

# FOR SALE: ±41.35 AC Potential Rail Spur Site

±4 Miles South of I-40 with Frontage on the North Side of the BNSF Railroad

Sale Price: \$2,875,934



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# Property Information

+/-41.35 Acre Vacant, Unimproved, Land Site is an Ideal Location for a BNSF Rail Spur

## Features

- Ability to split, combine & reconfigure to meet a Buyer's needs
- The site is also close to various AZTEC-related Development Sites between SR-277 and I-40

## Site Features

- Located ±40 miles north of the ±1,550 AC ARID Industrial Park ±13 miles west of Snowflake, AZ
- Ready access to Elect Power from the nearby Joseph City Cholla Power Plant
- Ready access to Natural Gas via various high-capacity pipelines in the area
- I-40 (4 lane, east-west interstate) is located 40 miles to the north
- Major local employers include: Novo Power, Tri-Star Logging, Cholla Power Plant
- 24-hour average yearly temperature is 57 degrees; 270+ sunny or partly sunny days per year

**Location:** Major Cross Streets: Deatly Trail (North) and the BNSF Railroad (South)

**Size:** ±41.35 Acres (1,801,206 SF)

**Price:** \$2,875,934.00 (\$69,551/AC) (\$1.60 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:** GEN-A

**Land Use:** Vacant

## Utilities

**Electric:** N/A

**Gas:** Natural

**Water:** Well

**Sewer:** None

**APN #:** 106-12-010

2024 Demographics	10 Miles	30 Miles
Number of Households	44	3,633
Persons per Household	3.00	2.63
Average HH Income	\$73,418	\$76,919
Median Age	43.2	40.5
Median Home Value	\$175,000	\$206,663

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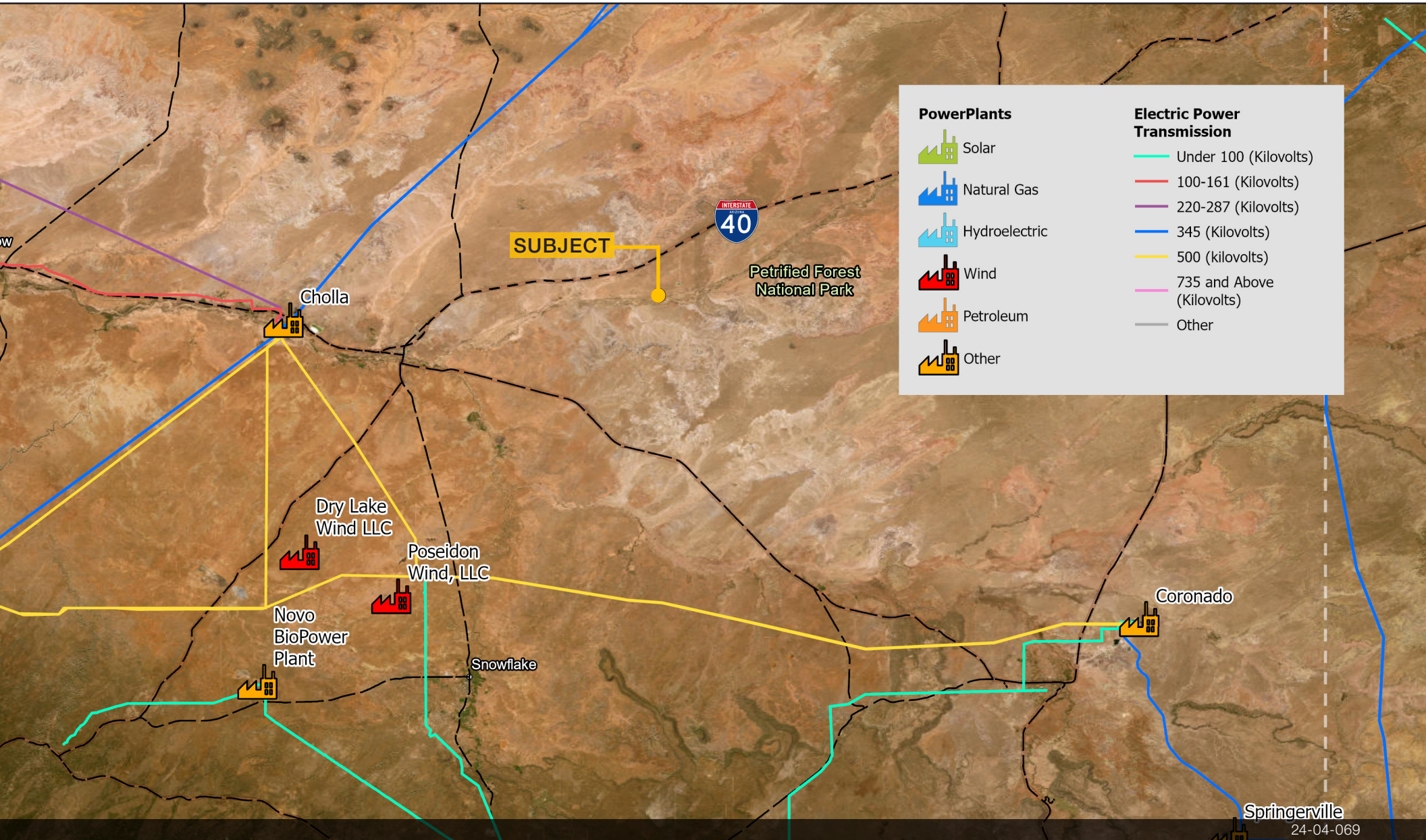
# ROAD MAP ±41.35 ACRES



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# POWER PLANT MAP



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