



Casa de San Pedro
BED & BREAKFAST

Sales Price: \$2,250,000

8933 S Yell Lane | Hereford, Arizona | Investment Opportunity



The Property

An established 10.08-acre eco-friendly resort with a 26-year history of growth. This turnkey inn boasts a highly efficient operating system that ensures positive net income which provides ample funds that could be used for future expansion. The inn enjoys a strong connection with the birding community and has been featured in PBS documentaries, Arizona Highways, Fodor's, Frommer's, and blogs by world-class nature photographers and bird watchers.

The 7,269 SF Casa de San Pedro, located at 8933 S. Yell Lane, Hereford, AZ 85615, was specifically designed as a resort in 1996. The architectural theme and furnishings replicate the territorial haciendas of Old Spain and Mexico. The building is a single level structure with 2 arcaded wings providing a covered sitting area with Saltillo tile for each of the 11 rooms separated by a courtyard replete with a running fountain.

Situated on the San Pedro River and adjacent to 40 miles of BLM Nature preserve, the guests have access to one of the most interesting hiking and birding spots in the County. The property consists of two parcels in Cochise County, 104-42-009D and 009E.

Site Description

SALE PRICE	\$2,250,000
LOCATION	Located 90 miles from Tucson International Airport
ADDRESS	8933 S. Yell Lane Hereford, AZ
ROOMS	11 Rooms (including owner's suite)
STORIES	Single
WATER/SEWER	Well on site. Evaporative/Transpiration Field Septic
CONSTRUCTION	Stucco Over Wood Frame
ROOF	Combination Flat and Red Tile
APN	104-42-009D and 104-42-009E (Cochise County)

Reasons to Buy

- 11-Room beautifully appointed guest rooms
- Owner's living quarters can be on-site, or the adjacent residential property can be purchased separately
- Unparalleled bird-watching experience
- Located near several of Arizona's top tourist attractions
- Strong reputation among the birding enthusiasts

Investment Highlights



Excellent Reputation and Strong Guest Ratings



Well Established Business Opportunity



Fully-Furnished with Handmade Wood Furniture



Room for Expansion

Property tours are by appointment only. Please do not disturb owner or employees without prior approval.

To schedule a tour please contact: Kim Soulé (602) 222 5047 or Mike Milic (480) 520 9221

Prospective buyers are allowed to tour the property but only with listing broker's approval



The Opportunity



NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This Nondisclosure and Confidentiality Agreement (the "Agreement") dated as of _____, 2024 (the "Execution Date") is between _____, their related officers, directors, partners, employees, and agents (including any real estate brokerage or agency) (collectively, "Potential Partner"), and _____, and its affiliates, together with their officers, directors, partners, owners and employees (collectively, "_____").

WHEREAS, Potential Partner and _____ intend to engage in discussions regarding entering into a relationship and/or negotiated business transaction between the Parties (the "Transaction") relating to a commercial development known as Casa de San Pedro located at 8933 S. Yell Lane in Hereford, Arizona (the "Property"); and

WHEREAS, during the course of any discussions or negotiations regarding the Transaction, the Potential Partner and _____ each from time to time may provide the other with certain information relative to the Transaction or the Property or both (the "Information"); and

WHEREAS, each of the Parties acknowledges and agrees that any Information provided to the other, and the fact that the Parties are in discussion, whether before or after the execution of this Agreement, is proprietary (excepting, of course, any Information that is available to the public generally) and highly confidential and that the unrestricted disclosure of any Information by one Party except as expressly permitted by this Agreement would result in substantial damages to the other, which damages would be irreparable and extremely difficult to quantify.

NOW THEREFORE, Potential Partner and _____ hereby agree to the following:

In consideration of each Party providing the Information to the other, Potential Partner and _____ each agree that it shall not disseminate or reproduce the Information or any portion thereof, except such disclosure to employees, legal counsel and consultants as is reasonably necessary to negotiate and perform the Transaction. Potential Partner and _____ each agree to return to the other any and all Information that is contained in a writing or other tangible or reproducible form, in its original form, provided to it immediately upon request from the providing Party. _____ agrees not discuss the Information with any third party except as expressly permitted by this Agreement unless specifically agreed to in writing by Potential Partner. Potential Partner agrees not to discuss or disclose the Information with or to any third party except as expressly permitted by this Agreement unless such discussion or disclosure is specifically agreed to in writing by _____. The terms of this Agreement shall remain in full force and effect at all times subsequent to the Execution Date and shall survive (i) the return of the Information to the providing Party, (ii) the execution of a formal written agreement concerning the Transaction (except as otherwise expressly provided in such formal written agreement), and (iii) any termination of discussions or negotiations concerning the Transaction.

This Agreement may be assigned by Colliers International AZ, LLC to any entity controlled by Colliers International AZ, LLC, its parent, or an entity into which Colliers International AZ, LLC is merged, converted or consolidated, or which acquires substantially all Colliers International AZ, LLC's assets, without Client's/Other Party's consent.

Potential Partner and _____, collectively and individually, hereby agree to the terms of this Agreement, as evidenced by their execution below:

POTENTIAL PARTNER:

By: _____

Its: _____

Agent: _____

By: _____

Its: _____

By: _____

Its: _____

COLLIERS INTERNATIONAL AZ, LLC, as agent for Karl F. Schmitt and Patrick J. Dome

By: _____

Its: _____



Exclusively Offered By:

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