

Arizona



New Mexico

Oklahoma

Arkansas

Alabama

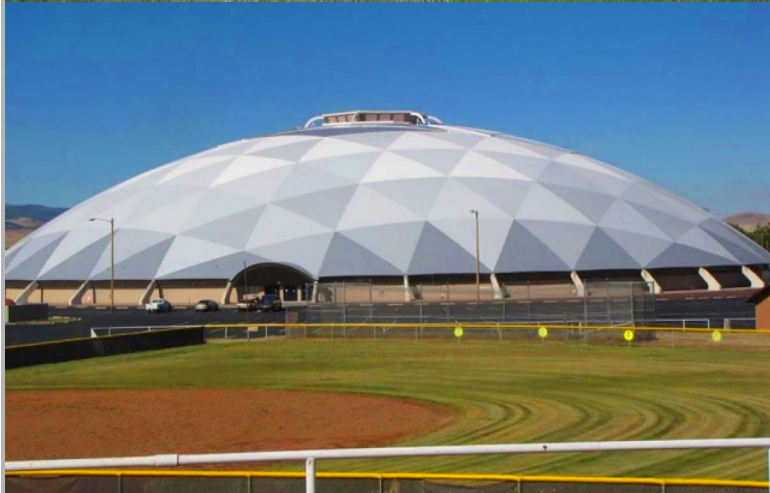
# SPRINGERVILLE-EAGAR

Texas

Mississippi

Louisiana

## RETAIL DEVELOPMENT OPPORTUNITIES



# Economic Benefits of Our Area

Springerville-Eagar are center to a Greater Market Trade Area with a **population of over 15,000** (30-mile ring) with over 5,643 Households. The Trade Area is defined by more than a -\$78,442,768 Retail Leakage Factor. Recent census information projects continued growth in the population and the economy.

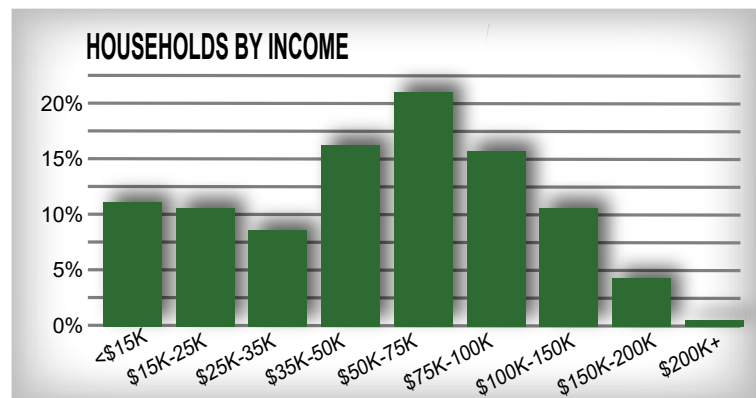
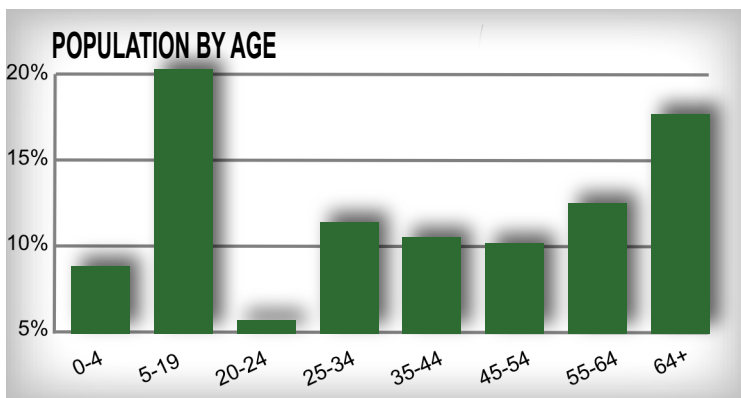
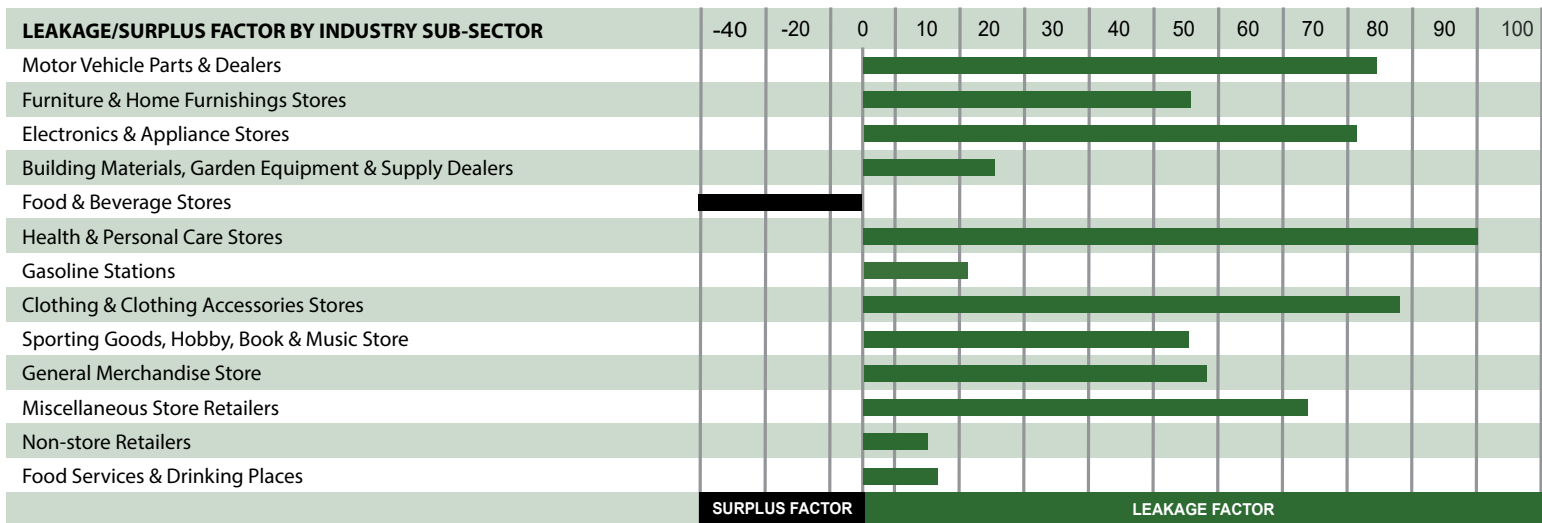
Springerville-Eagar is ideally located at the crossroads of US Highway 60 and US Highway 191 – 4 lane highway systems that carry a combined **25,000 (vpd) through the communities**.

For consumers who live in the Primary Trade Area, the closest City with a population over 50,000 is 176 miles away. Combined with the significant unmet retail demand, the **Primary Trade Area offers significant opportunity** for commercial and retail development.

Offering an unparalleled quality of life, Springerville-Eagar is right in the middle of all the white mountain activities at a cool 7,000 feet attracting over **100,000 visitors per year**. The area offers camping, hiking, skiing, fishing, mountain biking, horseback riding, ATV riding, hunting, scenic driving tours, historical sites and museums, 40 mountain lakes and over 600 miles of rivers and streams

Springerville-Eagar offer developable land in **Opportunity and Enterprise Zones**. Service to the tourist trade and local community is the major contributor to the employment structure, followed by retail trade.

TRADE POTENTIAL		10 MILE RADIUS		20 MILE RADIUS		30 MILE RADIUS	
Estimated Household Count		2,817		3,229		5,643	
Total Retail Demand		90,804,689		100,767,488		164,946,755	
Total Retail Supply		58,439,597		61,404,126		86,503,987	
Leakage/Surplus		\$-32,365,092		\$-39,363,362		\$-78,442,768	
Traffic Count				25,235			
Employment by Type	White Collar	50%	Blue Collar	24%	Service	26%	





# RETAIL DEVELOPMENT OPPORTUNITIES



## SPRINGERVILLE-EAGAR

Situated at the midpoint between Phoenix and Albuquerque, on the northeast foothills of the White Mountains, the towns of Springerville and Eagar make up the place known as the Round Valley in the central-eastern part of Arizona near the New Mexico border. The towns sit at an elevation greater than 7,000 feet and experience all four seasons—temperatures range from the 20s to the 90s.

The towns are a well-kept secret with unique cultural, educational, recreational, and economic opportunities stemming from the area's gold mine of resources, they offer a variety of stores and boutiques, along with many dining establishments with some of the best food on the mountain. The adjacent Apache-Sitgreaves National Forest offers a gamut of recreational activities with four rivers, 35 lakes and reservoirs, 680 miles of trout streams, and 18 miles of designated ATV trails. Just 20 miles away, the Sunrise Ski Park offers skiing opportunities.

For many years, agriculture and trading were the focus of the area. While ranching is still important, the construction of two power plants, timber-related industries and the growing tourism/recreation trade have broadened the economic base. The community is the center of the White Mountain Recreation Area. Tourist activity brings approximately 100,000 people to the national forest, making the trade, services, and lodging sectors vital to the economy.



**7<sup>th</sup> state  
best  
economy**

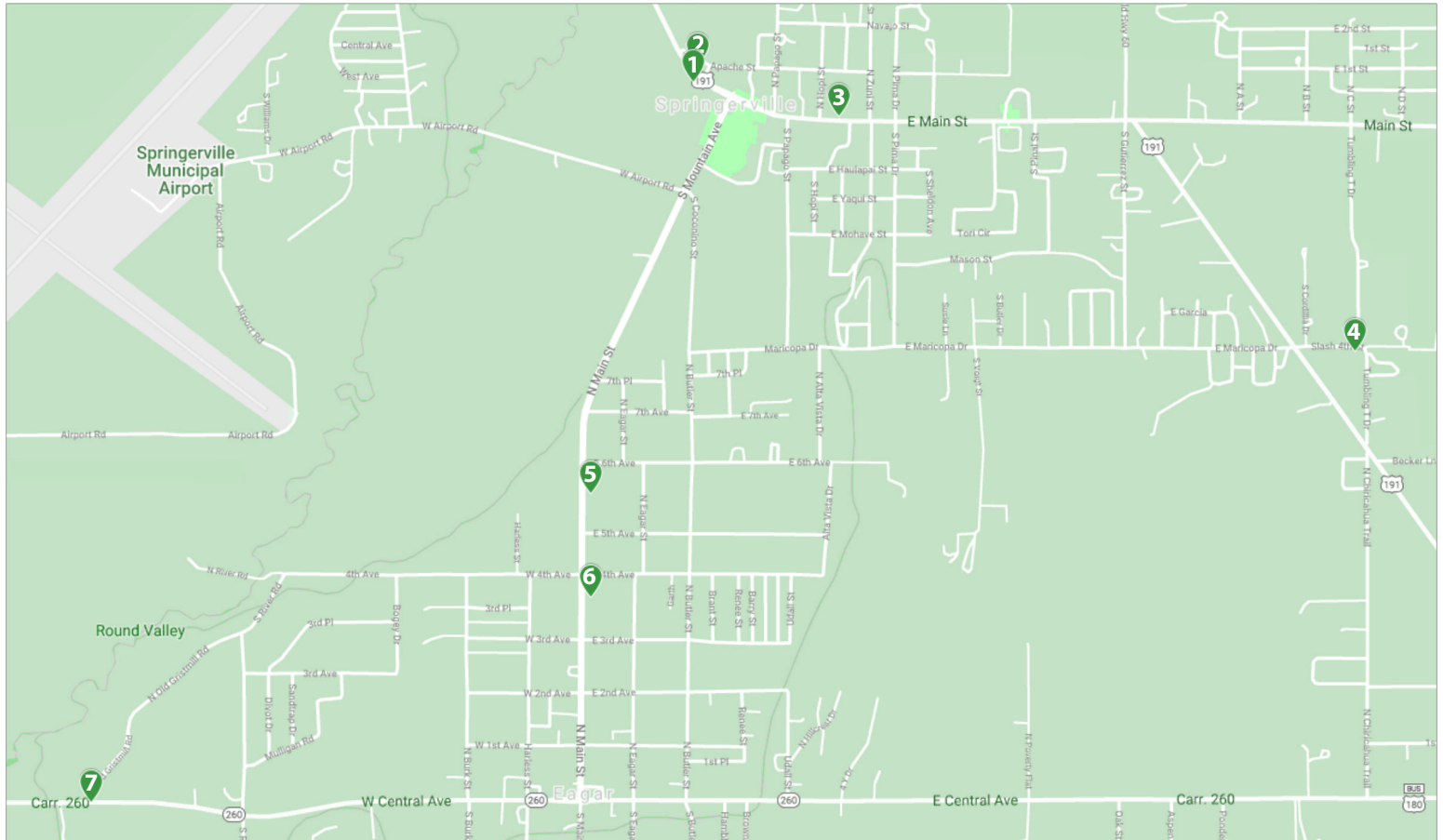


**100,000 Tourists Visit our Area**

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# Site Development Opportunities



## Site 1: 30-40 W Main Street

Large empty lot on highway 191.

## Site 2: 110 W Main St, Springerville

This site has highway frontage and is one block east of America's Best Value Inn.

## Site 3: 411 E Main Street Springerville Restaurant

This site is on highway 191 and has an existing restaurant.

## Site 4: Intersection of Hwy 191/4th St/Tumbling T Dr

This site is a level, triangle-shaped lot, with city/state roads on all sides and highway 191 frontage.

## Site 5: N Main St, Eagar 367 N Main St.

This site is located on N Main St between 5th and 6th St in the Eagar Business District, near Round Valley High School and The Dome.

## Site 6: Eagar Plaza

Strip mall with properties available.

## Site 7: Hwy 260 & Old Gristmill Rd, Eagar

This site has highway frontage and is divided into two tracts (2.75 acres & 10.42 acres).

# National Brands in Our Area

