

For Sale: \$5,452,650.00 | For Lease: \$859.12 / AC / Year

**John Filli, SIOR**

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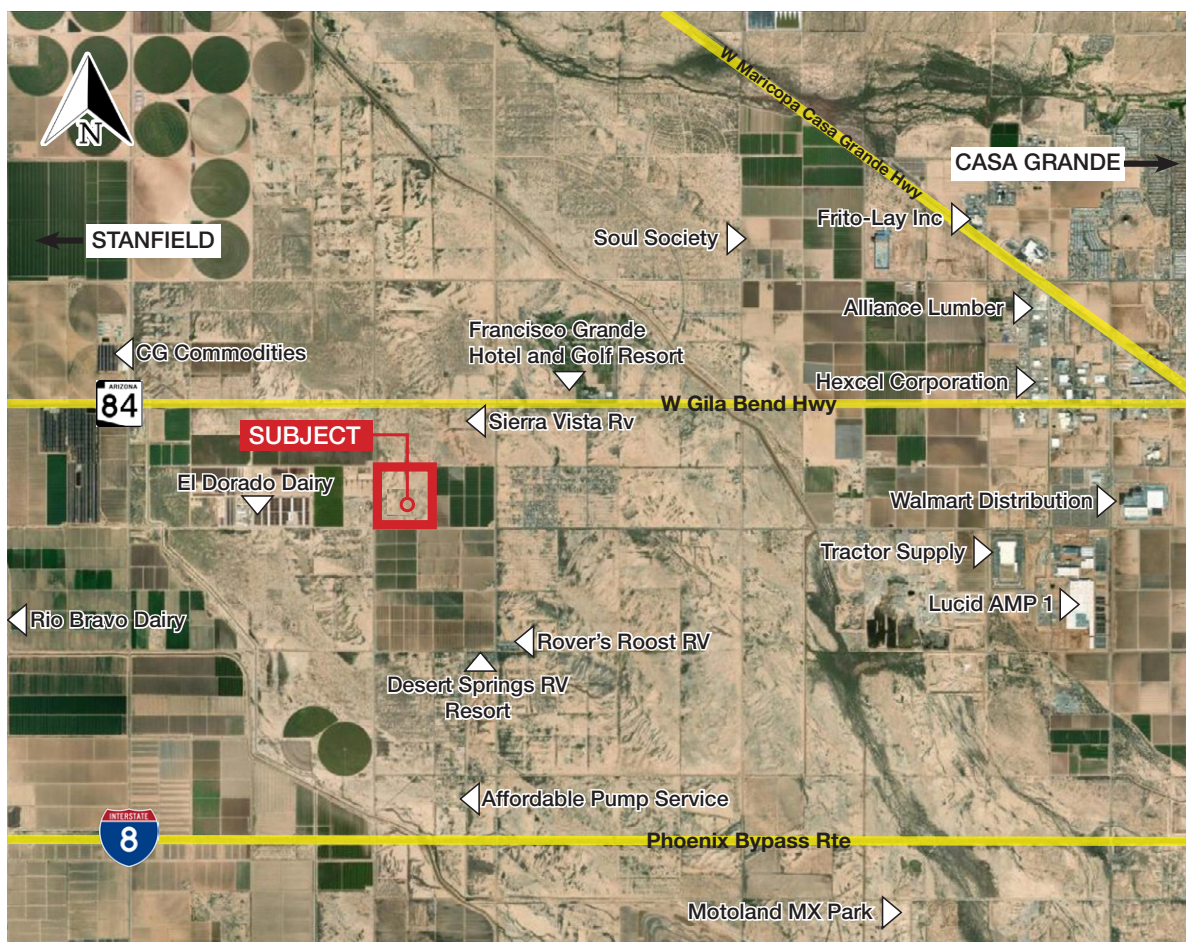
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## Property Details



### Property Information

Location	NEC Peters Rd & Midway Rd
Lot Size	155.79 AC
Sale Price	\$5,452,650 (\$35,000/AC) (\$0.80/SF)
Lease Rate	Maximum lease term: Five (5) years, Starting annual lease rate: \$133,841.61/year (\$859.12/AC/year), Annual CPI increases: 3%
Zoning	General Rural (GR)
Parcel APN	503-53-005A

### Utility Service Area

Electric	Electric District No. 3
Natural Gas	Southwest Gas
Water	Well (Non-existing)
Sewer	None

### Property Highlights

- ±3 miles north of the ±2,360 AC Attessa Motorsports Complex, which will eventually include residential homes, a hotel, a convention center and a private air strip
- ±4.5 miles west of Lucid's newly-completed Ph. 1 electric vehicle manufacturing plant
- Full diamond interchange 2.5 miles south of the site at Montgomery Rd & I-8

23-04-004

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