

# Property Details

CONTROL: Exclusive VALUE: \$399,900  
LOAN: \$0  
EQUITY: \$399,900

TITLE: 34.87 Acres-Vacant Development Land Close to the TA Truck Stop at Exit 340.

TYPE: Land

HAVE: 34.87 Acres of Vacant Land Close to the TA Truck Stop at Exit 340. Zoning is R-5. The Owners Had Oracle Engineering Do the Layout for About 121 Lots. Utilities Are Near Property; Sewer is in Street.

WEBSITE URL: <https://www.crexi.com/properties/1009159/arizona-00-e-lake-view-ave>

ADDRESS: 00 E Lake View Ave, Willcox, Arizona

BENEFITS TO NEW OWNER: Large Scale Development Zone Opportunity that Covers the Portion of the City. Develop Planned Unit Developments, Mobile Home Parks, Mobile Home Subdivisions, Travel Trailer Courts, Group Dwellings, & one and Two-family Dwellings

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$793  
NOI: \$-793  
DEBT SERVICE: \$0  
CASH FLOW: \$-793  
CAP RATE: 0.00%



MOTIVATION: Sellers are looking to sell

REMARKS: 34.87 Acres of Vacant Land Close to the TA Truck Stop at I-10 Exit 340. Zoning is R-5. Engineering for About 121 Lots. Utilities Are Near Property; Sewer is in Street. "zoning R-5, Large Scale Development Zone Covers the Portion of the City.

OWNER:

COUNSELOR: David Rosenstein Phone: 520-310-4020  
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