

Offering Memorandum

PRIME INTERCHANGE LAND | I-10 & AVE 75E

±175 ACRES | LA PAZ COUNTY, ARIZONA - OPPORTUNITY ZONE



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NAIHorizon

Property Information

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Location: Interstate-10 & Ave 75E, La Paz County, Arizona

Size: ±175 Acres

Price: To be determined through competitive bid process

Sale Conditions: The Property is being sold "As-Is". Owner makes no representations or warranties to the condition of the Property. All due diligence investigation is the responsibility of the prospective buyer. Seller reserves the right to withdraw the Property if minimum pricing expectations are not met through the sale process.

Zoning: C-2

Land Use: TBD

Utility Providers

Power: Arizona Public Service (APS)

Water: Rights secured from ADWR, service yet to be provided to site

Sewer: Commercial Septic, yet to be provided to site

Gas: Southwest Gas

Taxes (2019): \$1,825.72

Parcels: 303-72-019A, 303-72-020, 303-72-021A, 303-72-021B

Opportunity Zone: The Property is located in an Opportunity Zone. Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment.

Comments: The site is located approximately 75 miles west of downtown Phoenix, and approximately 45 miles from Buckeye, an explosive growth community located on the western edge of the metro Phoenix area. Additionally, the site is 75 miles east of the CA/AZ border. Avenue 75E (Exit #69) is the first interchange on Interstate 10 west of the La Paz/Maricopa County line.



Competitive Bid

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The subject of this offering is the fee simple interest in an **approximate 175 acres of land in La Paz County, AZ.**

This transaction will be conducted through a "**competitive bid process**" in accordance with the terms and provisions of this Offering Memorandum, which Seller may, in its sole discretion, amend or update (provided that Seller has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers). Each prospective purchaser has signed a Confidentiality Agreement in form and substance satisfactory to Seller as a condition of its receipt of this Offering Memorandum.

Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:

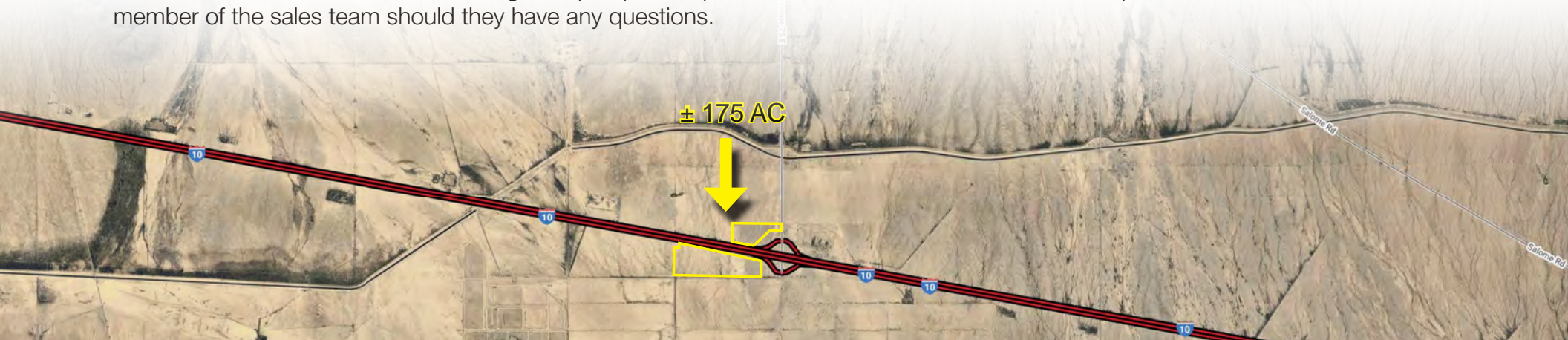
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- **Distribution of Offering Materials and Review Period:** All due diligence materials that will be provided will be made available through the Real Capital Markets website, www.rcm1.com.
- **Initial Offers Date:** TBD
- **Best & Final Bid:** Seller will choose a group of Best & Final Bidders. The Best & Final bid date will be determined and communicated via the RCM website at a later date.
- **RCM1 Bid Platform:** To ensure confidentiality and accuracy, bids will only be accepted via the Offer Room located on the Real Capital Markets website. NAI Horizon encourages all prospective purchasers to review the bid instructions prior to the Offer Date and contact a member of the sales team should they have any questions.



I-10 Distribution Advantage

- With connections to ports on the west coast, the I-10 corridor provides a primary avenue for truck-freight transport between Arizona, Texas, and California. Most importantly is the direct connection to Los Angeles and Long Beach.
- Freight transportation is important to Arizona's economy as well as the U.S. economy as a whole. Within Arizona, the primary mode for transporting freight is by truck. Currently, approximately 10,000 trucks cross the Arizona-California border on a daily basis. The long-range traffic projections estimate that the daily trucks would double to over 20,000 heavy vehicles per day.
- The continued trend toward a service economy, will increase the volume of freight traffic on highways at a projected pace nearly twice that of automotive traffic by 2025.
- Trucks originating in Arizona are capable of reaching 65 million people in a one-day drive, making market access particularly convenient.
- With our 175 Acre site located an advantageous 75 miles from both the CA/AZ border and Phoenix, there lies tremendous distribution opportunities to both California and Texas.

Source: ADOT/AZ Commerce Authority

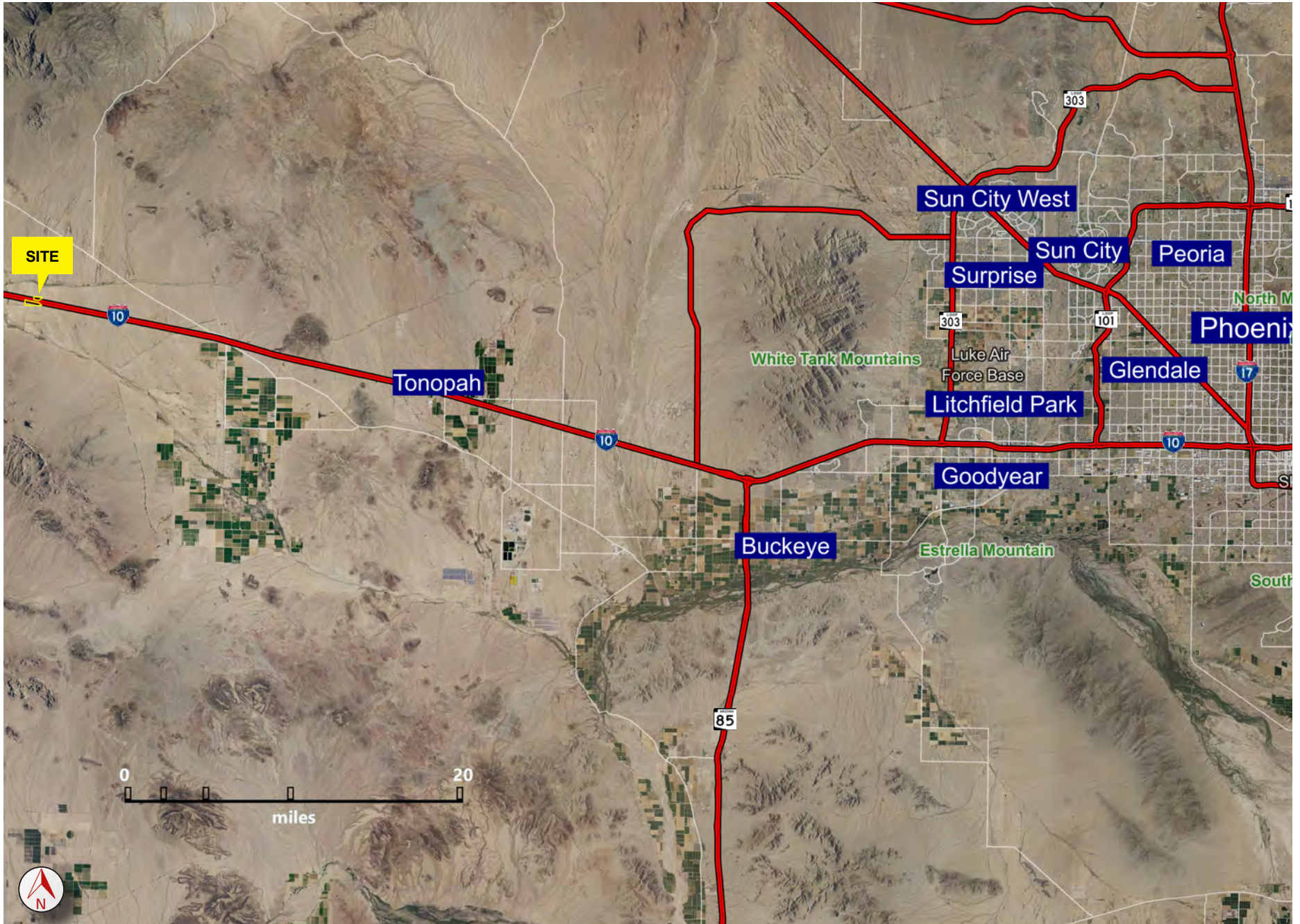
Low Cost of Doing Business

Arizona offers one of the lowest costs of doing business in the United States, primarily because of low taxes and small state government. While the national average of per-capita income going to taxes is 9.9 percent, here the number is only 8.4 percent.

Additionally, according to the GPEC, doing business in Arizona is 42% cheaper than in California.

Lastly, there is no franchise tax, no business inventory tax, and no estate tax. In fact, the state recently reduced long-term capital gains tax by as much as 25% for property acquired after 2011.

Source: AZ Commerce Authority



Regional Map

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Facing Southwest

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Subject To:	Approx. Distance	Approx. Drive Time
Phoenix	75 Miles	1 Hr
Tucson	190 Miles	2 Hr 52 Min
Nogales	257 Miles	4 Hr 1 Min
San Diego	289 Miles	4 Hr 34 Min
Los Angeles	296 Miles	4 Hr 32 Min
Albuquerque	493 Miles	7 Hr 40 Min
El Paso	506 Miles	7 Hr 24 Min
Salt Lake City	676 Miles	10 Hr 13 Min
Denver	887 Miles	13 Hr 50 Min
Dallas	1,141 Miles	16 Hr 31 Min
Houston	1,252 Miles	18 Hr 6 Min

Prime Interchange Land

I-10 & Ave 75E, La Paz County, AZ

EXCLUSIVE LISTING

For More Information Contact:

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