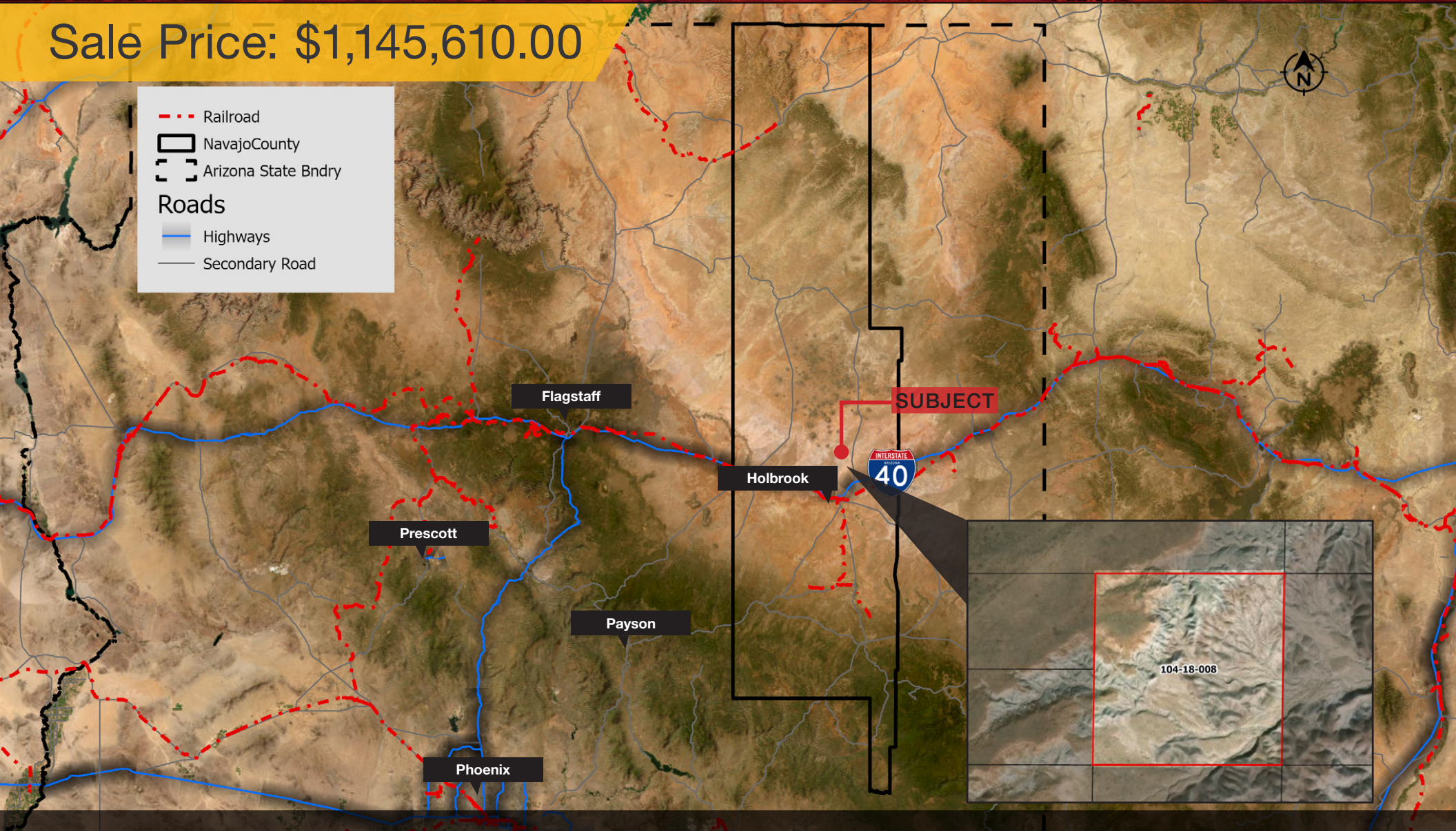


FOR SALE: A ±10 AC Vacant, UI, AG Land Site

Best Suited for Commercial Uses | Navajo County, AZ

Sale Price: \$1,145,610.00



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NAIHorizon

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

Location: ±.30 Miles W of Olympic & ±.06 Miles N of Jan Rd
Navajo County, AZ

Size: ±10 Acres (435,600 SF)

Price: \$1,145,610.00 (\$114,561/AC) (\$2.63 PSF)

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

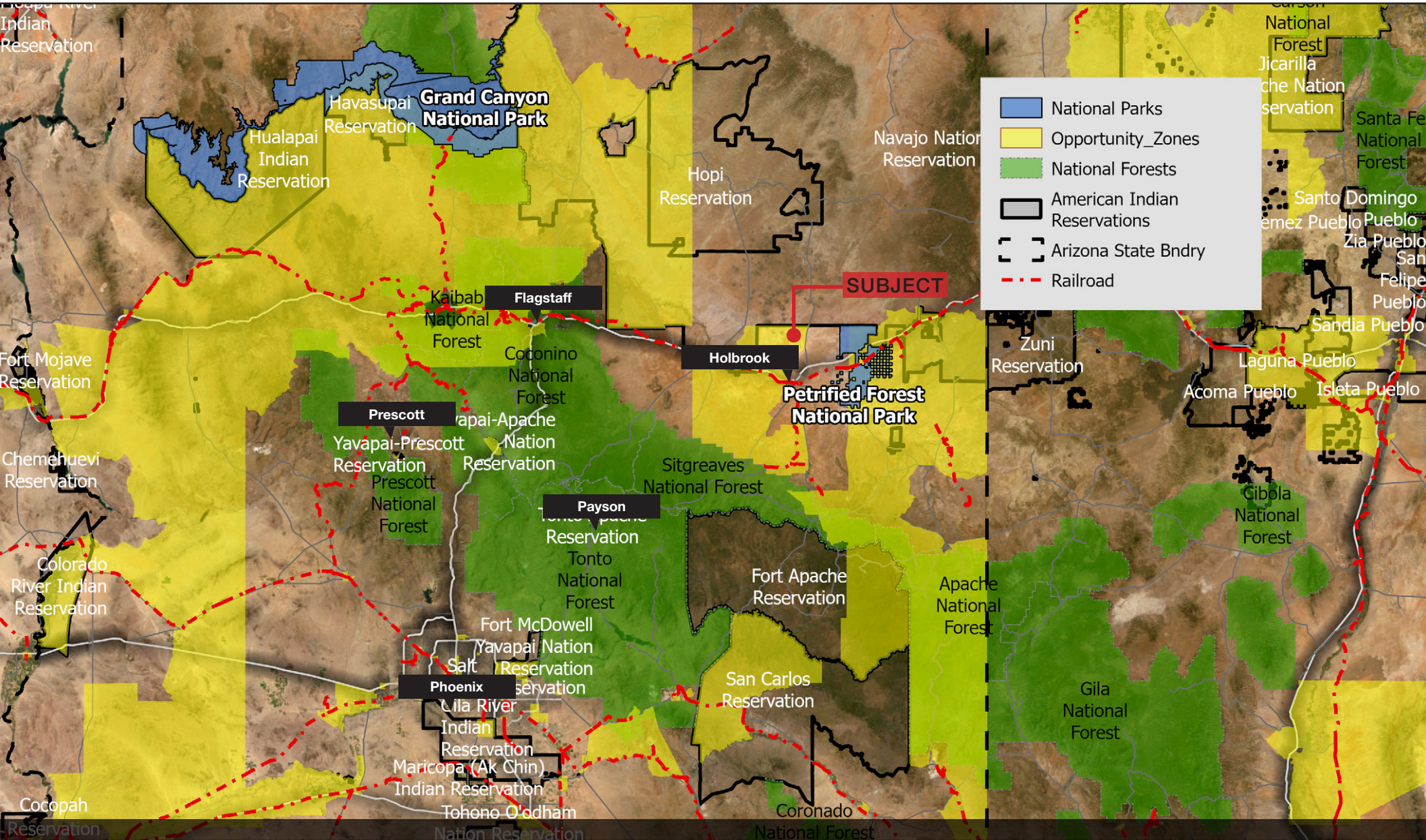
Water: None

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 |

General Area Map

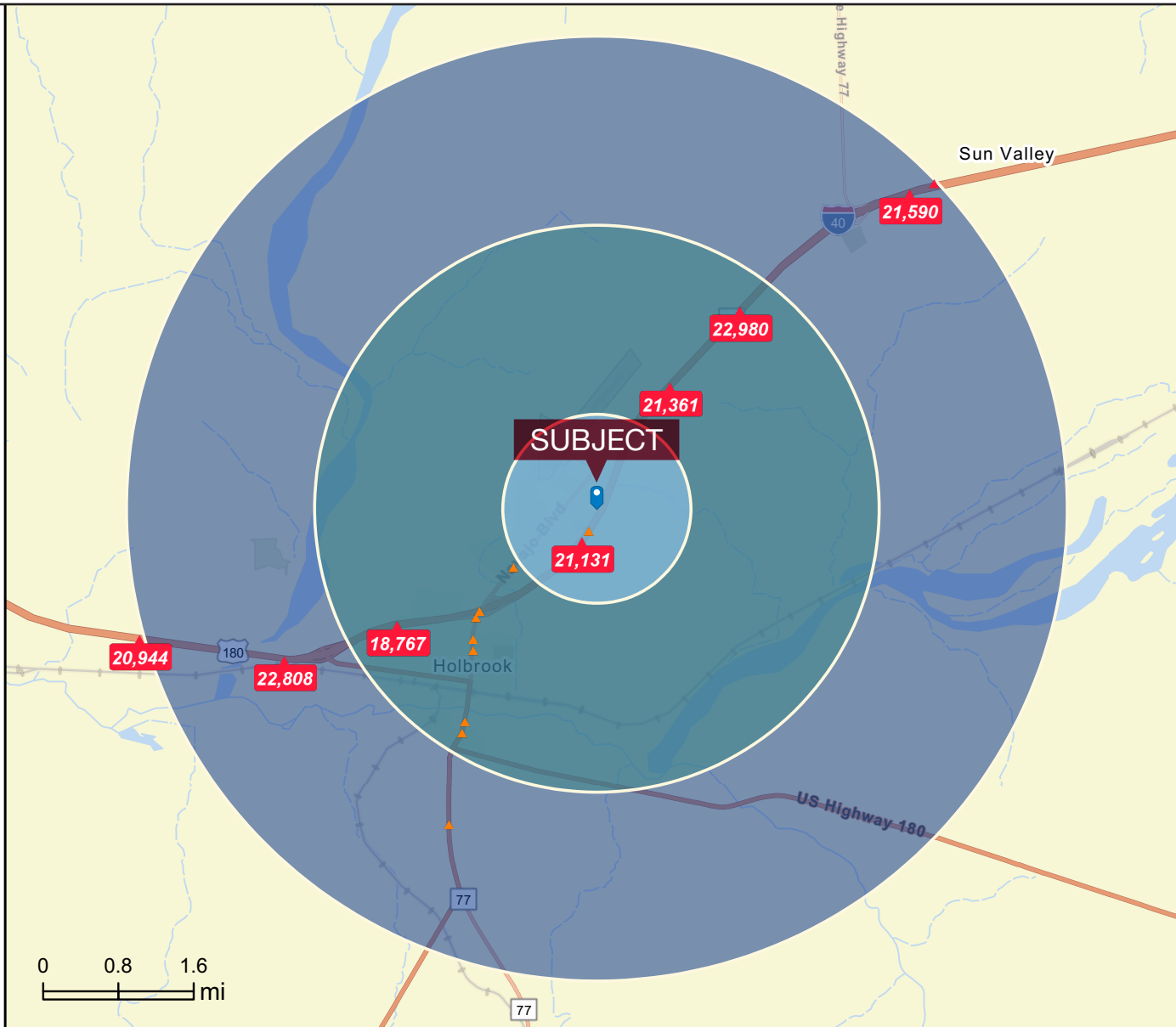


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Traffic Counts



24-04-101

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