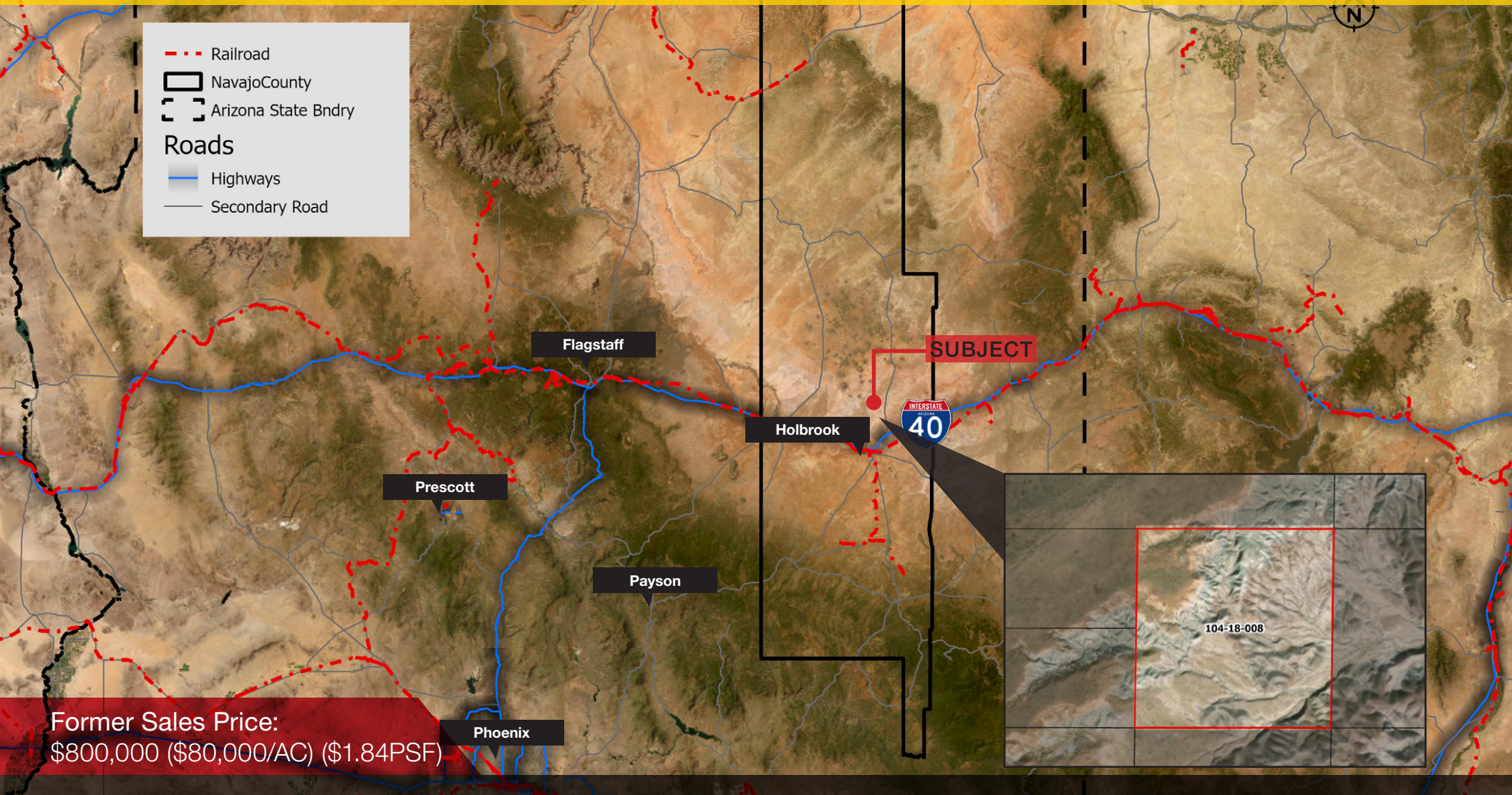


FOR SALE: A ± 10 AC Vacant, UI, AG Land Site

Best Suited for Commercial Uses | Navajo County, AZ

Major Sales Price Reduction – \$750,000 (\$75,000/AC) (\$1.72PSF)



Former Sales Price:
\$800,000 (\$80,000/AC) (\$1.84PSF)

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Property Information

10 AC ±.30 Miles W of Olympic & ±.06 Miles N of Jan Rd
Vacant, UI, AG Land Site Best Suited for Commercial Uses

Features

- Possible location for a small Solar Photo Voltaic Electric Gen Facility
- Electric & Natural Gas Service to site is available from APS
- Potable Water Supply is available via underlying aquifer
- The site is also in excellent location for a commercial building

Site Features

- Excellent access to and from I-40, which is located 16 miles South of the site
- Site attributes include great proximity to Market, Transportation & Labor
- Located in Navajo County, AZ.
- Location of site allows for easy access to LA, LV and Phoenix
- There are more than 32 million people within a 350 mile radius of the site
- Served by the BNSF Railway
- The Burlington Northern Sante Fe Railway is located 16.5 miles South of the site
- Site is located in an opportunity zone

***Property currently does not have ingress and egress. Buyer will be required to determine ingress and egress during due diligence.

Location:	±.30 Miles W of Olympic & ±.06 Miles N of Jan Rd Navajo County, AZ
Size:	±10 Acres (435,600 SF)
Current Price:	\$750,000 (\$75,000/AC) (\$1.72PSF)
Former Sales Price:	\$800,000 (\$80,000/AC) (\$1.84PSF)
Conditions of Sale:	No Improvements related to a Sale are to be provided by Lessor/Seller, unless negotiated otherwise. Lessee's signage, if any, is to be provided by lessee at lessee's expense. The total annual lease amount includes an annual CPI increase of 3%. Cash or Terms acceptable to both Buyer and Seller.
Zoning:	AG
Primary Use:	Industrial/Energy Rel
Utilities	
Electric:	APS
Gas:	Unknown
Water:	None
Sewer:	None
APN #:	104-18-008

2024 Demographics	10 Miles	30 Miles	50 Miles
Total Population	114	13,107	45,764
Median Age	39.7	37.8	38.1
Households	34	4,514	15,358
Average HH Income	\$70,738	\$73,046	\$69,559
2029 Projected Population	114	13,141	45,782

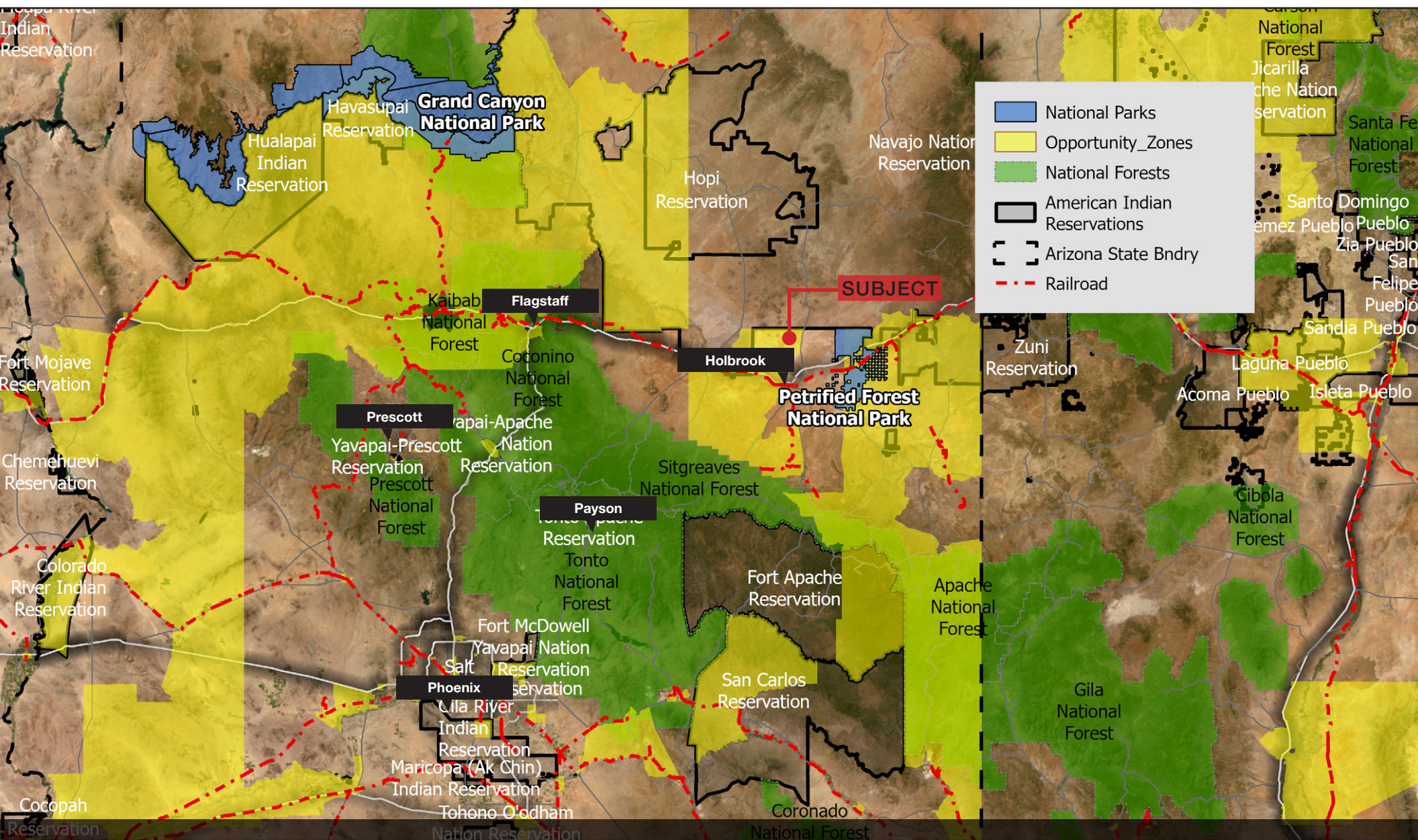
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General Area Map



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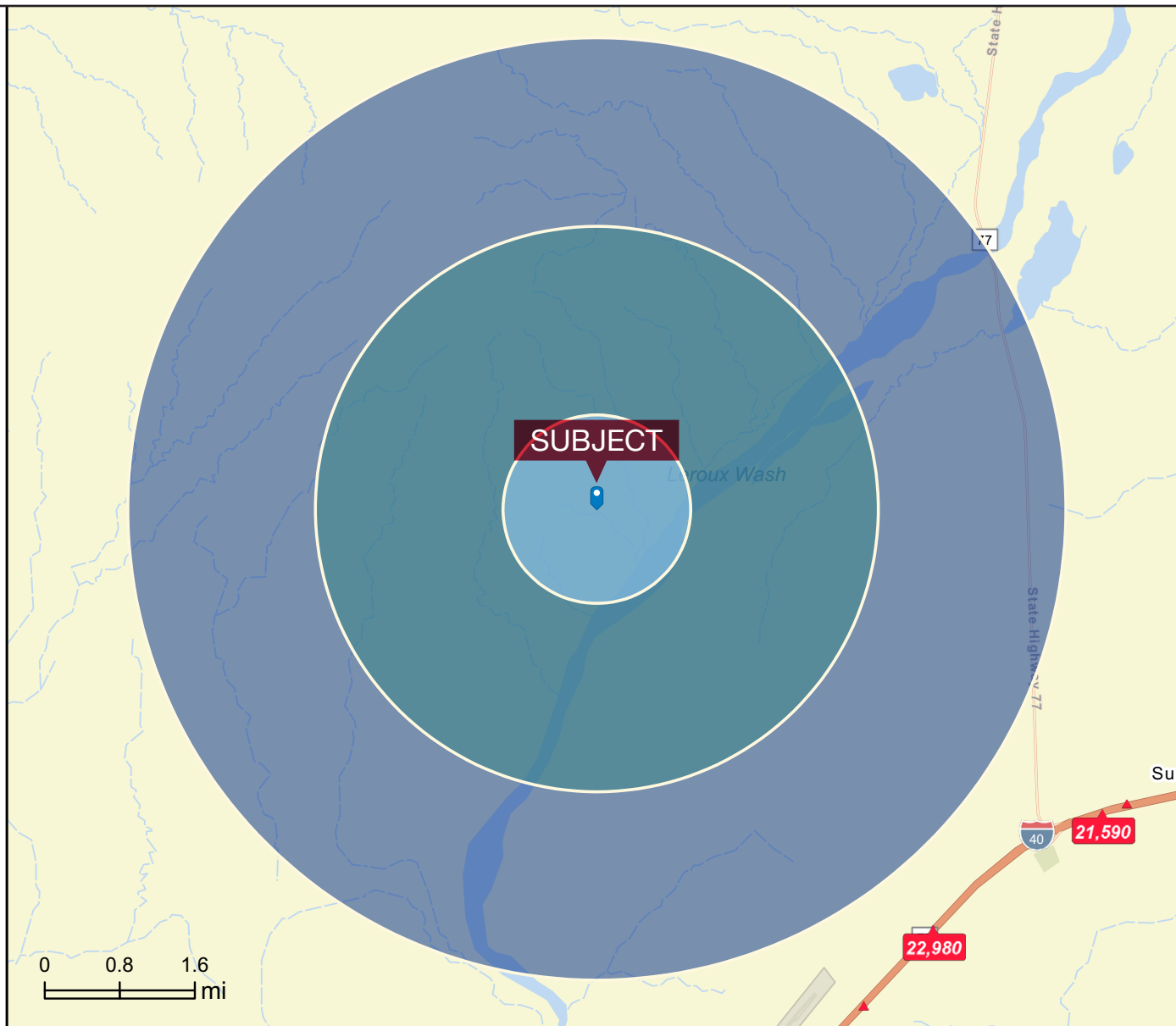
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Traffic Counts



24-04-101

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