

# FOR SALE

## Interstate Land for Sale

### LOCATION:

Interstate 10, exit 340, central Willcox interchange with Rex Allen Drive in to town and Fort Grant Road, the name given to Rex Allen Drive, on the NW side of interchange.

### TRAFFIC VOLUME:

14,700 v.p.d.

### LAND SIZE:

71.4 Acres open to commercial to residential. All zoning subject to Cochise County development approval.

### ZONING:

Vacant Commercial & Vacant Residential

### TAX INFO:

Parcel #1 202-27-004Q 5.78 acres  
Parcel #2 202-27-004R 23.36 acres  
Parcel #3 202-27-004G 42.46 acres

### PRICE:

Bulk price \$2,400,000.00. Owner may consider splits and terms.

### PROPERTY:

The only development on this property presently is a Holiday Inn with a T/A Truckstop located on the west side of Virginia Street. Exit 340 is the midtown interchange with immediate access to Route 186, Rex Allen Drive. Willcox is about 45 miles West of the New Mexico state line.



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