

Approx. 4 Acres Commercial Land for Sale beside Miami AZ Walmart - 5621 Maple Leaf Street, Claypool, AZ 85532



Boundary Lines Approximate

MOST OF PARCEL EXTERIOR HIGHLIGHTED

WALMART TOP RIGHT OF PICTURE



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

KW Commercial | 2077 East Warner Road, #110, Tempe, AZ 85284 | kwcommercial.com



VIDEO

Property Description

3.97 acres of commercially zoned land adjacent to Walmart, C-A-L Ranch Stores, Aaron's Rent to Own and bealls. This strategically located parcel in a proven retail corridor vaunts easy access, high visibility and the potential to generate enormous foot traffic from adjoining Little League ball fields and area schools. The nearby mine employs over 800 people along with hundreds of contractors. Power already on site and other utilities nearby. Convenient access to town amenities and surrounded by scenic desert and mountain views, this site has unparalleled potential for retail or other commercial development. Generate income while going through permitting.

Property Highlights

- Adjacent to the only Walmart for 50+ miles, copper mine entrance 2 miles away
- Utilities at or near site
- Lease in place through Mar '28, \$1,350/mo - owner can stop on 30 day notice

Location Description

Founded in 1907, small, but mighty Miami, AZ has long been a strategic part of the copper mining industry. Recently this historically rich area has seen a resurgence of commercial opportunities drawing back those who had left for greener pastures as well as attracting newcomers. Town leadership is business friendly and fosters pride by repurposing historic buildings to meet the needs of residents and supporting community events. Whether your passion lies in the arts, outdoor adventure or just being part of a vibrant small town enjoying the local shops and eateries, this parcel provides a perfect place for those doing business or a savvy investor securing this property in the middle of the Miami/Globe trade area to buy and hold.

Offering Summary

Sale Price:	\$325,000
Lot Size:	3.97 Acres
Zoned:	C1- General Commercial



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VIEW TO THE SOUTHEAST



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VIEW TO THE NORTHWEST (COPPER MINE)



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WALMART ON LEFT



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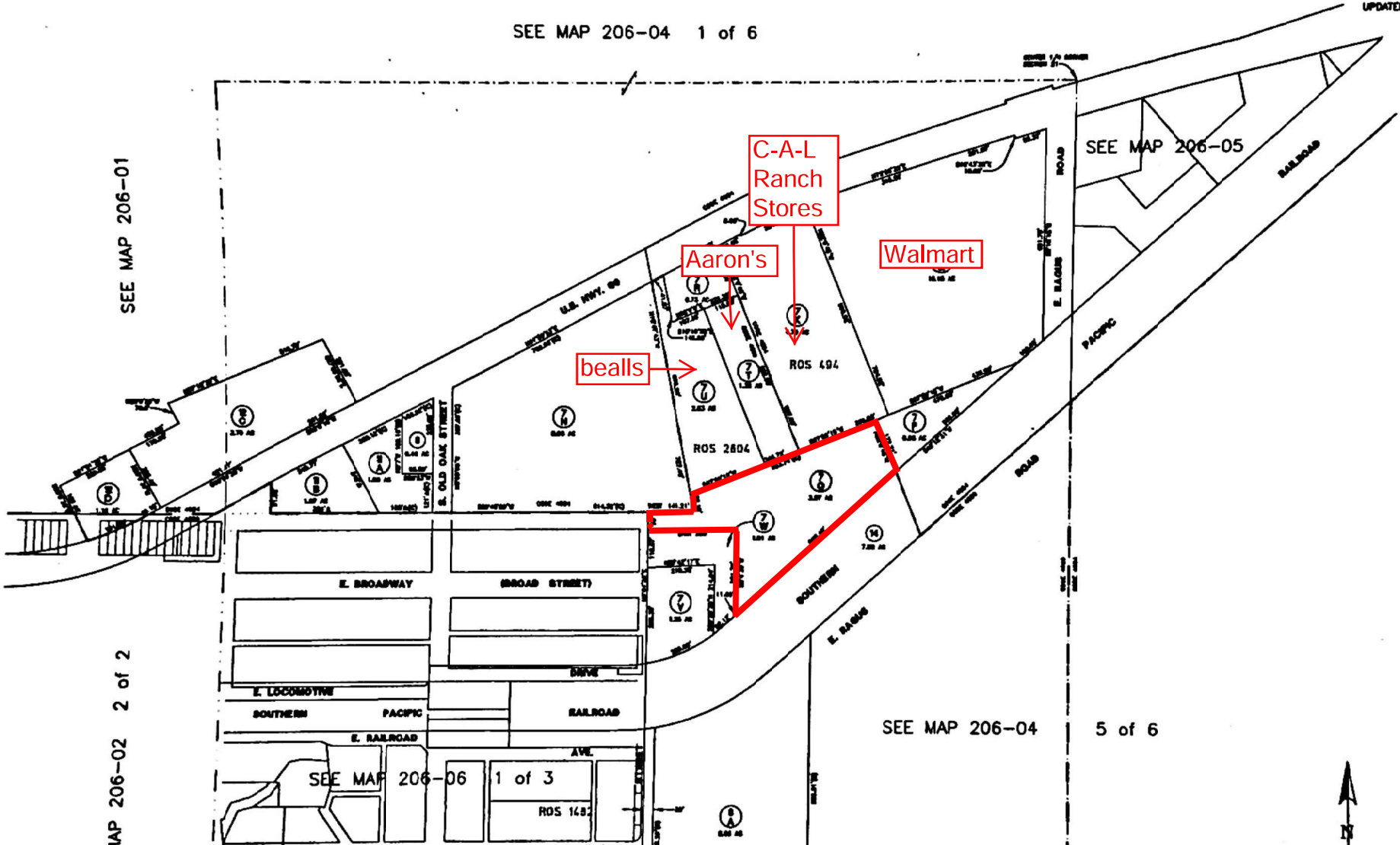
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SW 1/4 SECTION 21
T1N R15E

206-04
4 of 6
CODE 4064
CODE 4064
CODE 4080
UPDATED 7-18-11

SEE MAP 206-04 1 of 6



SEE MAP 206-01

MAP 206-02 2 of 2

SEE MAP 206-05

SEE MAP 206-04 5 of 6

SEE MAP 206-06 1 of 3
ROS 1432



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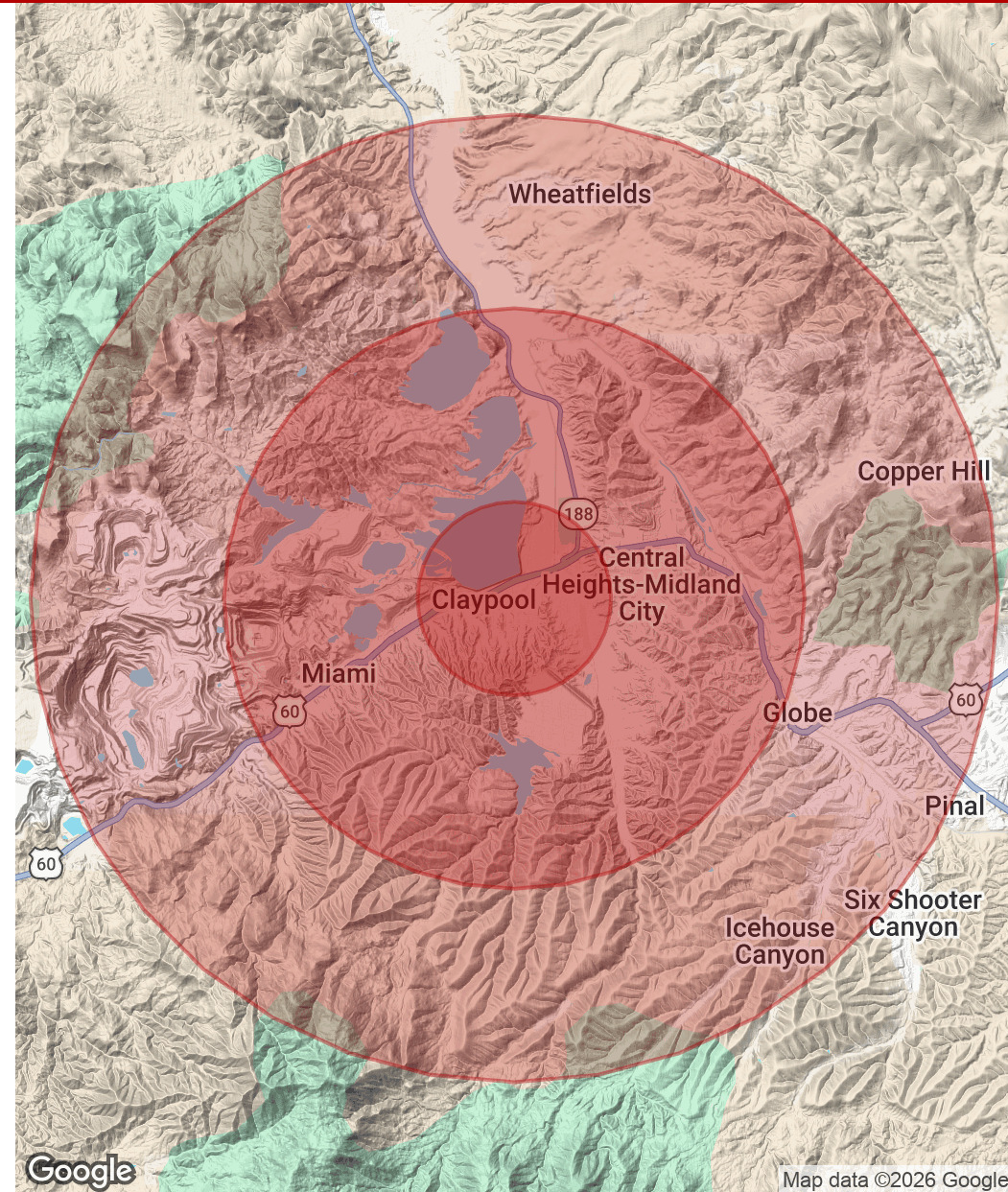
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,600	7,844	12,885
Average Age	40.7	41.2	41.6
Average Age (Male)	40.0	40.1	40.6
Average Age (Female)	41.5	42.4	42.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	614	3,159	5,162
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$72,522	\$61,741	\$64,675
Average House Value	\$167,045	\$137,595	\$153,124

***Demographic data derived from 2025 CoStar estimates



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