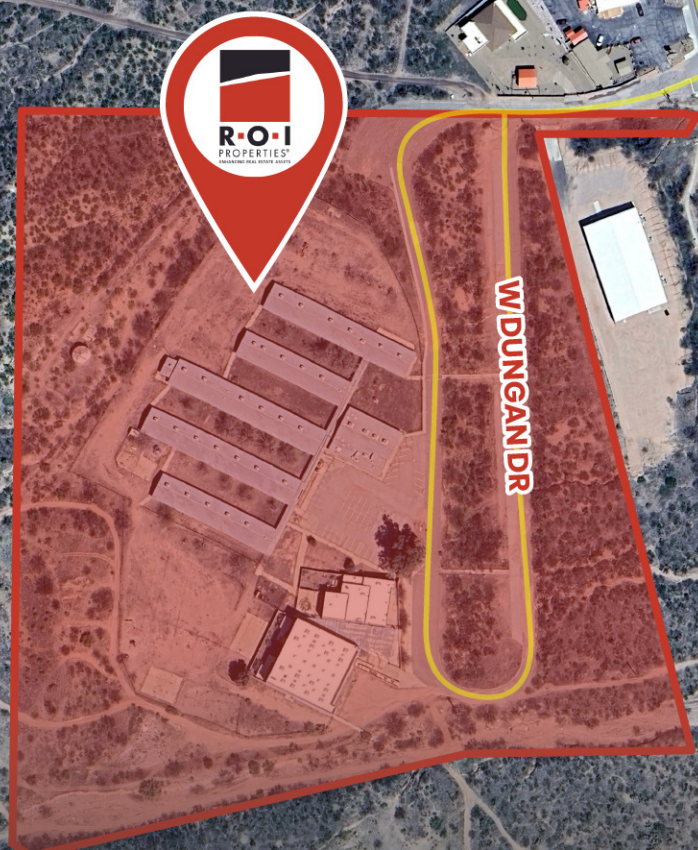


# RARE COMMERCIAL PROPERTY FOR SALE IN SAN MANUEL, ARIZONA

111 WEST DUNGAN DRIVE | MAMMOTH, AZ 85618



Tucson, AZ  
45 Miles/  
60 Mins.

## FOR SALE

Beth Jo Zeitzer  
CEO - Designated Broker  
602.319.1326  
bjz@roiproperties.com

Jake Vice  
Commercial Associate  
480.356.1450  
jvice@roiproperties.com

Tommy Moore  
Commercial Associate  
602.397.4886  
tmoore@roiproperties.com

R.O.I. Properties  
3333 E Camelback Rd., Ste 252  
Phoenix, AZ 85018  
www.roiproperties.com



# FORMER PINAL COUNTY SCHOOL DISTRICT SITE

111 WEST DUNGAN DRIVE, MAMMOTH, AZ 85618

## FOR SALE



### OFFERING SUMMARY

Sale Price:	\$381,500
Building Size:	51,889 SF
APN:	306-14-006 A
Lot Size:	19.46 AC
Zoning:	GR
Bldg PPSF:	\$7.35

### PROPERTY OVERVIEW

The subject property consists of eight buildings totaling approximately 51,889 square feet, situated on 19.46 acres. The property is located along W Dungan Dr, just west of Highway 77 in Mammoth, AZ. Mammoth is approximately 45 miles northeast of Tucson and 130 miles southeast of Phoenix, Arizona. The surrounding area features a mix of residential and commercial uses, and the property is positioned near the center of town, which has a population of 1,111 (2022 reported numbers).

### PROPERTY HIGHLIGHTS

- Adjacent to major mines
- Low Price / SF
- Just north of Tucson, and East of the I-10.
- Speculative Potential

BETH JO ZEITZER

602.319.1326  
bjz@roiproperties.com

JAKE VICE

480.273.0212  
jvice@roiproperties.com

TOMMY MOORE

602.397.4886  
tmoore@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018  
T: 602.319.1326 | F: 602.794.6389

[www.roiproperties.com](http://www.roiproperties.com)



# ±45 MILES N OF ORO VALLEY/TUCSON, ±106 MILES SE OF CHANDLER/PHOENIX

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# MAMMOTH - THE GATEWAY TO THE GALIURO MOUNTAINS

111 WEST DUNGAN DRIVE, MAMMOTH, AZ 85618

## FOR SALE



Mammoth, AZ is a small town in Pinal County, founded in 1876 as a mining camp for the Mammoth and Tiger Mines. Located along the San Pedro River, it features stunning mountain and desert views. The town has a reported population of 1,111 residents. Since the mine closed in 2003, the economy has shifted to small businesses, tourism, and agriculture. Mammoth attracts outdoor enthusiasts interested in exploring historic mining sites, hiking, and bird-watching. The town is just northeast of Tucson / Oracle and accessible via State Route 77.



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