

±340.18 ACRES OF LAND FOR SALE

SUBDIVIDED TO 10 PARCELS
(9 RESIDENTIAL, 1 COMMERCIAL)

Contact Us:

TYSON BREINHOLT

D: 480.966.7513

M: 602.315.7131

tbreinholt@cpi.az.com

CALEB ALLEN

D: 480.621.3290

M: 480.622.4174

callen@cpi.az.com

JACK ELDER

D: 480.968.9618

M: 602.573.3210

jelder@cpi.az.com

2811 WHITE CLIFF DRIVE | HEBER, ARIZONA 85298

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08 26 218

THE PROPERTY

	SALE PRICE	\$3,700,000
	ADDRESS	2811 White Cliff Dr, Heber, AZ 85298
	LOCATION	Hwy 260 & White Cliff Dr in Heber, AZ
	COUNTY	Navajo County
	TOTAL LOT SIZE	±340.18 Acres
	RESIDENTIAL ZONING	±328.49 (Includes an Existing 1,664 SF Residence on 1 Acre of Land)
	COMMERCIAL ZONING	±11.69 Acres (±6 Usable Acres)
	PARCEL NUMBERS	207-12-029A, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078B
	NUMBER OF LOTS	10 Total (9 Residential, 1 Commercial)

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AERIAL MAP



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LOCATION HIGHLIGHTS



Mogollon Junior High School



Capps Middle School
(formerly Capps Elementary)



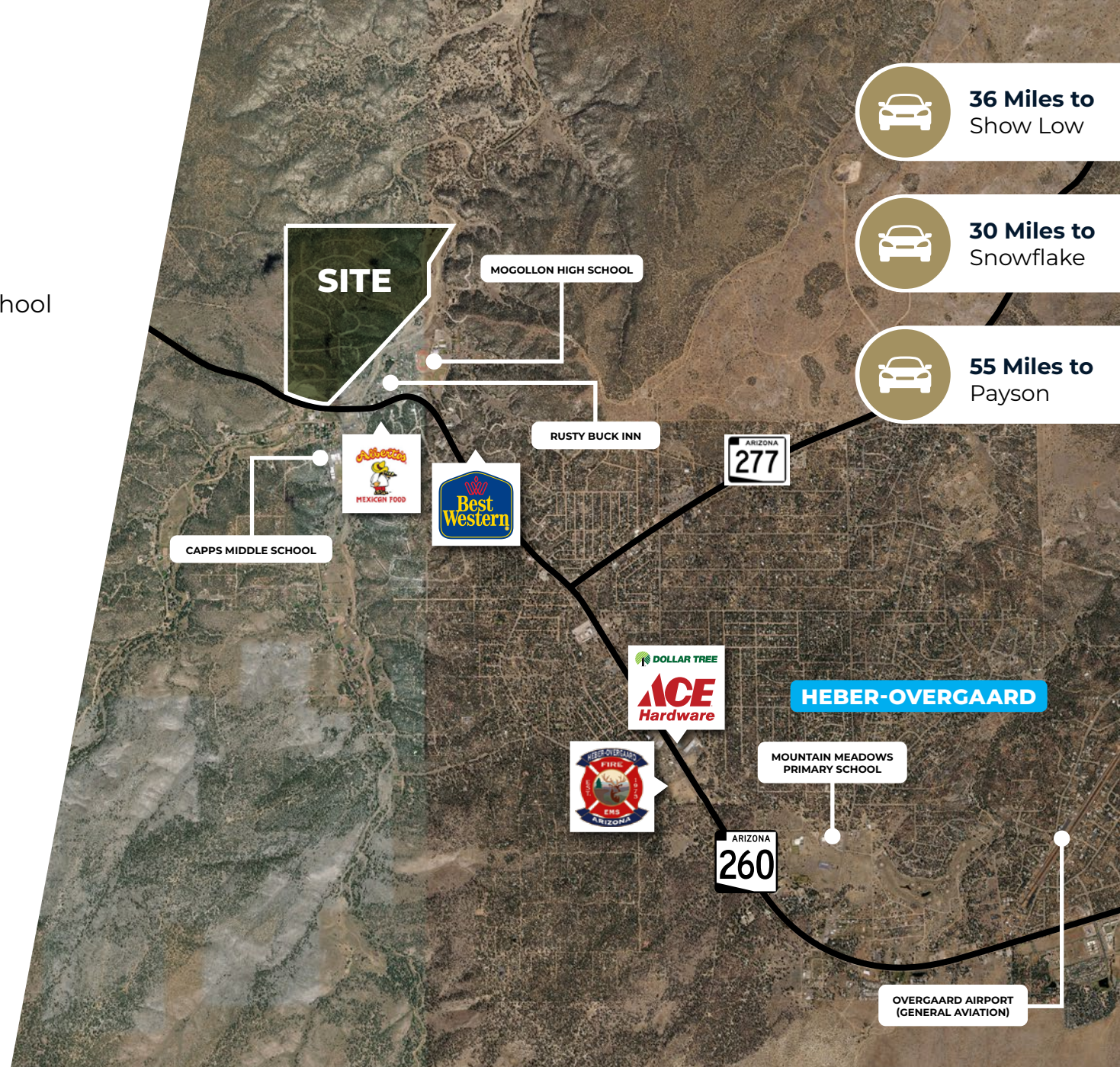
Mogollon Airpark
(general aviation)



Best Western Sawmill
Inn Hotel



Mountain Meadows
Primary School



36 Miles to
Show Low



30 Miles to
Snowflake



55 Miles to
Payson

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ABOUT **HEBER**

Located in the heart of Arizona's scenic White Mountains, 2811 White Cliff Drive in Heber, Arizona offers an exceptional setting surrounded by natural beauty, outdoor recreation, and year-round appeal. The property enjoys convenient access to State Route 260 and State Route 277, providing direct connections to nearby communities including Show Low, Snowflake, Payson, and the greater Phoenix metropolitan area. The Heber-Overgaard region is well known for its cooler climate, towering ponderosa pine forests, and growing popularity as both a full-time residential and seasonal destination.

The surrounding area offers an abundance of recreational opportunities that attract residents and visitors throughout the year. Just minutes away are the Apache-Sitgreaves National Forest, the Mogollon Rim, Woods Canyon Lake, Black Canyon Lake, and Blue Ridge Reservoir, providing endless opportunities for hiking, camping, boating, fishing, mountain biking, and wildlife viewing. Nearby attractions such as Bison Ranch offer shopping, dining, entertainment, and lodging, making the area a popular destination for outdoor enthusiasts and vacationers alike.

In addition to its recreational amenities, the property benefits from convenient access to everyday services, schools, lodging, and regional transportation. Show Low Regional Airport is approximately 36 miles away, while Phoenix-Mesa Gateway Airport and Phoenix Sky Harbor International Airport are within a few hours' drive, providing easy access for business and leisure travel. The combination of strong regional connectivity, beautiful natural surroundings, and proximity to community amenities makes Heber-Overgaard an attractive location for investment, development, and long-term growth.



TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



ELEVATION

±6,630 FT



POPULATION

±2,900 Residents



ACRES

±4,390 acres



POP. DENSITY

±528 people PSM

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