

RETAIL PADS Available for Sale



Features:

- ◆ Strategically located at the Bob Hope off-ramp on Interstate 10, and with traffic counts on Interstate 10 over 100,000 daily
- ◆ Sought after signalized hard corner, serving travelers using Interstate 10 and local communities
- ◆ Project is positioned across from the new Retail development “The Crossing” serving local communities
- ◆ Two separate Parcels, suitable for gas service (convenience store) and or fast food. Each parcel is approximately 1 acre in size
- ◆ Gross Acreage ± 2.07, includes County dedicated land use for the site.
- ◆ High visibility location with easy ingress and egress
- ◆ TOTAL SALES PRICE: \$1,885,000.00

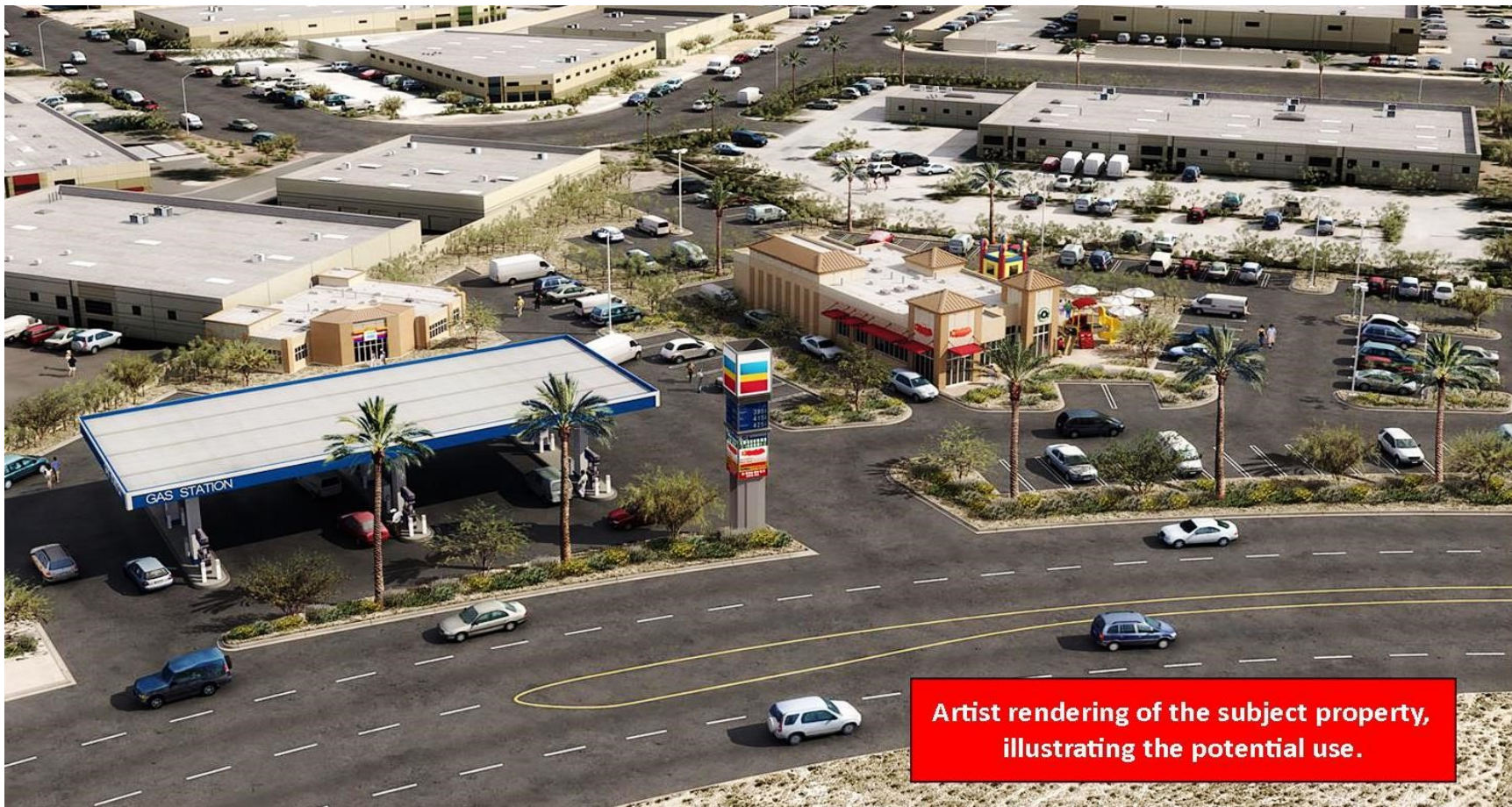


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Gas / Convenience Store / Fast Food and more

The information contained herein has been obtained from sources we believe to be reliable. The information is subject to errors, we make no guarantee, warranty or representation about it.

Premier Development, **For Sale**



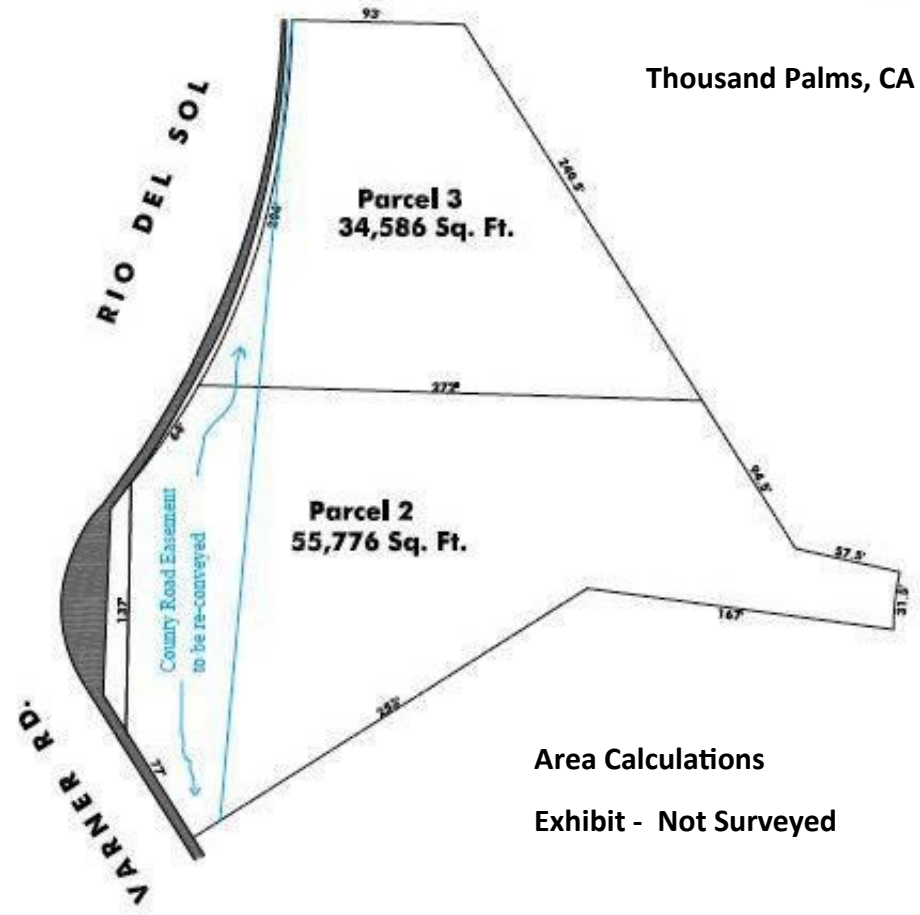
Artist rendering of the subject property, illustrating the potential use.



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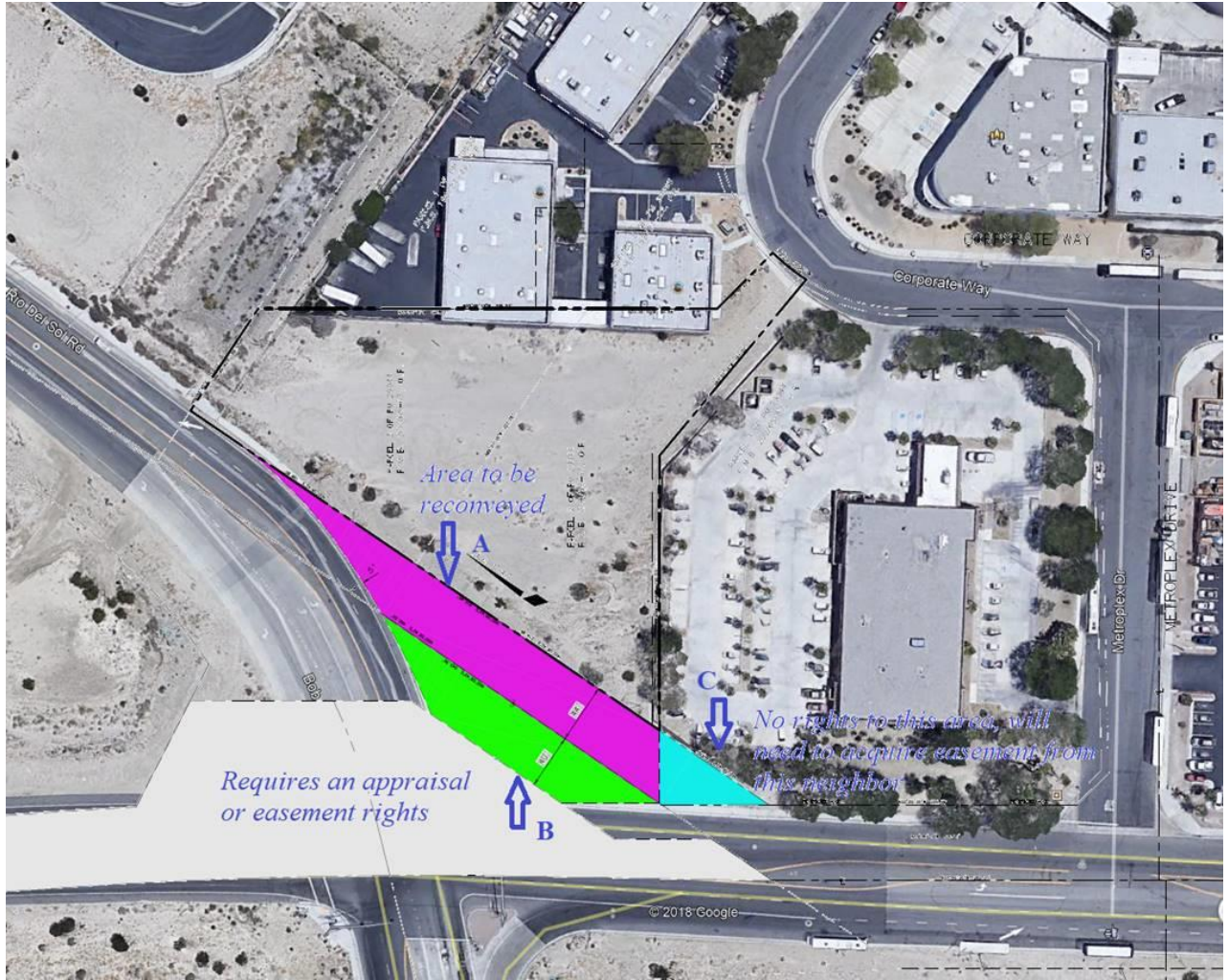
Pads Available For Sale or Ground Lease



Area Calculations
Exhibit - Not Surveyed

Bob Hope Overpass





Area to be reconveyed



Requires an appraisal or easement rights



No rights to this area, will need to acquire easement from this neighbor



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