

SHOW LOW MOUNTAIN RANCH

DEVELOPMENT OPPORTUNITY



CONTACT FOR MORE INFORMATION

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EXECUTIVE SUMMARY



LOCATION

NNWC of Bourdon Ranch Road at Roundup Drive, Show Low, AZ



SIZE

±246.62 Acres



PRICE

\$7,000,000



PARCELS

304-57-033H (portion), 304-57-032, 304-57-033E, 304-57-033F, and 304-57-033G



ZONING

SD (Special Development District)



ENTITLEMENTS

Master Development Plan approved for approximately ±499 lots



TAXES

304-57-033G: \$520.26 (2025)
304-57-033F: \$792.34 (2025)
304-57-033E: \$566.04 (2025)
304-57-032: N/A
304-57-033H*: \$2,864.66 (2025)

*Taxes to be determined upon split of the parcel



UTILITIES

- Water: Watco
- Sewer: White Mountain Lakes Sanitation District
- Power: APS
- Telephone: Frontier Communications
- Fiber Optics: Frontier Communications

Buyer to verify location of and ability to connect to utilities.



DRONE VIDEO

[Please click here to view the drone video](#)



COMMENTS

This offering is for a portion of Show Low Mountain Ranch, an approved masterplan development in the White Mountain Lakes area northeast of Show Low, Arizona. This property offers:

- De-Risked Residential Development Opportunity
- Significant Upfront Development Progress Completed
- Positioned for Workforce and Attainable Housing Demand
- Phased Execution Strategy
- Accelerated Path to Vertical Development



PROPERTY DETAILS AND STATUS



INVESTMENT HIGHLIGHTS

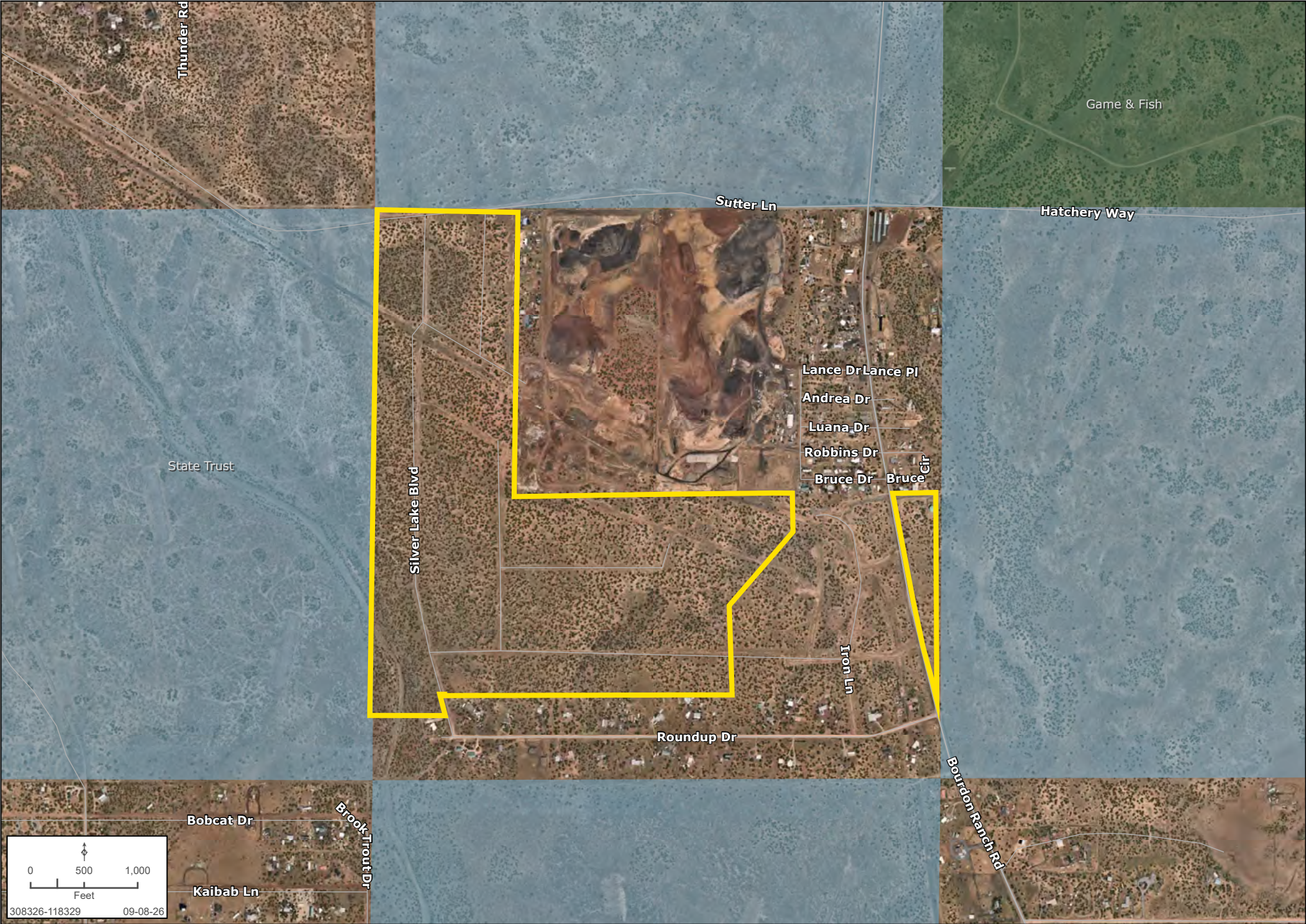
- De-Risked Residential Development Opportunity
 - Approximately ±246 acres within the broader Show Low Mountain Ranch master-planned area
 - Approximately 499 planned residential lots
 - Flexible lot configuration and product mix designed to respond to current market demand
- Significant Upfront Development Progress Completed
 - Utilities already available to the site
 - Major upfront planning and development coordination completed
 - Substantial time and capital already invested to accelerate future development timelines
- Positioned for Workforce and Attainable Housing Demand
 - Strong fit for attainable single-family housing product
 - Flexible phasing strategy allows alignment with absorption and capital deployment
 - Opportunity to serve underserved local housing demand
- Phased Execution Strategy
 - Project designed to accommodate phased lot delivery
 - Allows future developer/builder to manage absorption risk and capital exposure efficiently
- Accelerated Path to Vertical Development
 - Reduced entitlement and infrastructure uncertainty relative to raw land opportunities
 - Opportunity for near-term advancement toward construction

DEAL STRUCTURE FLEXIBILITY

- Phased takedowns
- Escrow period for platting/development potentially, etc.
- Option payments
- Milestone-based pricing
- JV structures

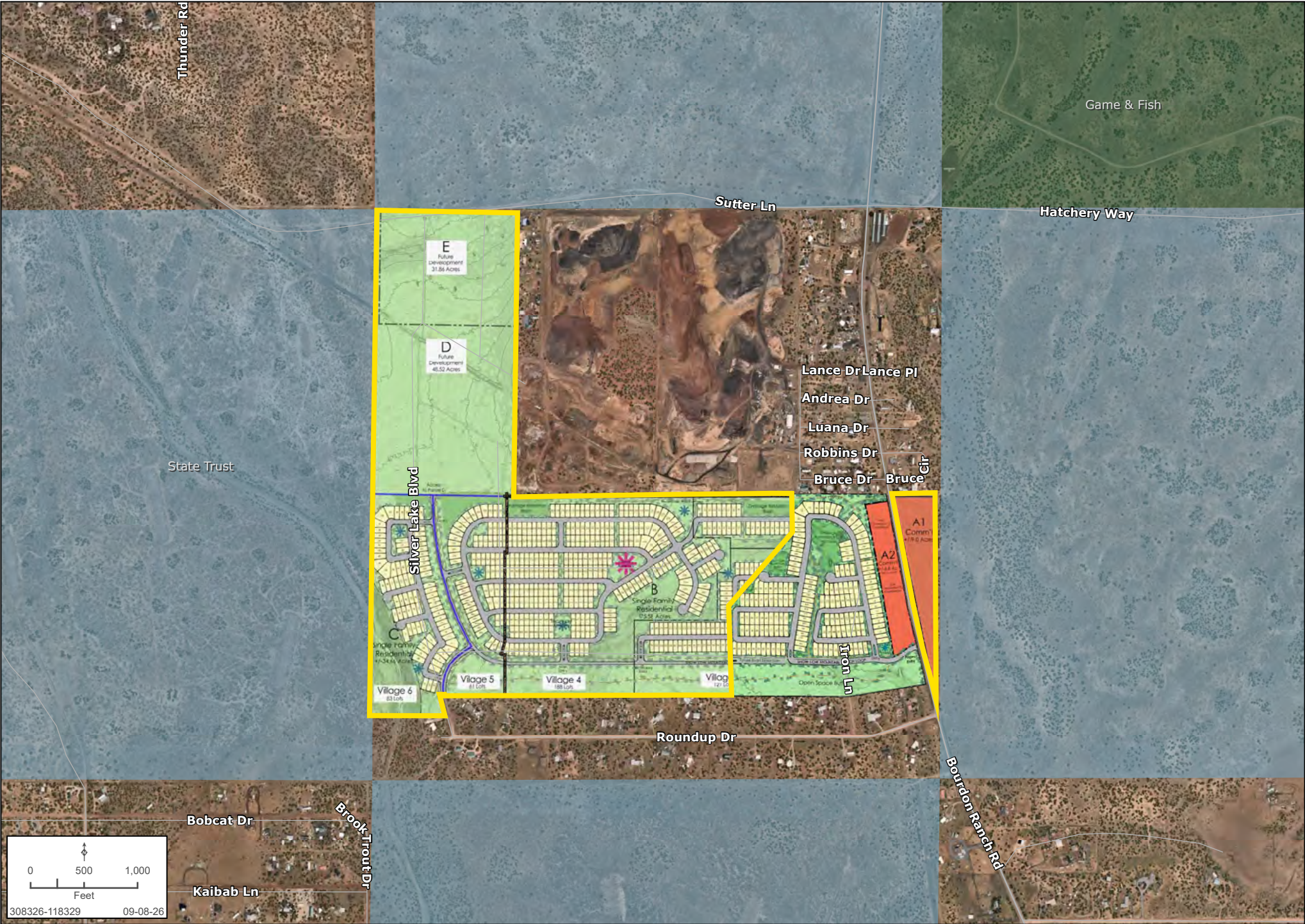
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SITE PLAN | SHOW LOW MOUNTAIN RANCH

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AREA | SHOW LOW MOUNTAIN RANCH

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