



Lake Pointe Resort

Where Arizona Escapes to Play and Stay

Development Opportunity | Pinetop-Lakeside, Arizona

A multi-stage mixed-use destination in the Arizona White Mountains



PROJECT VISION

Develop an integrated community that creates a premier destination for entertainment, retail amenities, resort lodging, residential community, and event space.



PROPERTY SNAPSHOT



32±
Total Acres



12±
Acres Zoned
C-1 Light
Commercial



20±
Acres Zoned
PUD



420 FT
Frontage on
SR-260



1,750 FT
Frontage on
Show Low
Lake Road



Located at
the SEC of
State Route 260
and Show Low
Lake Road

PARTNERSHIP OPTIONS



Joint Venture



Pad Sale



Land Lease

Positioned at the gateway to year-round recreation in Arizona's White Mountains.

Master Plan & Development Program

Lake Pointe Resort is designed as a multi-stage mixed-use destination integrating hospitality, recreation, retail, residential, and food-and-beverage offerings.



Preliminary Site Plan - June 2026

- 1 Lake Pointe Resort**
Approximately 62,000± square feet in a terraced structure that maintains a consistent roof line while stepping down the hillside.
- 2 Sports & Fun Center**
Located adjacent to the resort on 5 acres and designed as a major recreation attraction for both resort guests and the local community.
- 3 Recreation Building**
33,000 square foot, two-story recreation building.
- 4 Pickleball Complex**
Indoor and outdoor courts for year-round play.

- 5 Restaurant & Bar**
A two-story restaurant and bar overlooking the courts and recreation areas.
- 6 Lake Pointe Resort Estates**
20± acre PUD portion planned as a lock-and-leave residential community.
- 7 Lake Pointe Morning Brew**
Prime one-acre corner at SR-260 and Show Low Lake Road serving highway traffic and resort guests.
- 8 Lake Pointe Market Place**
Approximately 32,000 square feet of neighborhood retail space on 3± acres along Show Low Lake Road.

Multi-stage program designed to create a year-round White Mountains destination.

Market Drivers & Regional Reach

Lake Pointe Resort benefits from year-round tourism demand, regional draw from major Southwest metro areas, and a strategic location within Arizona's White Mountains recreation corridor.

INVESTMENT HIGHLIGHTS



Premier entertainment and event-space destination in the White Mountains



Gateway traffic into the White Mountains



Near major recreation lakes



Close to hospital and retail services



Near Hon-Dah Casino tourism



High highway visibility

CORRIDOR & ACCESS



SR-260 near Show Low Lake Road traffic count: ~29,000



Primary tourism gateway to the Arizona White Mountains



Commercial flights operate from Show Low Regional Airport

REGIONAL DRAW

METRO AREA	POPULATION
 Phoenix	5 Million
 Tucson	1 Million
 Albuquerque	900,000
 Las Vegas	2 Million

YEAR-ROUND RECREATION DRIVERS



Show Low Lake



Golf



Sunrise Park
Resort



Apache-Sitgreaves
National Forest



Mountain biking



Fishing



Skiing



ATV recreation



Estimated annual visitor volume:

1.5–2.0 million visitors

Positioned at the gateway to year-round recreation in Arizona's White Mountains.

Investment Opportunity

Seeking an established commercial and residential developer to partner on some or all of the Lake Pointe Resort development program.

OPPORTUNITY STRUCTURES



Joint Venture to develop some or all of the site



Land lease one or more development pads



Sale of one or more commercial or PUD sites

WHY LAKE POINTE RESORT

- ◆ Multi-stage mixed-use development with resort, recreation, retail, and residential components
- ◆ Located at the gateway to the White Mountains recreation market
- ◆ Designed for year-round visitor demand and local community use
- ◆ High-visibility frontage and proximity to key regional attractions

CONTACT



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LEADERSHIP

With over five decades of experience in commercial real estate, land development, and strategic master planning, Darl provides the vision and leadership behind Lake Pointe Resort. His background in acquisition, planning, engineering coordination, and large-scale commercial design positions the project to become a premier mountain destination for guests to live, stay, dine, and play.



Additional due diligence materials, site information, and partnership discussions available upon request.