

Property Details

CONTROL: Exclusive VALUE: \$160,000
LOAN: \$0
EQUITY: \$160,000

TITLE: Willcox Arizona Development Parcel
TYPE: Land

HAVE: 1.75 acre parcel Corner lot zoned H-1(Highway Service Zone) that offers many uses. The code defines some of the uses as "Automobile filling stations, cafes, motels, drive-ins (food service), garages, and any other uses.

WEBSITE URL: <https://www.crexi.com/properties/1009158/arizona-45-topo>

ADDRESS: 45 Topo, Willcox, Arizona

BENEFITS TO NEW OWNER: Development Opportunity minutes from exit 360, I-10. The H-1 zoning allows filling stations, Food Service & Garages, etc. Same Exit as TA and Loves.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$464
NOI: \$-464
DEBT SERVICE: \$0
CASH FLOW: \$-464
CAP RATE: 0.00%



BENEFITS SOUGHT: Draw highway traffic and locals in a growing developing area of Arizona

MOTIVATION: Partners decided it was time to sell.

CAN ADD: Two additional large scale 30 plus acres for development across the road.

REMARKS: Zoning H-1, Uses permitted - anything allowed in CC-1 (central commercial) The H-1 highway service zone covers the portion of the city which is primarily suited for commercial, and service uses to serve the traveling public

OWNER:

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