

Property Details

CONTROL: Exclusive VALUE: \$6,500,000
LOAN: \$900,000
EQUITY: \$5,600,000

TITLE: Yuma Travel/Truck Center Development
TYPE: Land
20 acres in Yuma Arizona that are included in an Opportunity Zone.
HAVE: Located off Interstate 8 at Exit #3, with plans for a proposed and approved development of a major brand retail Travel Center for gasoline and diesel fuel sales
WEBSITE URL: <https://www.crexi.com/properties/1741212/arizona-yuma-traveltruck-center-development>
ADDRESS: 2043 S Avenue 3 E, Yuma, AZ 85365, Yuma, Arizona
BENEFITS TO NEW OWNER: site plan approved for Travel Center, Convenience Center, Tier 1 co-brand fast food with drive through, Chain restaurant with dinner service, and Trucker services. Property has been annexed into the City of Yuma. Traffic Study approved.

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: This location will serve the trucking industry, travelers, residents and businesses such as the Agricultural, manufacturing, Industry, plus those heading the port of entry at the US-Mexico Border.

MOTIVATION: Seller is looking to sell, Ground lease, or Exchange.

REMARKS: Develop 20 acres in Yuma Arizona that are included in an Opportunity Zone. Located off Interstate 8 at Exit #3, with plans for a proposed and approved development of a major brand retail Travel Center Projected daily Vehicle Traffic count 41000

OWNER:

COUNSELOR: David Rosenstein Phone: 520-310-4020
7189 E Tanque Verde Road Email: americandesertgroup@gmail.com
Tucson, , 85715