

FOR SALE \$675,000



WM
WILSON MEADE
SUBJECT PROPERTY

OPPORTUNITY
ZONE

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PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- 14.66 AC / 638,590 SF
- APN: 753-090-019
- Utilities located within close proximity of subject property
- 30" Water (Harrison Street & 62nd Avenue)
- 30" Sewer (Harrison Street & 62nd Avenue)
- No MHSCP
- Opportunity Zone providing potential tax benefits
- Zoned A-1-10
- Cross Streets: 62nd Avenue & Jackson Street
- Fee Land within the Torres Martinez Indian Reservation
- Close proximity to Thermal Club & Jacqueline Cochran Airport & Deer Creek Polo Club
- In an area of many equestrian estates



OPPORTUNITY ZONE



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- Capital Gains Tax Deferral: An investor that re-invests capital gains into a Qualified Opportunity Fund can defer the payment of federal taxes on the realized gains of the investment as late as December 31, 2026.
- Capital Gains Tax Reduction: An investor that meets timing deadlines and holds their investment in a Qualified Opportunity Fund for at least five years can reduce their tax bill on the capital gains differed by 10%. If the investor holds their investment for at least seven years, the reduction increases to 15%.
- Elimination of Taxes on Future Gains: An investor that holds their investment in a Qualified Opportunity Fund for at least ten years will not be required to pay federal capital gains taxes on any realized gains from the investment.

DEMOGRAPHICS



3 miles



2023 Population Est.
2,954



2023 Med. Household Income
\$86,631



2023 Avg. Households
1,175

5 miles



2023 Population Est.
11,120



2023 Med. Household Income
\$80,603



2023 Avg. Households
3,866

10 miles



2023 Population Est.
147,959



2023 Med. Household Income
\$50,519



2023 Avg. Households
42,971

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WILSON MEADE COMMERCIAL REAL ESTATE | 2023

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AERIAL MAP



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DISCLAIMER

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be nonbinding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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MOBILE APP!

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