

## Property Details

CONTROL: Owner VALUE: \$2,500,000  
LOAN: \$0  
EQUITY: \$2,500,000

TITLE: I-80 Land Rock Springs Wyoming, 23.5 acres, next to Maverik truck stop  
TYPE: Land  
23.5 Acres zoned commercial along I-80 on west side of Rock Springs Wyo.  
Sets higher above interstate. New clover leaf is finished. Exit ramp comes out at our SE corner. Maverik truck stop is open and operating. Other land can be subdivided.

HAVE:

ADDRESS: Foothills Drive, Rock Spring, Wyoming  
BENEFITS TO NEW OWNER: The new overpass and exchange is open and being used. Maverik Truck Stop is open and operating.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$0  
DEBT SERVICE: \$0  
CASH FLOW: \$0  
CAP RATE: 0.00%



BENEFITS SOUGHT: something to produce some income from a \$2.5 M asset. this could be the down payment for a large NNN property somewhere.

MOTIVATION: 7 Just wanting to retire and need a little more income so I can. can do truck wash, retail, RV Park, Motel, nice location

CAN ADD: Lots of things in my book and CASH is available also.

REMARKS: Lets put some ideas together. I am ready to go on to other projects. Can develop for someone if they have the need for it to be done but would rather your buyer to do it. Remaining frontage available.

OWNER: Express Development Ltd Co.

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