

NEW
ON MARKET

Prime Interchange Land | I-10 & Ave 75E
\$45,000/Acre | ±205.54 AC La Paz County, Arizona 85348



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PROPERTY INFO

Location:	Ave 75E & I-10, La Paz County, Arizona 85348
Size:	±205.54 Acres
Price:	\$9,249,300 (\$45,000/AC)
Comments:	This 205.54 AC property has great commercial/investment potential
Zoning:	C2
Taxes:	\$2,378.86 La Paz County (2025)
Parcels:	303-71-002, 303-71-005, 303-13-003
Land Use:	TBD

UTILITY PROVIDERS

Power:	Arizona Public Service (APS)
Water:	Rights secured from ADWR, service yet to be provided to site
Sewer:	Commercial Septic, yet to be provided to the site
Gas:	Southwest Gas

Description

The site is located approximately 75 miles west of downtown Phoenix, and approximately 45 miles from Buckeye, an explosive growth community located on the western edge of the metro Phoenix area.

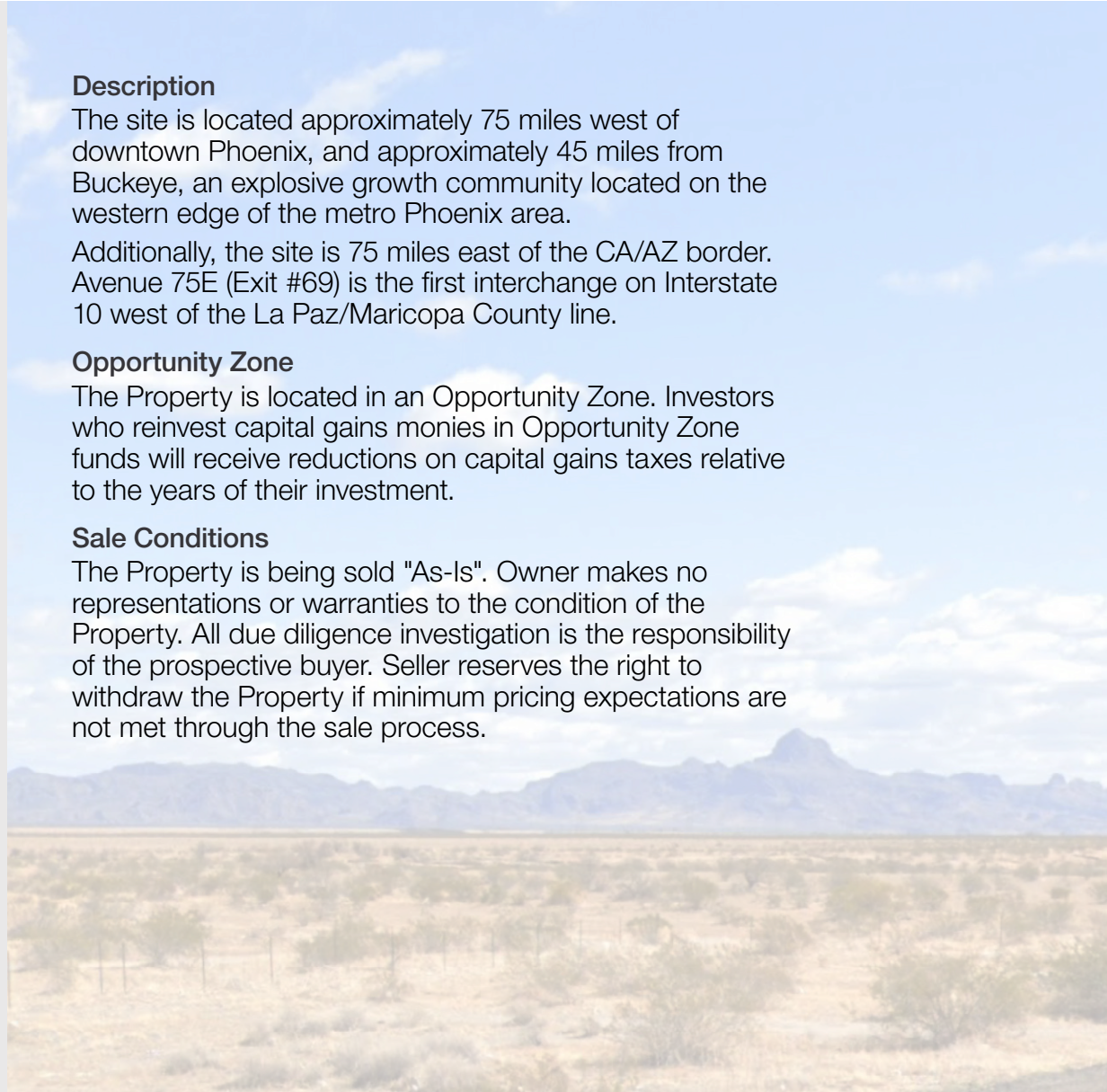
Additionally, the site is 75 miles east of the CA/AZ border. Avenue 75E (Exit #69) is the first interchange on Interstate 10 west of the La Paz/Maricopa County line.

Opportunity Zone

The Property is located in an Opportunity Zone. Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment.

Sale Conditions

The Property is being sold "As-Is". Owner makes no representations or warranties to the condition of the Property. All due diligence investigation is the responsibility of the prospective buyer. Seller reserves the right to withdraw the Property if minimum pricing expectations are not met through the sale process.



I-10 Distribution Advantage

- With connections to ports on the west coast, the I-10 corridor provides a primary avenue for truck-freight transport between Arizona, Texas, and California. Most importantly is the direct connection to Los Angeles and Long Beach.
- Freight transportation is important to Arizona's economy as well as the U.S. economy as a whole. Within Arizona, the primary mode for transporting freight is by truck. Currently, approximately 10,000 trucks cross the Arizona-California border on a daily basis. The long-range traffic projections estimate that the daily trucks would double to over 20,000 heavy vehicles per day.
- The continued trend toward a service economy, will increase the volume of freight traffic on highways at a projected pace nearly twice that of automotive traffic by 2025.
- Trucks originating in Arizona are capable of reaching 65 million people in a one-day drive, making market access particularly convenient.
- Our 257 AC site is located an advantageous 75 miles from both the CA/AZ border and Phoenix. There is great distribution opportunities to both California and Texas.

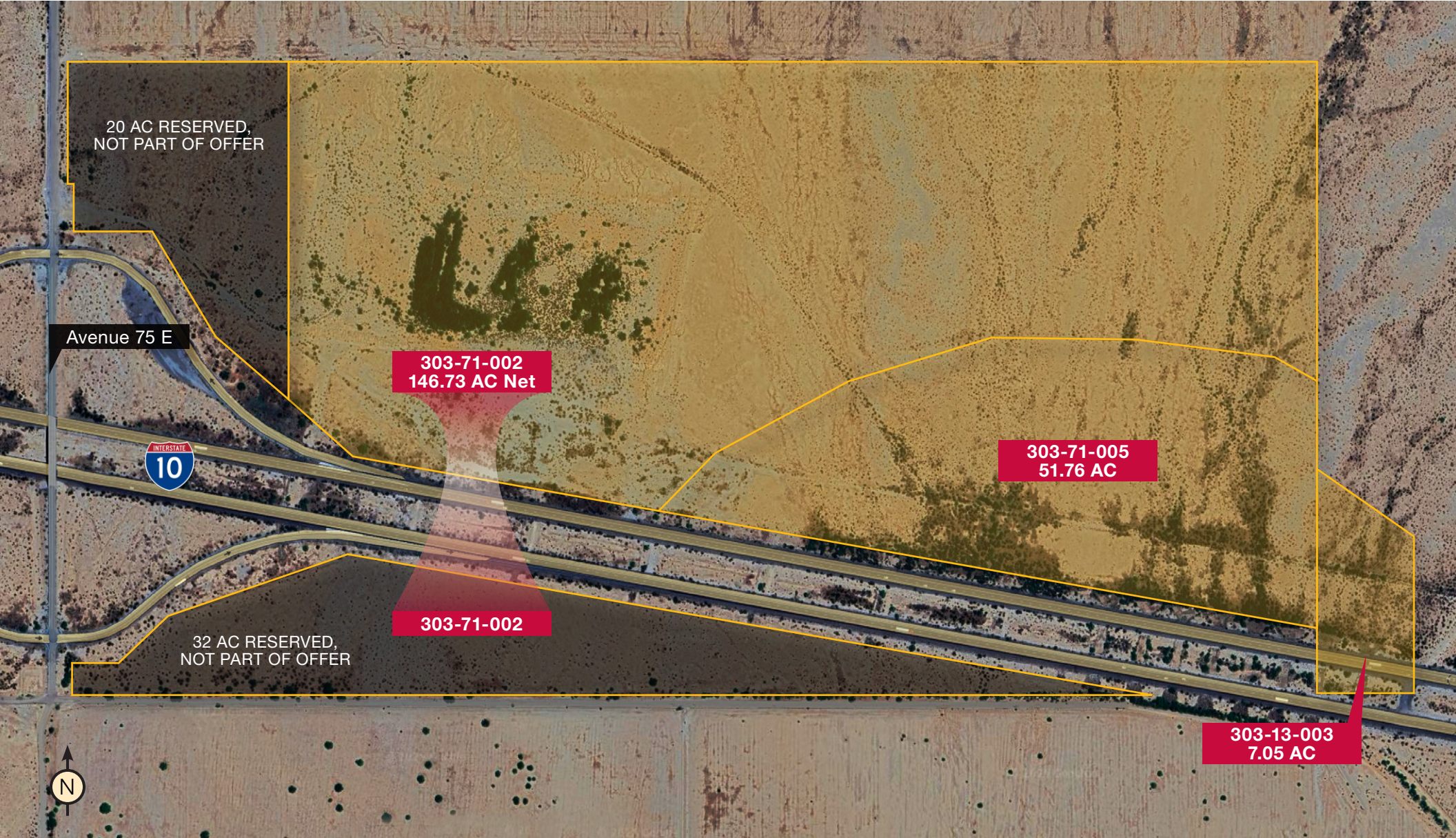
Source: ADOT, AZ Commerce Authority

Low Cost of Doing Business

- Arizona offers one of the lowest costs of doing business in the United States, primarily because of low 2.5% income taxes and 4.9% corporate income tax.
- Additionally, according to the GPEC, doing business in Arizona is 42% cheaper than in California.
- Lastly, there is no franchise tax, no business inventory tax, and no estate tax. In fact, the state recently reduced long-term capital gains tax by as much as 25% for property acquired after 2011.

Sources: Greater Phoenix Economic Council, AZ Commerce Authority







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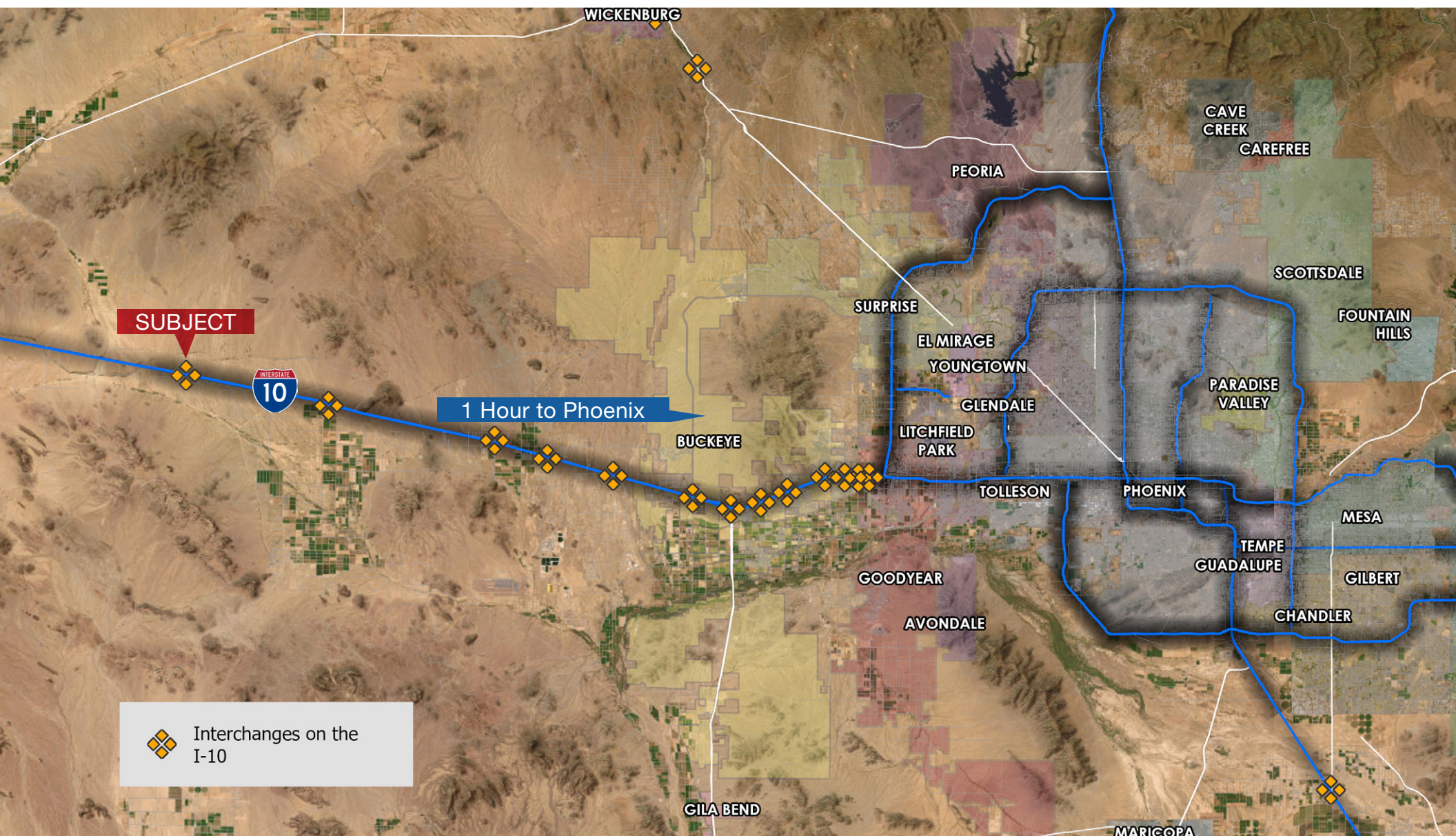
Advantageous Location

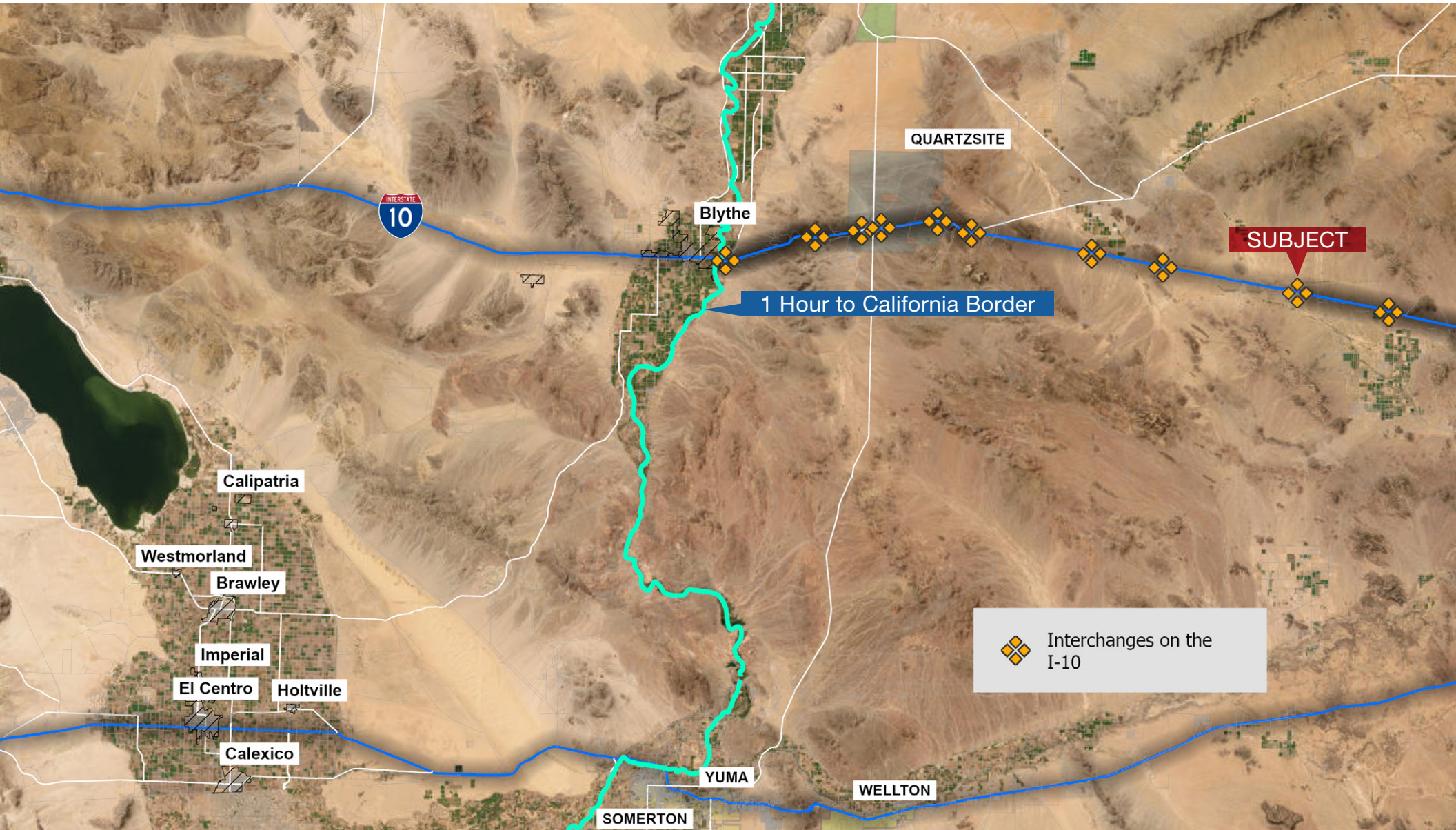




FROM SUBJECT TO:	APPROXIMATE DRIVE TIME	APPROXIMATE DRIVE TIME
Phoenix	75 Miles	1 Hr
Tucson	190 Miles	2 Hr 52 Min
Las Vegas	256 Miles	4 Hr 15 Min
Nogales	257 Miles	4 Hr 1 Min
San Diego	289 Miles	4 Hr 34 Min
Los Angeles	296 Miles	4 Hr 32 Min
Albuquerque	493 Miles	7 Hr 40 Min
El Paso	506 Miles	7 Hr 24 Min
Salt Lake City	676 Miles	10 Hr 13 Min
Denver	887 Miles	13 Hr 50 Min
Dallas	1,141 Miles	16 Hr 31 Min
Houston	1,252 Miles	18 Hr 6 Min







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For More Information Contact:

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