



THE OFFERING

RUSTIC PINES

LEGACY DEVELOPMENT
OPPORTUNITY IN TOWN
OF PINETOP-LAKESIDE, AZ

FULLY ENTITLED SHOVEL
READY

CONTACT FOR PRICING



DISCLAIMER

This Memorandum provides select information regarding the Property and the Owner but is not intended to be all-inclusive. The information has been gathered from sources believed to be reliable; however, no representation or warranty is made as to its accuracy, completeness, or suitability for any specific purpose. All information is provided "as is" without guarantee.

Certain figures and assumptions may include forward-looking statements influenced by economic conditions, market trends, and competitive factors, which are subject to change and may not reflect future performance. References to square footage, acreage, and other measurements are approximate. Some descriptions, including those of leases or agreements, are summaries and may not represent full or complete documentation.

Additional information and property access may be made available to qualified prospective purchasers upon request.

Prospective buyers are strongly encouraged to conduct independent due diligence, consult with their legal and financial advisors, and verify all details before proceeding. Any reliance on this Memorandum is at the sole risk of the recipient.

The Owner reserves the right, in its sole discretion, to reject any or all offers, terminate discussions at any time, or modify the process without notice. No legal obligation shall exist unless and until a definitive purchase and sale agreement is executed and delivered by the Owner.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum confirms your agreement that:

- (i) it is a confidential document provided solely for your limited review in evaluating potential interest in the acquisition of the Property,
- (ii) you will treat its contents with strict confidentiality,
- (iii) you will not share this Memorandum or any portion of it with third parties without prior written consent from Dande CRE ("Owner") or its representatives, and
- (iv) you will not use this information in any way that could be harmful to the Owner or its affiliates.

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THE OFFERING

LOCATION:

Located on the south side of Highway 260 (White Mountain Boulevard) and Show Low Lake Road in the Town of Pinetop-Lakeside (Navajo County), Arizona.

SIZE:

- 163 BTR Units
- 61 Single-Family Units
- One Commercial PAD

ASSESSOR PARCEL NUMBER:

212-01-039

ZONING:

Commerical, approved for BTR

TERMS:

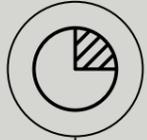
Joint Venture or Cash

UTILITIES:

All utilities to site: water, sewer, electric, and gas

ADDITIONAL INFORMATION:

This project is located within a Qualified Census Tract (QCT), offering potential opportunities for low-income or workforce housing development incentives.



POPULATION

2024 population: 4,245 | Population growth rate: +1.29% | Median age of 49.6



HOUSEHOLDS

Current median household income: \$77,310 | Number of households: 1,757



RECREATION

Pinetop-Lakeside is renowned for its vibrant tourism and recreational opportunities, its location within the world’s largest stand of Ponderosa pines, and its exceptional quality of life.



RANKINGS

Pinetop-Lakeside was voted “Best Cabin Region in the U.S.” by Cabin Life Magazine. Summit Healthcare Regional Medical Center was named one of the nation’s top performance improvement hospitals.



AREA MAJOR EMPLOYERS

Summit Healthcare Regional Medical Center, Walmart, Home Depot, Lowe’s, Frontier Communications, Cellular One, Safeway Stores, Cable One, Inc., Chase Bank, National Bank of Arizona, Forest Energy Corporation



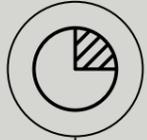
EDUCATION

Blue Ridge Unified School District, elementary (K-6), Junior High (7-8), and High School (9-12)



HIGHER EDUCATION

Northland Pioneer College - 7,000 students



POPULATION

2023 population: 11,913 | Population growth rate: +1.24% | Median age of 44.7



HOUSEHOLDS

Current median household income: \$63,376 | Number of households: 8,142



RECREATION

Show Low is a gateway to eastern Arizona's outdoor playground think all season, all terrain. You'll find skiing and snowboarding in winter and scenic chairlift rides, biking, and zip-lining in the summer.



RANKINGS

Show Low is recognized as the largest city in Navajo County and has earned a "B+" livability grade on Niche for its strong schools, welcoming community, and abundant outdoor recreation opportunities.



AREA MAJOR EMPLOYERS

City of Show Low, State of Arizona (state offices), Arizona Public Service Company (utilities), Show Low Unified School District, Walmart, Home Depot, Frontier Communications, Cellular One, Summit Healthcare Regional Medical Center



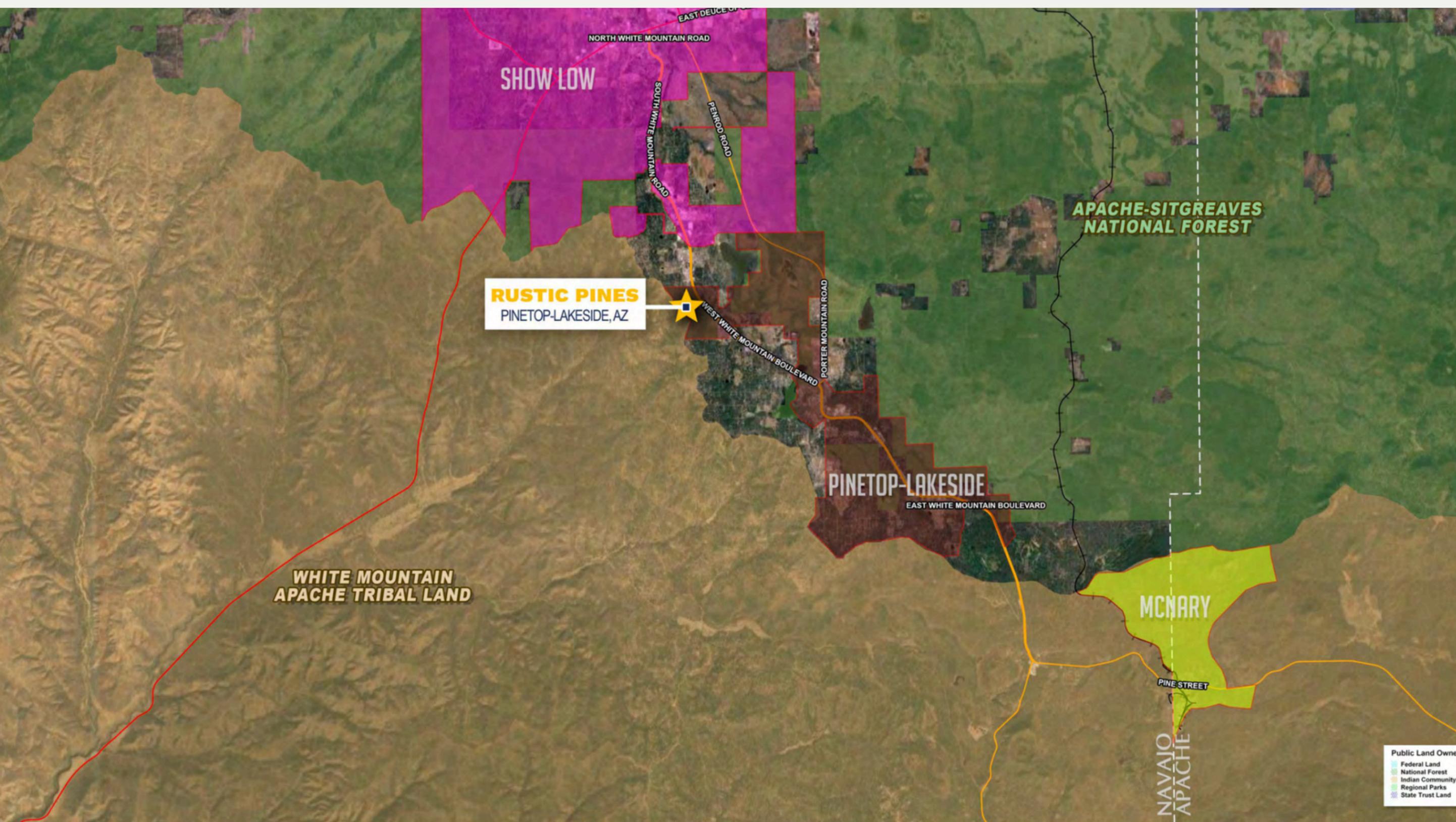
EDUCATION

Show Low Unified & Blude Ridge Unified School District, elementary (K-6), Junior High (7-8), and High School (9-12)



HIGHER EDUCATION

White Mountain Campus of Northland Pioneer College



SURROUNDING AMENITIES

Dining & Fast Food

- Taco Bell
- Pizza Hut
- Jack in the Box
- Denny's
- Culver's
- The Sweet Potato

Retail & Shopping

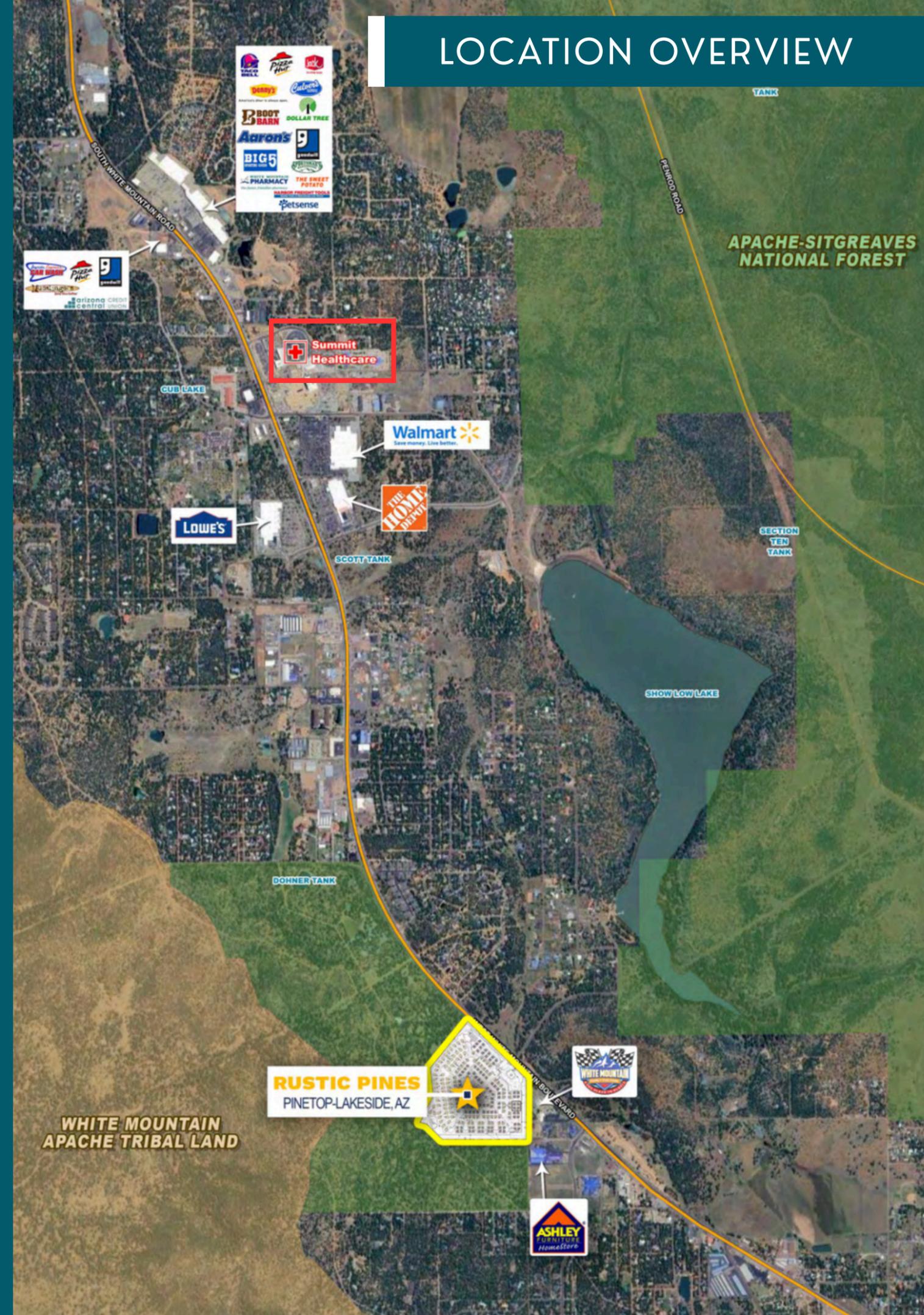
- Boot Barn
- Dollar Tree
- Big 5 Sporting Goods
- Goodwill
- Harbor Freight
- Ashley Furniture Store
- Walmart
- Home Depot
- Lowe's

Specialty & Services

- PetSense
- Aaron's
- Arizona Central Credit Union
- Summit Healthcare

And more!

Einstein Bros. Bagels and Dutch Bros coming Summer 2026





SITE PLAN



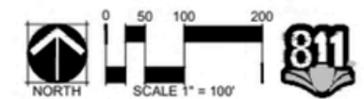
- 104 UNITS FOR RENT**
 - 2 BED, 2 BATH
 - 1,104 SQ. FT.
 - NO GARAGE

- 59 UNITS FOR RENT**
 - 2-3 BED, 2 BATH
 - 1,254 SQ. FT.
 - 1 CAR GARAGE
(25'-2" MAX HEIGHT)

- 61 FOR-SALE UNITS (2 LAYOUTS)**
 - 3 BED / 2 BATH
 - 1,499 SQ. FT.
 - W/ OVERSIZED GARAGE

 - 3 BED / 3 BATH
 - 1,904 SQ. FT.
 - W/ OVERSIZED GARAGE
(MAX HEIGHT: 25'-10")

- RETAIL PAD LOCATION (NE CORNER)**
 - ±3 AC RETAIL PAD





THE OFFERING

This exceptional development opportunity is located on the south side of Highway 260 (White Mountain Boulevard) and Show Low Lake Road in the Town of Pinetop-Lakeside, Navajo County, Arizona. Spanning approximately 41.1 net acres, the property benefits from excellent visibility and accessibility along one of the region's most active corridors. The site is zoned Commercial and has been approved for Build-to-Rent (BTR) use, offering a flexible mixed-use development opportunity in a growing White Mountains community.

The project is designed to include 163 Build-to-Rent units, 61 single-family units, and one commercial pad, creating a well-balanced residential and commercial environment. All major utilities, including water, sewer, electric, and gas, are available to the site, supporting efficient development timelines. The property is identified under Assessor Parcel Number 212-01-039.

Importantly, the property is located within a Qualified Census Tract (QCT), creating potential opportunities for low-income or workforce housing incentives – further enhancing its appeal for developers seeking strategic housing investments.

The current ownership structure is open to a range of acquisition opportunities, from a joint venture development to an all-cash sale. One of the partners, A-OK Builders, LLC, brings extensive experience and local relationships, actively managing builds within the community. As both a development partner and the General Contractor, A-OK will oversee the vertical and horizontal construction of the project, adding significant value through their proven expertise and regional presence. This property presents a rare opportunity to invest in an entitled, utility-ready development site located in one of Arizona's most sought-after mountain destinations. With strong fundamentals, favorable zoning, and a prime location, it's ideally positioned for residential, rental, or mixed-use development.

With Northern Arizona emerging as a development hot spot, this property offers investors a timely opportunity to capitalize on the region's accelerating growth. Learn more about the area's economic momentum here:

<https://www.orionprop.com/topfive/how-northern-arizona-is-becoming-a-hot-spot-for-development-2/>



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