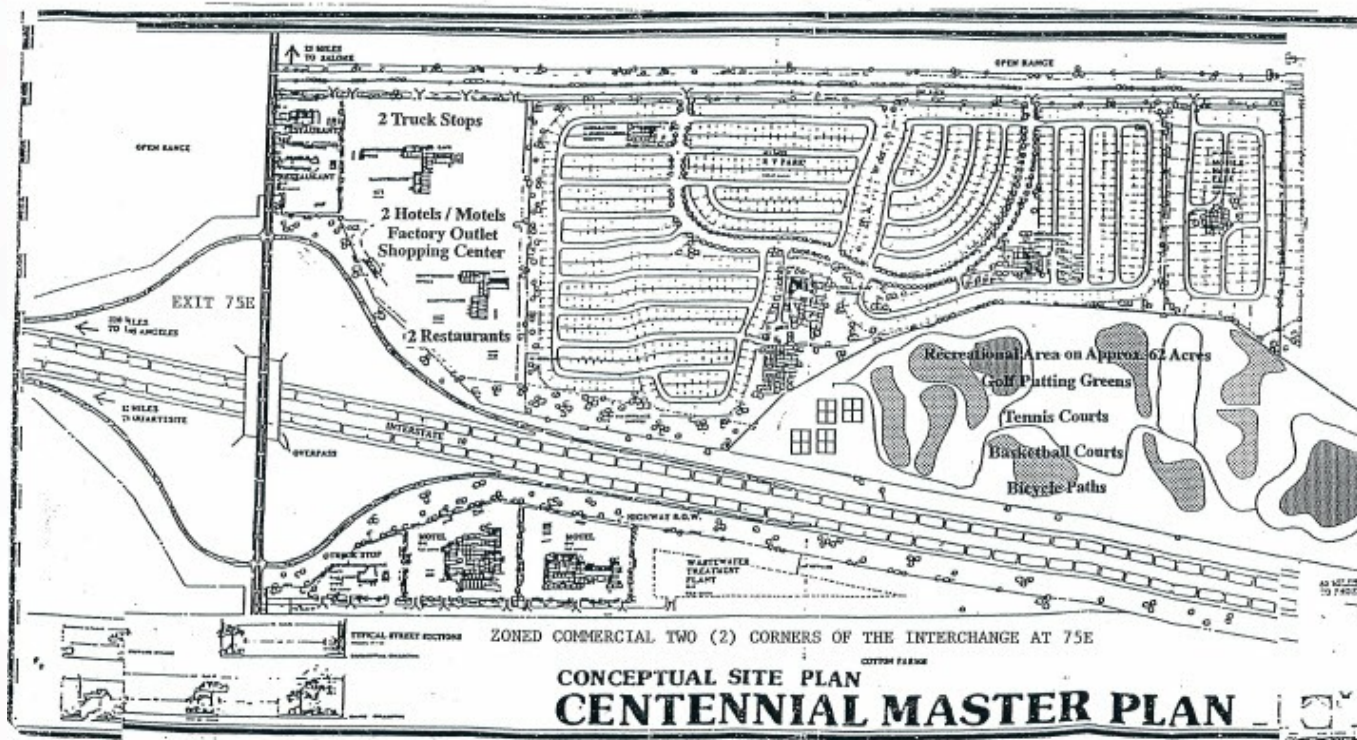


# MASTER PLANNED DEVELOPMENT OFFERED AT **\$15 MILLION - 262 ACRES** I-10 / I-11 INTERCHANGE - ZONED COMMERCIAL

*Available for Purchase & Development*

*I-10 Phoenix to Los Angeles - Approximately 1 hour West from downtown Phoenix*



Located on Interstate I-10, Phoenix to Los Angeles, approximately 1 hour West from downtown Phoenix. Roughly 1 mile of highway frontage at each corner of the new I-11 interchange!

**Offered at \$15,000,000**

**262 Acres (+/-) Zoned Commercial for:**

- 2 Motels
- 2 Truck Stops
- 2 Restaurants
- Factory Outlet Shopping Mall
- Nearly 1000 Mobile Homes & Factory Built Housing Sites or Affordable Home Sites

Priced at \$57,252 per acre compared to other commercially zoned Freeway Frontage priced in

the range of \$90,000 per acre without the easy accessibility.

This Interchange Frontage provides the usual on/off freeway access to provide ample traffic flow to support an array of business and living accommodations – 2 corners of the interchange at Exit 75E

Future development of I-11 and I-10 freeway interchange has been approved. The completed I-11 study recognized the need for additional traffic flow from Las Vegas to Phoenix and continuing south. The Interstate is congressionally enacted with signs stating "Future I-11 Corridor", which are currently posted in Arizona.

**Owner financing available!** With an ample cash down payment, the owner will carry back the balance with long term financing for qualified buyers; terms are negotiable. Extremely palatable interest rate!

Commercially Zoned = 200 acres +/-  
Recreational Area = 62 acres +/-

Stake your claim on the future now! Be in control of the interchange destiny. Capitalize on a **high yield** opportunity today!

**Call or email now!**

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