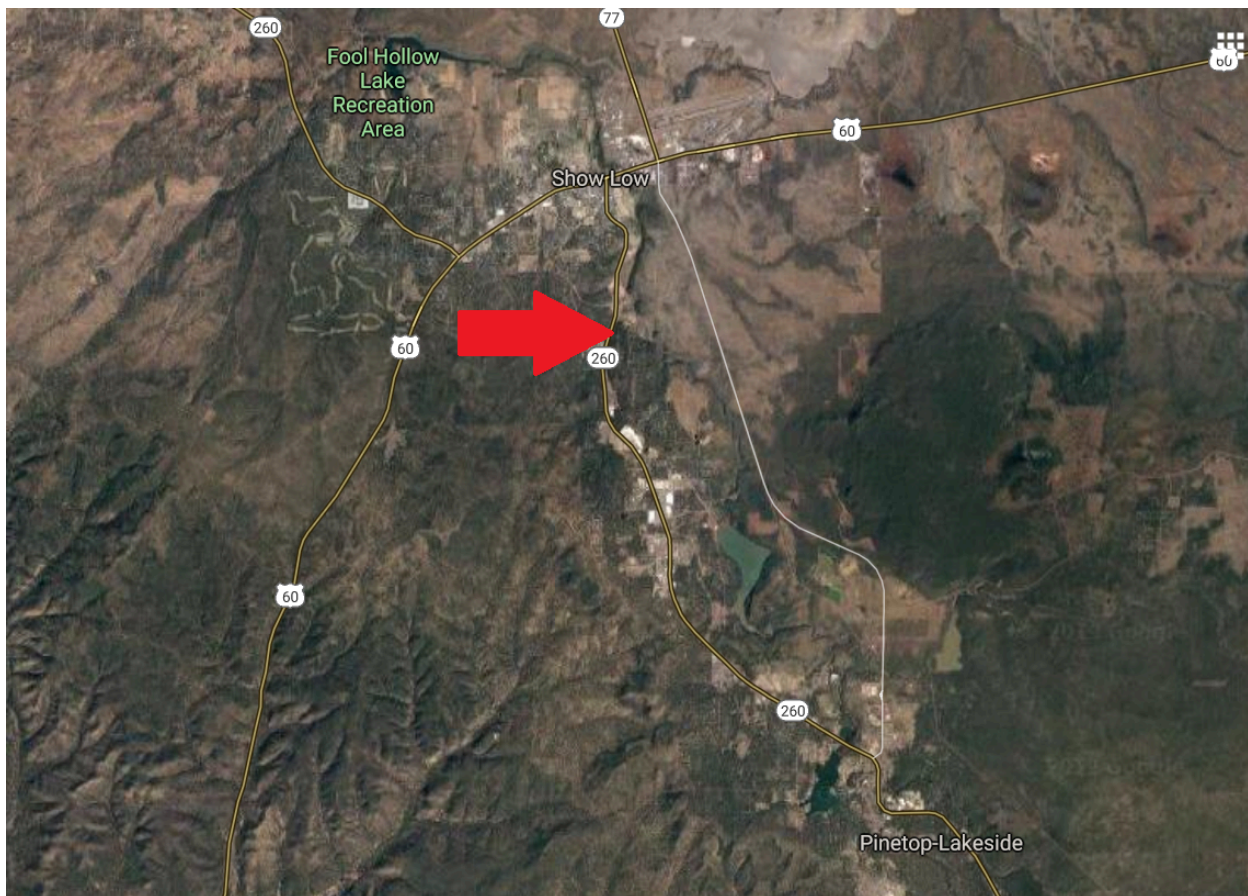
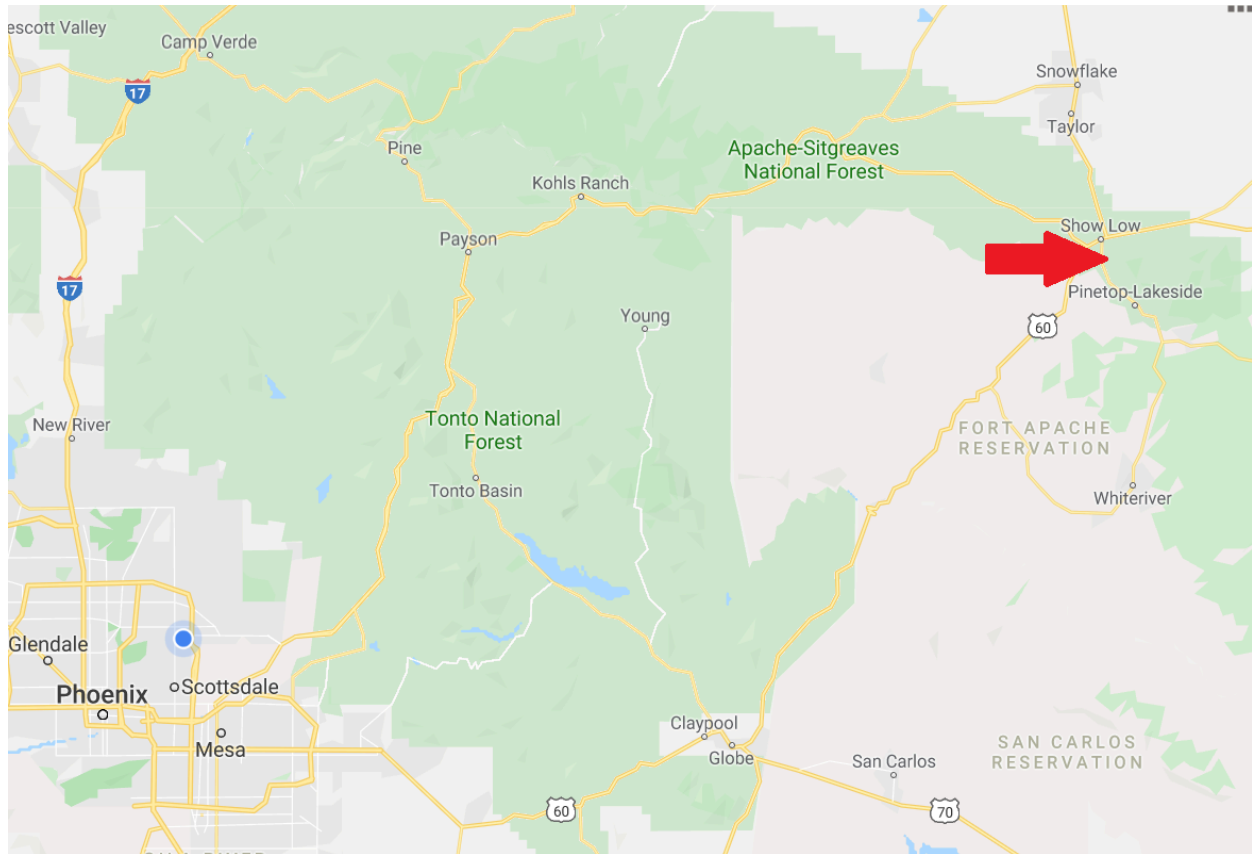
- LOCATION:** Highway 260, approximately 1.8 miles south of downtown, Show Low, AZ.
- SIZE:** Approximately 12.86± net acres.
- PRICE:** **\$750,000 CASH**, Submit offers for terms.
- PARCELS:** 210-32-016C and 027, Navajo County.
- ZONING:** C-2, Commercial, City of Show Low, Code 15-1-60.
- USE:** Commercial, Mobile Home Development, Retail, Office, potential Multi Family 10 du/ac.
- WATER:** City of Show Low
- SEWER:** City of Show Low
- GAS:** Southwest Gas
- NOTES:** Property is across Highway 260 from Pine Oaks community, a high-end residential community (\$500,000+).

For more information contact:

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Vicinity Map



Aerial Map



CITY OF SHOW LOW
Planning and Zoning Department
Development Standards

ZONING DISTRICT	Minimum Lot Area	Maximum Lot Coverage	Minimum Lot Frontage	Minimum Average Lot Width	Minimum Dwelling Size ¹	Maximum Building Height ²	Minimum Building Setbacks			
							All Street Sides	Side	Side	Rear Yard
GA-5	5 acres	20%	None	100'	None	35' ⁴	50'	25'	25'	50'
AR-43	43,000 ft ²	40%	40'	100'	None	35'	30'	10'	10'	20'
AR-43X	43,000 ft ²	40%	40'	100'	None	35'	30'	10'	10'	20'
R1-20	20,000 ft ²	40%	30'	60'	1,500 ft ²	35'	30'	10'	15'	20'
R1-15	15,000 ft ²	40%	30'	60'	1,500 ft ²	35'	20'	8'	12'	15'
R1-10	10,000 ft ²	40%	30'	60'	1,200 ft ²	35'	20'	8'	12'	15'
R1-7	7,000 ft ²	40%	30'	50'	850 ft ²	35'	20'	5' ¹⁸	12' ¹⁸	15'
R1-7X	7,000 ft ²	40%	30'	50'	850 ft ²	35'	20'	5' ¹⁸	12' ¹⁸	15'
R2-7 ^{5,6}	7,000 ft ^{2,7}	40%	30'	60'	850 ft ²	35'	20'	5' ¹⁸	12' ¹⁸	15'
MH ⁸	5,000 ft ²	40%	30'	50'	500 ft ²	35'	20'	8'	8'	10'
RCD	300 acres	Development Standards contingent on property constraints and Council approval.								
PUD	Flexible Development Standards contingent on property constraints and Council approval.									
A-1	Council shall consider/adopt appropriate Development Standards on a case-by-case basis.									
C-1 ⁹	5,000 ft²	None ¹⁰	None	50'		35' ⁴	10' ¹¹	0' ^{12,13}	0' ^{12,13}	6' ^{12,14}
C-2	5,000 ft²	None ¹⁰	None	50'		45' ⁴	10' ¹¹	0' ^{12,13}	0' ^{12,13}	6' ^{12,14}
DC ¹⁵	None	None ¹⁰	None	None		35'	0' ¹¹	0' ^{12,13}	0' ^{12,13}	6' ^{12,14}
I-1	5,000 ft ²	60%	None	50'		45' ⁴	10' ¹¹	0' ^{12,16}	0' ^{12,16}	10' ¹⁶
I-2	7,500 ft ²	60%	None	75'		45' ⁴	10' ¹¹	0' ^{12,17}	0' ^{12,17}	10' ²¹

SUBJECT