

5.6 ACRES COMMERCIAL DEVELOPMENT OPPORTUNITY AVAILABLE FOR SALE

2119 Highway 60
Globe, Arizona 85502



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ORION 
INVESTMENT REAL ESTATE

PROPERTY OVERVIEW

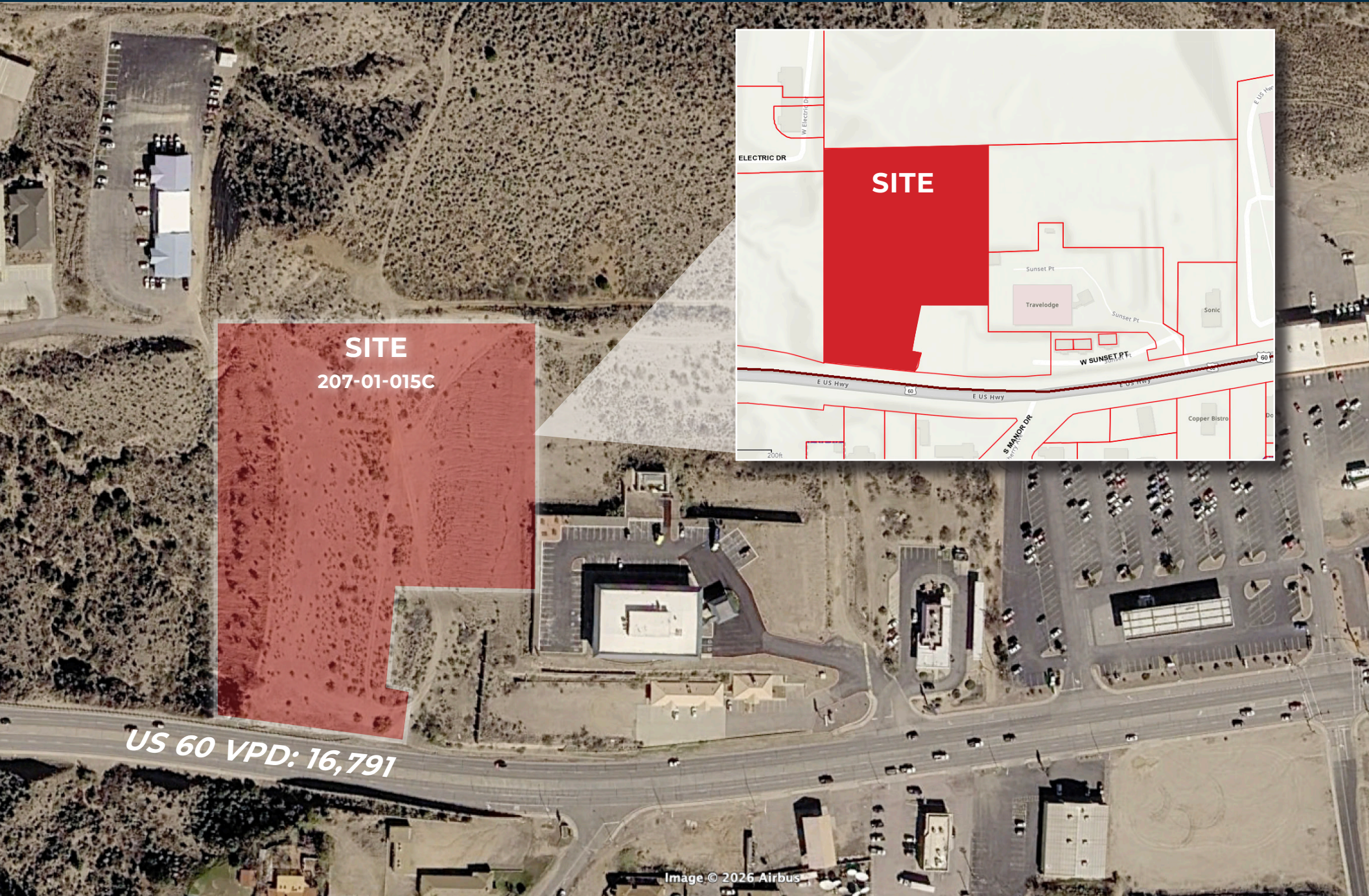
5.60 ACRES COMMERCIAL DEVELOPMENT

| | |
|------------|-------------|
| PRICE | \$1,460,000 |
| SIZE | 5.6 ACRES |
| ZONING | C2 |
| Price/Acre | \$261,400 |
| Parcel APN | 207-01-015E |

HIGHLIGHTS

- Prime US-60 Highway Frontage
- Established Retail Co-Tenancy
- Ideal Gas Station / C-Store Site
- Built in Demand from Active Mine Workers
- Resolution Copper Project - It is positioned to become the largest copper mine in the USA





AERIAL MAP

5.6 ACRES COMMERCIAL DEVELOPMENT OPPORTUNITY



GLOBE, ARIZONA

Globe, AZ - Population ~7,200 (city); ~14,000 in the Globe–Miami metro area; serves as the retail, healthcare, and government hub for eastern Gila County.

Trade Area - Draws from Globe, Miami, Superior, San Carlos Apache Reservation, and recreational traffic to Roosevelt Lake and the Tonto National Forest.

Major Employers - Capstone Copper (Pinto Valley), Freeport-McMoRan, KGHM, Cobre Valley Regional Medical Center, Globe Unified School District, Gila County government.

Transportation - US-60 (east–west primary arterial) and SR-77/SR-188 (regional connectors); Phoenix Sky Harbor International Airport ~90 minutes west.

Growth Catalyst - Resolution Copper’s advancement positions the corridor for sustained workforce, lodging, and retail expansion through the late 2020s and beyond.

5 MILE DAYTIME POPULATION

18,476

5 MILE AVG HOUSEHOLD INCOME

\$81,246

SUBJECT PROPERTY DEMOGRAPHICS

| POPULATION: | 1- MILE | 3-MILE | 5-MILE |
|----------------------------|-----------------|-----------------|-----------------|
| 2025 estimate: | 2,901 | 8,591 | 14,119 |
| HOUSEHOLDS: | 1-MILE | 3-MILE | 5-MILE |
| 2025 estimate: | 1,134 | 3,527 | 5,600 |
| INCOME: | 1-MILE | 3-MILE | 5-MILE |
| 2025 Avg Household Income: | \$81,159 | \$78,499 | \$81,246 |



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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Contact Agent for More Information:

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