

SHOW LOW MOUNTAIN RANCH

DEVELOPMENT OPPORTUNITY



CONTACT FOR MORE INFORMATION

Capri Barney
cbarney@landadvisors.com
928.445.4457







Hunter Kotoske
hkotoske@landadvisors.com
480.874.4321







928.445.4457 | LandAdvisors.com



EXECUTIVE SUMMARY

	NNWC of Bourdon Ranch Road at Roundup Drive, Show Low, AZ
LOCATION	
	±246.62 Acres
SIZE	
	\$7,000,000
PRICE	
	304-57-033H (portion), 304-57-032, 304-57-033E, 304-57-033F, and 304-57-033G
PARCELS	
	SD (Special Development District)
ZONING	
	Master Development Plan approved for approximately ±436 lots
ENTITLEMENTS	

	<p>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)</p> <p>*Taxes to be determined upon split of the parcel</p>
TAXES	
	<ul style="list-style-type: none"> • Water: Watco • Sewer: White Mountain Lakes Sanitation District • Power: APS • Telephone: Frontier Communications • Fiber Optics: Frontier Communications <p><i>Buyer to verify location of and ability to connect to utilities.</i></p>
UTILITIES	
	Please click here to view the drone video
DRONE VIDEO	
	<p>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 is primed and ready for development with a significant amount of due diligence and entitlement work already completed. The balance of Show Low Mountain Ranch is also available and could be purchased with this offering.</p>
COMMENTS	



PROPERTY DESCRIPTION



SHOW LOW MOUNTAIN RANCH is located approximately 8 miles northeast of Show Low, Arizona, with direct access to Bourdon Ranch Road. Navajo County has approved a master development plan allowing for a maximum of 635 lots on approximately 307 acres. This offering is for a ±246-acre portion of the Show Low Mountain Ranch project with approximately 436 planned lots. The development plan offers significant flexibility in configuration and lot sizes to meet the demand for single-family and workforce-oriented housing. The approved plan will allow for a variety of product types including site built and manufactured homes and RV park or park model units. The property is well suited for phased development to align with market absorption and is already equipped with essential utilities. Significant upfront investment has been made to prepare the property for development, allowing a future buyer to save substantial time and capital and accelerating the path to construction.

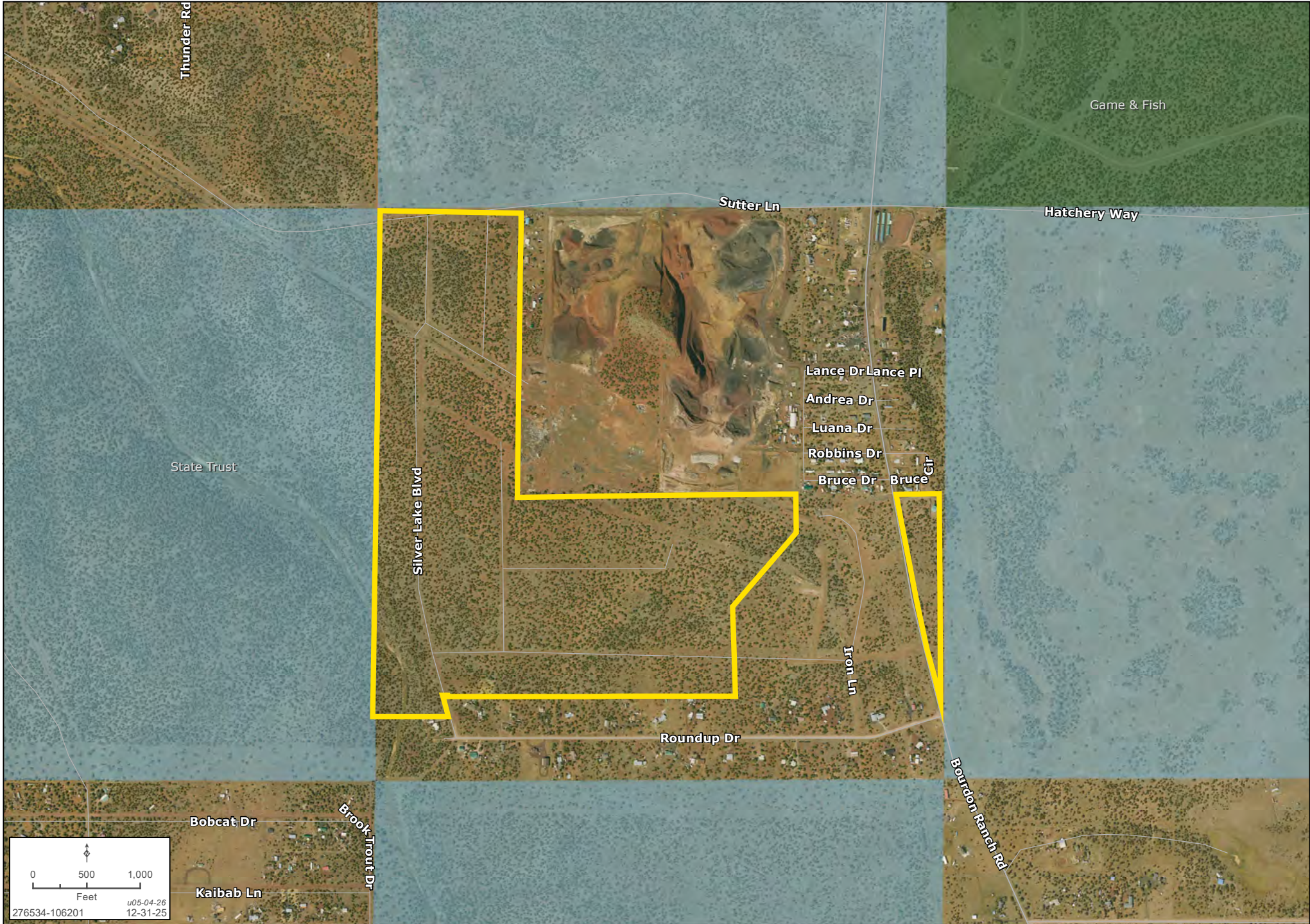
This property is strategically located near major retailers, healthcare providers, educational facilities, and a thriving tourism sector. Show Low continues to experience steady economic and population growth, positioning the area as an attractive market for homebuilders, developers, and long-term investors seeking stable demand.

Show Low is a scenic mountain community in northeastern Arizona situated at an elevation of approximately 6,300 feet in the White Mountains. The area offers cooler summer temperatures and an abundance of recreational activities including boating, fishing, camping, golfing, and hiking in a tranquil outdoor setting. Show Low and the White Mountains also offer a full mix of winter activities including skiing at Sunrise Park Resort, ice skating, cross-country skiing, winter festivals, and scenic forest trails. The 400+ employers in the area provide a diversified and stable employment base, while the area's growing tourism generates additional seasonal employment in hospitality, dining, and recreational services. Compared to larger Arizona metros, Show Low remains relatively affordable, making it an attractive option for residents, visitors, and employers alike.



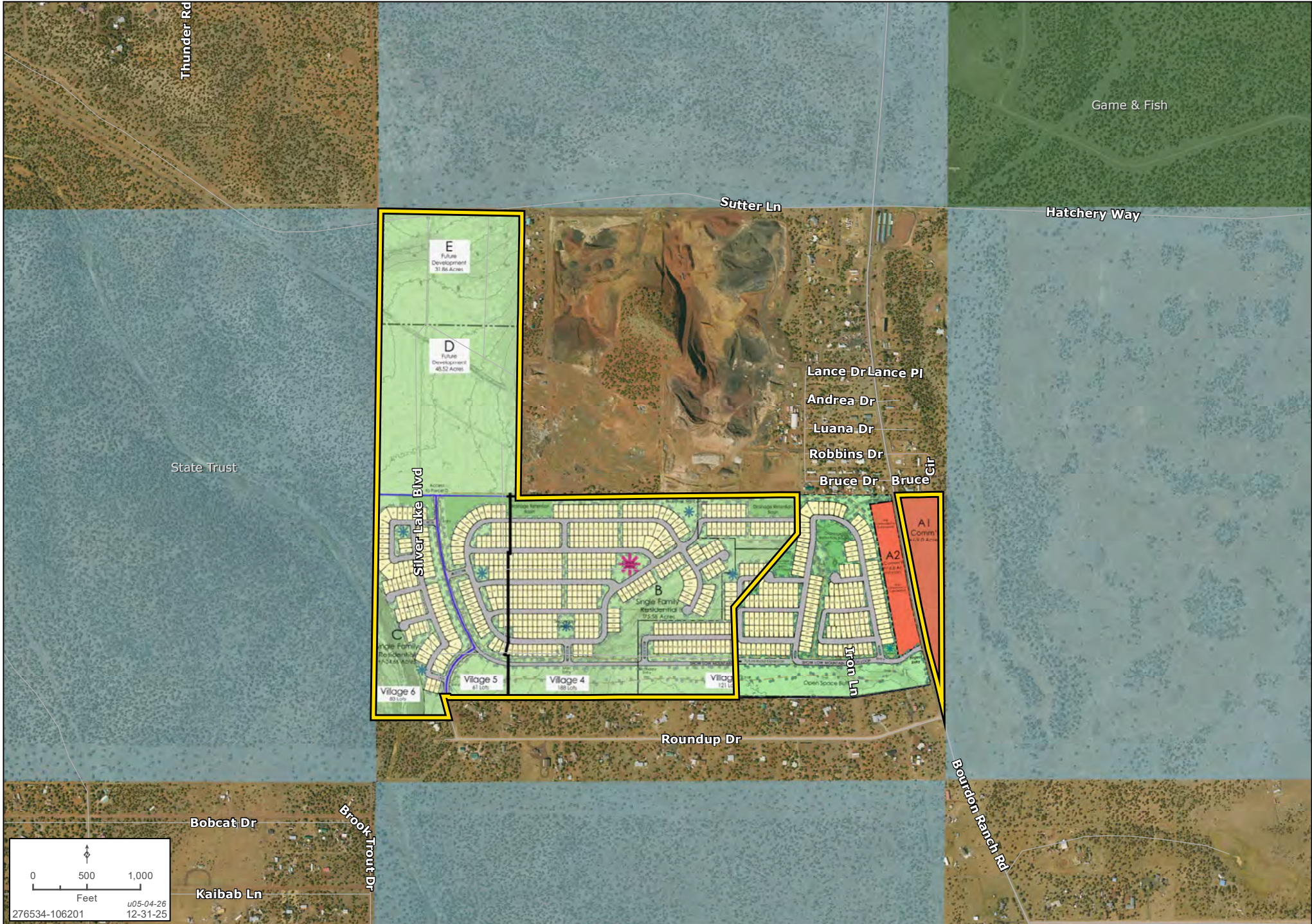
DETAIL | SHOW LOW MOUNTAIN RANCH

Capri Barney | Hunter Kotoske | 928.445.4457 | landadvisors.com



SITE PLAN | SHOW LOW MOUNTAIN RANCH

Capri Barney | Hunter Kotoske | 928.445.4457 | landadvisors.com



AREA | SHOW LOW MOUNTAIN RANCH

Capri Barney | Hunter Kotoske | 928.445.4457 | landadvisors.com



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SCOTTSDALE, ARIZONA
4900 North Scottsdale Road
Suite 3000
Scottsdale, Arizona 85251
928.445.4457

LandAdvisors.com