

TRUCK STOP OR GAS STATION SITE FOR SALE

**28350 & 28370 WEST STATE ROUTE 71
CONGRESS, ARIZONA 85332**

**PRICE: \$1,500,000 (\$4.80 PER SQUARE FOOT)
±7.19 ACRES**



PAUL BLUM, J.D., CCIM
602.369.7575
paul@blumroberts.com

REBECCA ROBERTS
602.791.6262
rebecca@blumroberts.com

BLUM-ROBERTS GROUP



Unlocking The Value of Real Estate

This document/email has been prepared by West USA Realty Commercial Division for advertising and general information only. West USA Realty Commercial Division makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. West USA Realty Commercial Division excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of West USA Realty and/or its licensees. © 2024. All rights reserved.

**14350 North 87th Street
Suite 180
Scottsdale, AZ 85260**

TRUCK STOP OR GAS STATION SITE FOR SALE

SUMMARY

Address:	28350 & 28370 West State Route 71, Congress, Arizona 85332
Price:	\$1,500,000.00 (Approximately (\$4.80 per Square Foot))
APN:	201-18-006 5.06 Acres 201-18-005 2.13 Acres
Size:	±7.19 Total Acres
Zoning:	RCU-2A, Owner will Provide Reasonable Time For Re-zoning
Frontage:	955 feet on US 93 437 Feet on SR 71
Highlights:	±15 Miles North of Wickenburg ±58 Miles South of Wickieup ±91 Miles to I-40

PAUL BLUM, J.D., CCIM
602.369.7575
paul@blumroberts.com

REBECCA ROBERTS
602.791.6262
rebecca@blumroberts.com

BLUM-ROBERTS GROUP



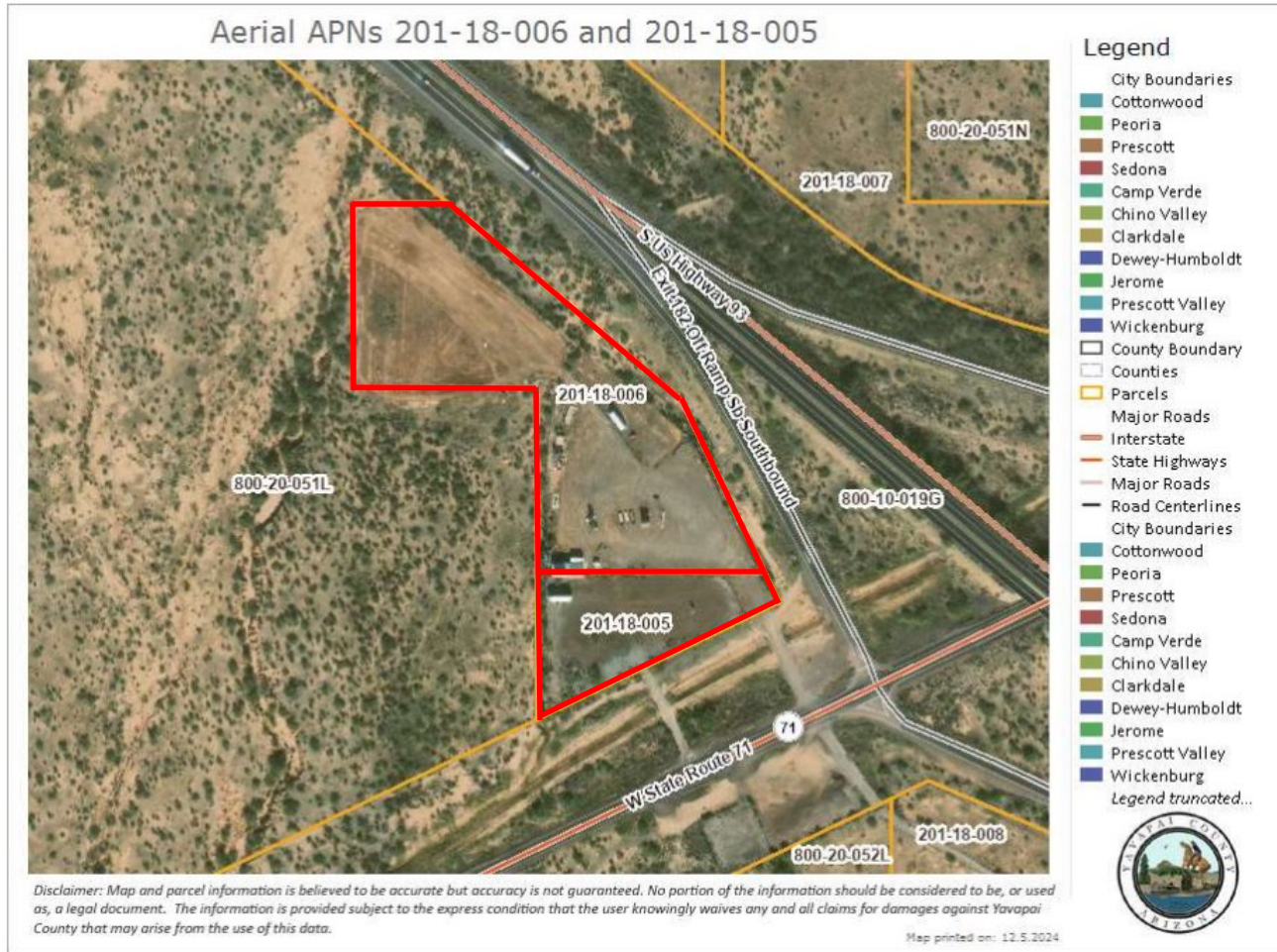
Unlocking The Value of Real Estate

This document/email has been prepared by West USA Realty Commercial Division for advertising and general information only. West USA Realty Commercial Division makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. West USA Realty Commercial Division excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of West USA Realty and/or its licensees. © 2024. All rights reserved.

14350 North 87th Street
Suite 180
Scottsdale, AZ 85260

TRUCK STOP OR GAS STATION SITE FOR SALE

PARCEL AERIAL MAP



PAUL BLUM, J.D., CCIM
602.369.7575
paul@blumroberts.com

REBECCA ROBERTS
602.791.6262
rebecca@blumroberts.com

BLUM-ROBERTS GROUP



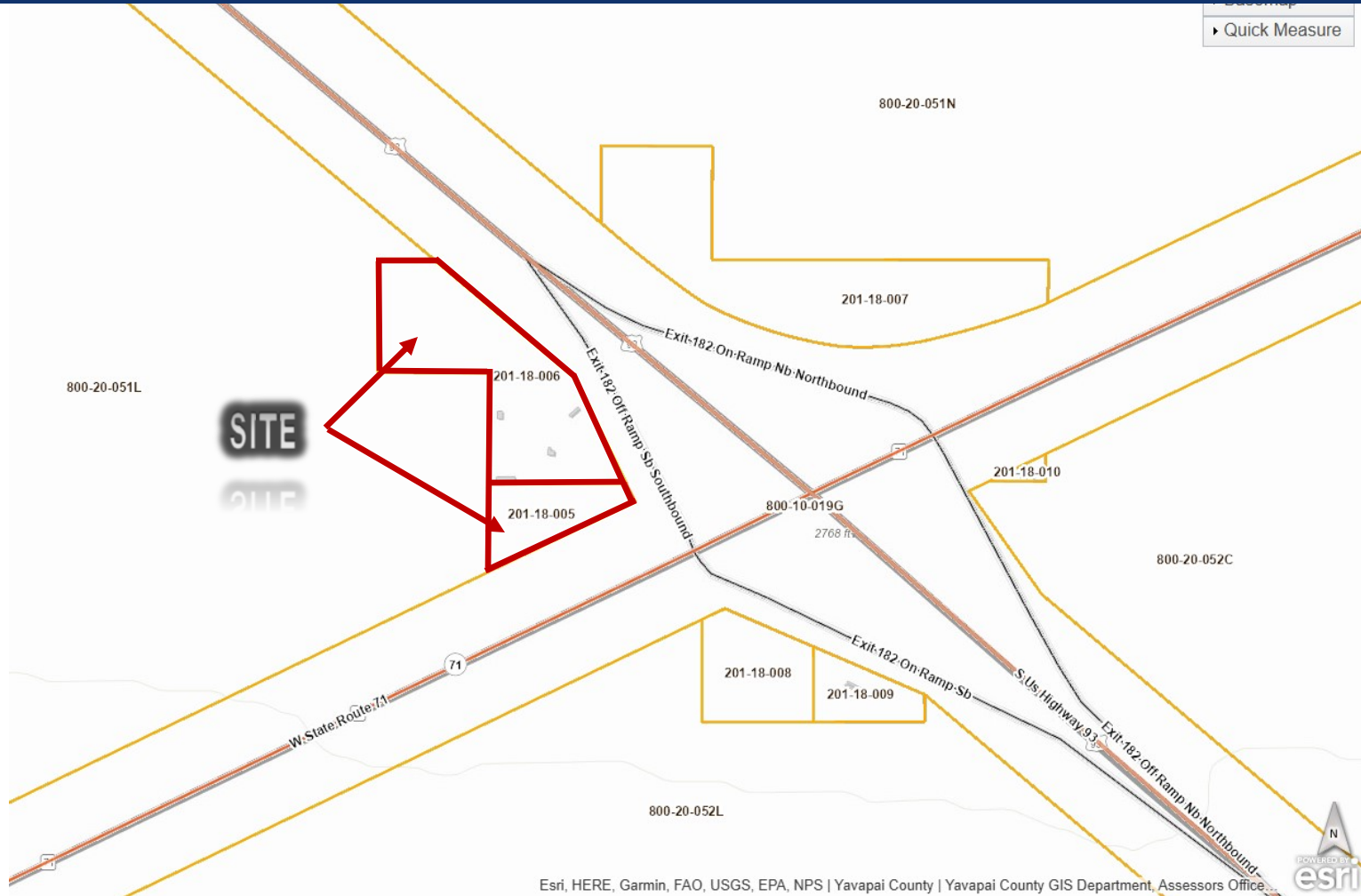
Unlocking The Value of Real Estate

This document/email has been prepared by West USA Realty Commercial Division for advertising and general information only. West USA Realty Commercial Division makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. West USA Realty Commercial Division excludes unequivocally all inferred terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of West USA Realty and/or its licensees. © 2024. All rights reserved.

14350 North 87th Street
Suite 180
Scottsdale, AZ 85260

TRUCK STOP OR GAS STATION SITE FOR SALE

ASSESSOR PARCEL MAP



PAUL BLUM, J.D., CCIM
602.369.7575
paul@blumroberts.com

REBECCA ROBERTS
602.791.6262
rebecca@blumroberts.com

BLUM-ROBERTS GROUP



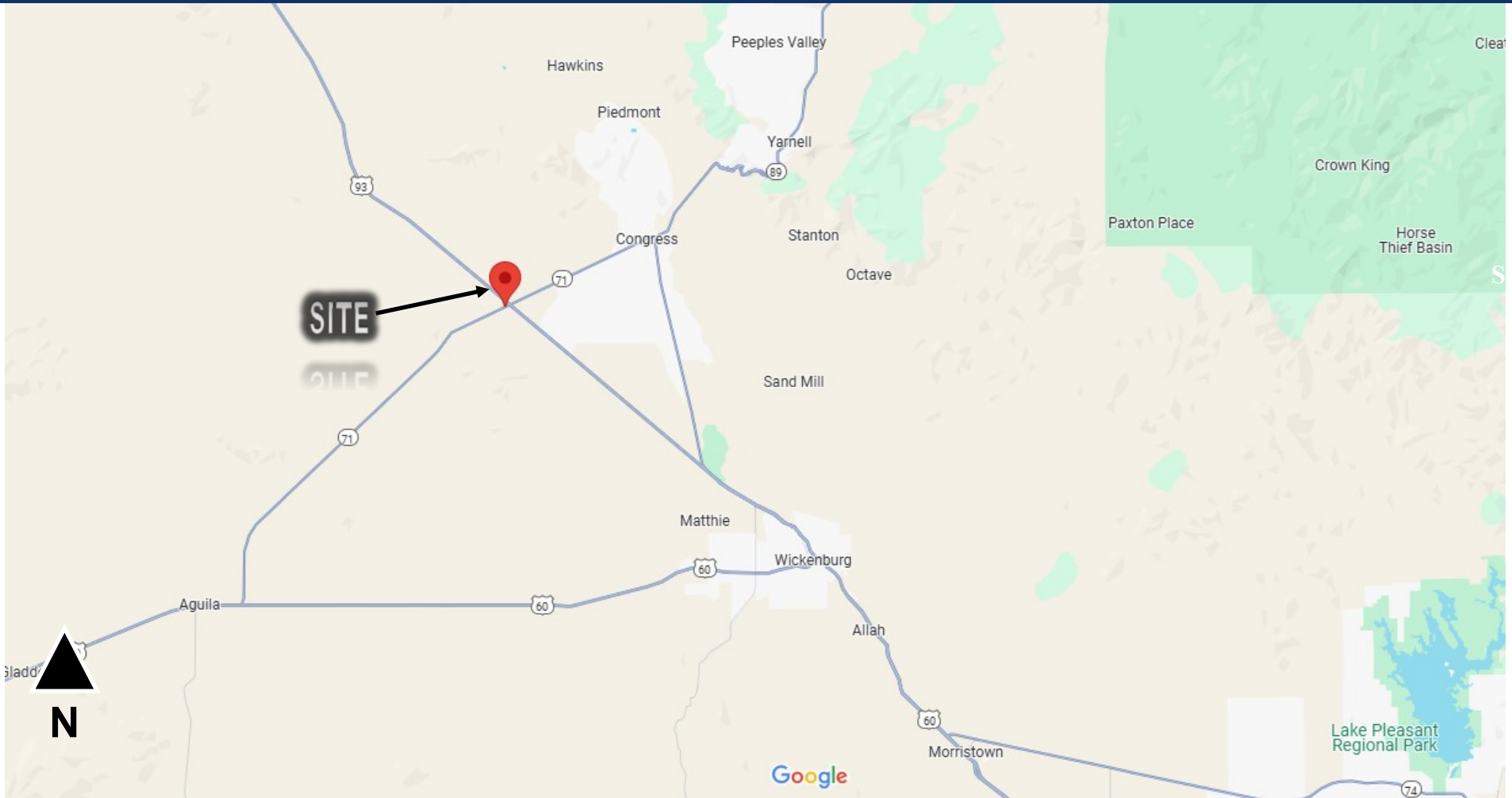
Unlocking The Value of Real Estate

This document/email has been prepared by West USA Realty Commercial Division for advertising and general information only. West USA Realty Commercial Division makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. West USA Realty Commercial Division excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of West USA Realty and/or its licensees. © 2024. All rights reserved.

14350 North 87th Street
Suite 180
Scottsdale, AZ 85260

TRUCK STOP OR GAS STATION SITE FOR SALE

REGIONAL MAP



PAUL BLUM, J.D., CCIM
602.369.7575
paul@blumroberts.com

REBECCA ROBERTS
602.791.6262
rebecca@blumroberts.com

BLUM-ROBERTS GROUP



Unlocking The Value of Real Estate

This document/email has been prepared by West USA Realty Commercial Division for advertising and general information only. West USA Realty Commercial Division makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. West USA Realty Commercial Division excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of West USA Realty and/or its licensees. © 2024. All rights reserved.

14350 North 87th Street
Suite 180
Scottsdale, AZ 85260