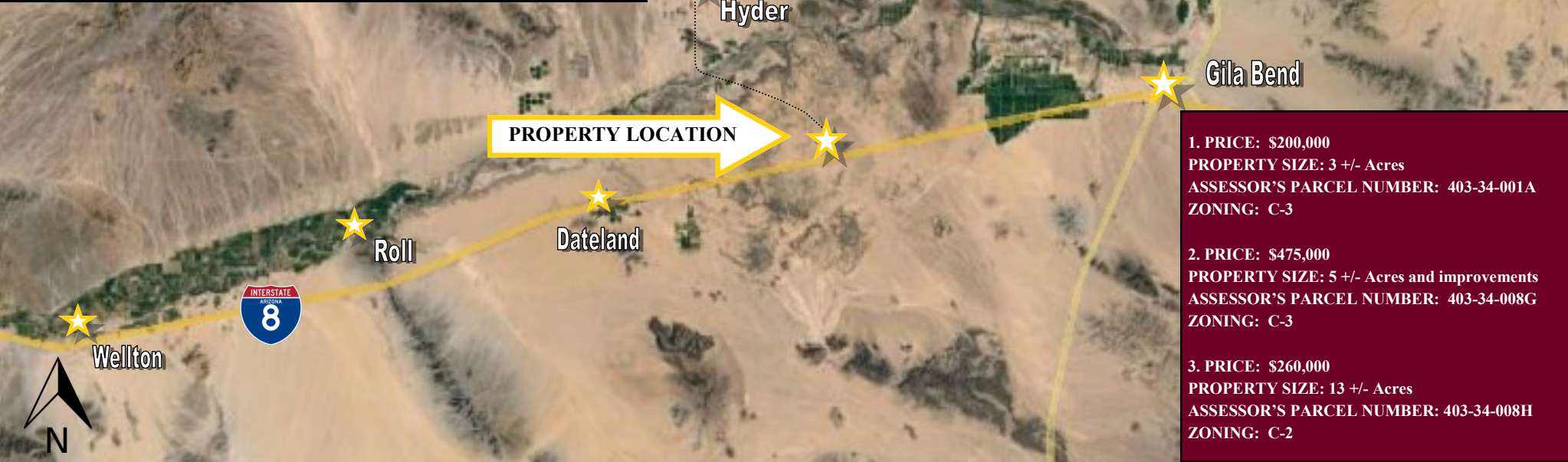
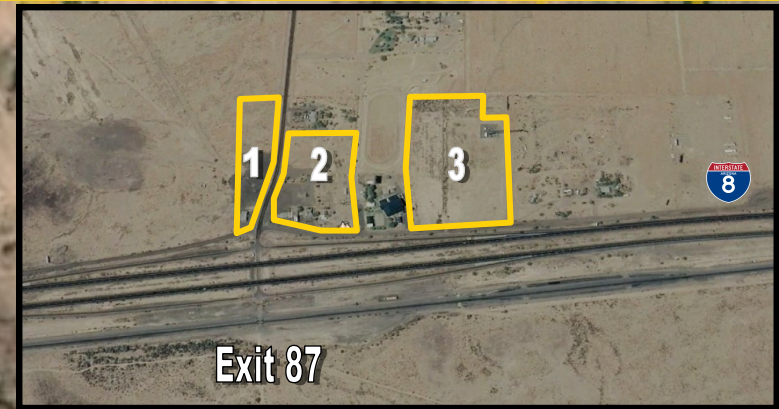


INTERSTATE 8 & AGUA CALIENTE RD (EXIT 87)

SENTINEL, AZ



1. PRICE: \$200,000
PROPERTY SIZE: 3 +/- Acres
ASSESSOR'S PARCEL NUMBER: 403-34-001A
ZONING: C-3
2. PRICE: \$475,000
PROPERTY SIZE: 5 +/- Acres and improvements
ASSESSOR'S PARCEL NUMBER: 403-34-008G
ZONING: C-3
3. PRICE: \$260,000
PROPERTY SIZE: 13 +/- Acres
ASSESSOR'S PARCEL NUMBER: 403-34-008H
ZONING: C-2



CLAYTON RAWLINGS—SALES ASSOCIATE
2711 EAST INDIAN SCHOOL ROAD SUITE 205
PHOENIX, ARIZONA 85016
WWW.WESTERNLANDCO.NET

OFFICE: 623-977-4900
MOBILE: 480-243-2979
FAX: 888-901-4243
RAWLINGS@WESTERNLANDCO.NET

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.

INTERSTATE 8 & AGUA CALIENTE RD (EXIT 87)

SENTINEL, AZ



Agua Caliente (Exit 87)



Property # 1

- ◆ PRICE: \$200,000
- ◆ PROPERTY SIZE: 3 +/- Acres
- ◆ ASSESSOR'S PARCEL NUMBER: 403-34-001A
- ◆ ZONING: C-3

COMMENTS: Fantastic commercial corner off Interstate 8. The opportunities are endless. This is a prime site for Gas, Hotel or C- Store. Please call with any questions.



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INTERSTATE 8 & AGUA CALIENTE RD (EXIT 87)

SENTINEL, AZ



Agua Caliente (Exit 87)



Property # 2

- ◆ PRICE: \$475,000
- ◆ ZONING: C-3
- ◆ PROPERTY SIZE: 5 +/- Acres
- ◆ UTILITIES: Water – Domestic Well / 20 +/- GPM / Phone – TDS / Power - APS
- ◆ ASSESSOR'S PARCEL NUMBER: 403-34-008G

COMMENTS: Existing Gas Station and C- Store. The building is 2,510sf. There are 11,000 gallons of unleaded gas storage and 4,000 gallons of diesel. There are 18 RV spaces ready to rent. Lastly there is an old historic train depot constructed out of redwood, that was later used as a restaurant. Outside of the existing improvements there is still plenty of room to expand. Please call with any questions.



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INTERSTATE 8 & AGUA CALIENTE Rd (EXIT 87)

SENTINEL, AZ



Agua Caliente (Exit 87)



Property # 3

- ◆ PRICE: \$260,000
- ◆ PROPERTY SIZE: 13 +/- Acres
- ◆ ASSESSOR'S PARCEL NUMBER: 403-34-008H
- ◆ ZONING: C-2

COMMENTS: Ready to go 13 acre commercial site bordering Interstate 8! This is a prime property for a investor or Interstate related business. Please call with any questions.



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