

FULL DIAMOND INTERCHANGE

INTERSTATE 8 & AVENUE 75 E

YUMA COUNTY, ARIZONA



- **PRICE:** ~~\$6,500~~ \$4,800 per acre - submit terms
- **ACREAGE:** 747 +/- acres
- **ZONING:** RA-40 (Agriculture Rural)
- **PARCELS:** 178-11-005 (160 acres), 178-12-006 (587 acres)
- **UTILITIES:** 3 phase power
Fiber optic along I -8
- **FRONTAGE:** Interstate 8 - Ave 75E
Union Pacific RR - RR crossing (Ave 75E) is installed.



GEORGE QUINIF

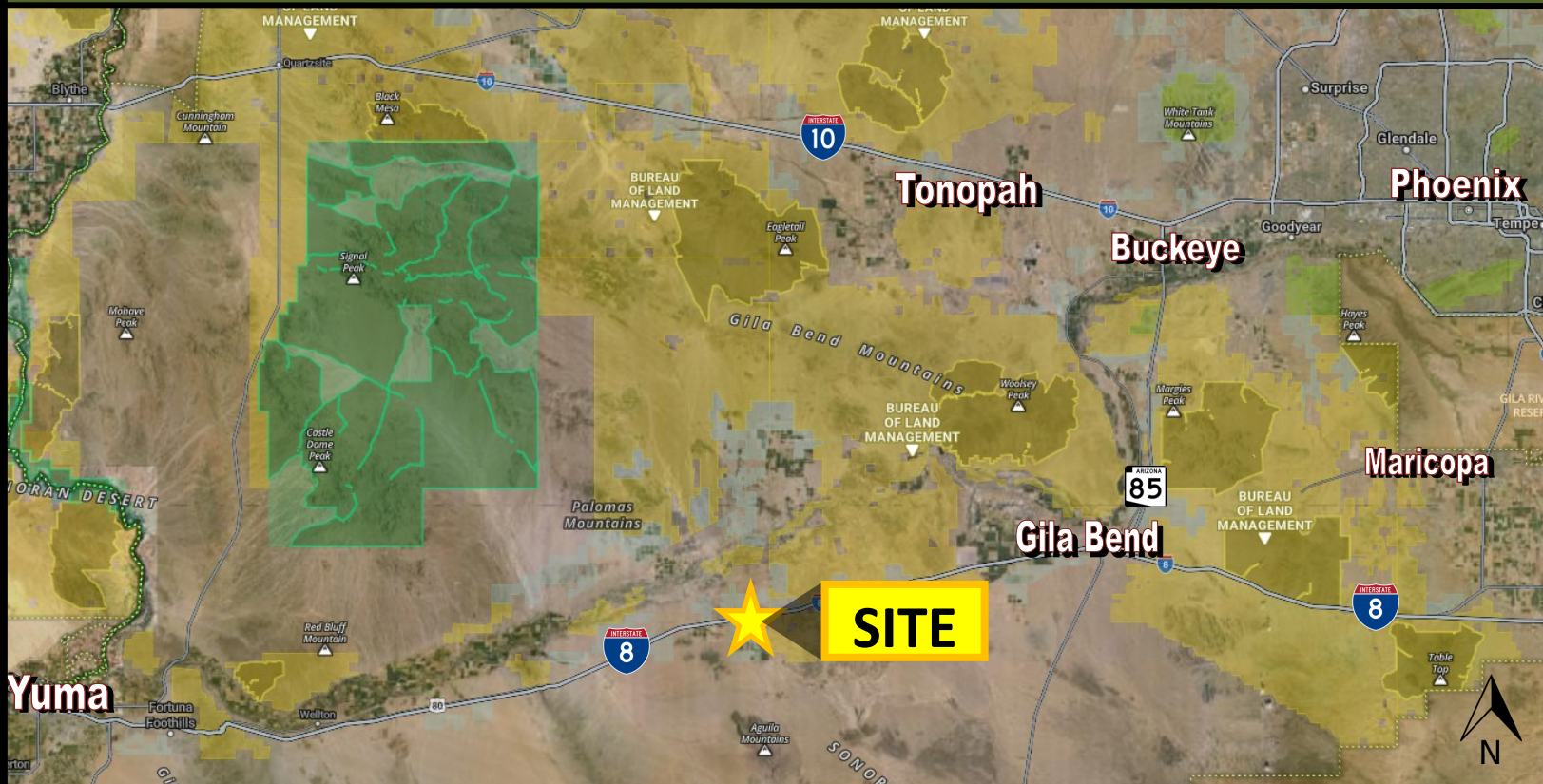
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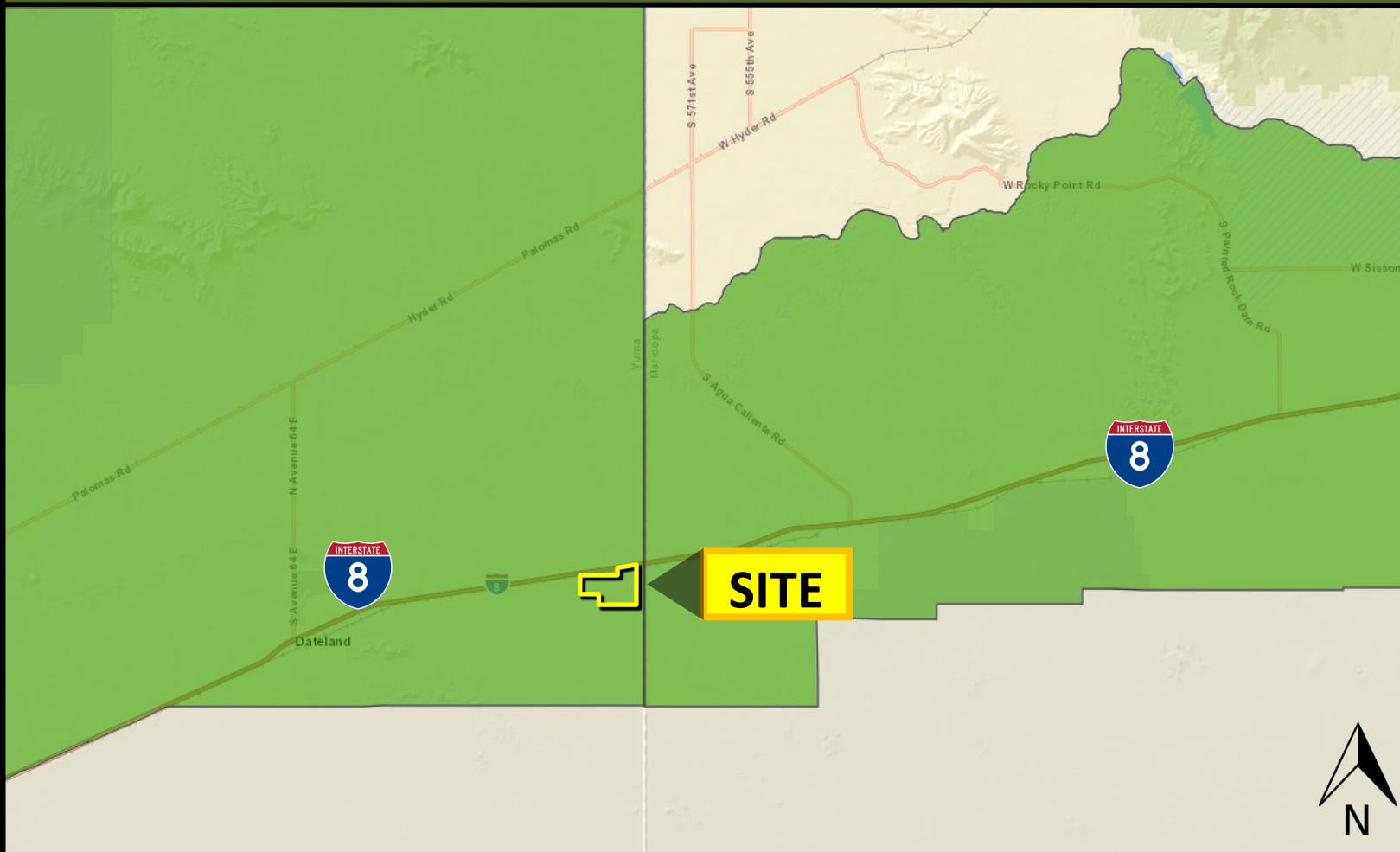


- Flat desert vacant parcel.
- Great visibility on I-8 Freeway and Union Pacific RR!
- On a Full diamond Interchange. Ave 75E. Railroad crossing is in.
- Electric, Fiber along I-8.
- Located in the Arizona Opportunity Zone.
- Ag, solar, industrial, power generation, storage all possible uses.
- Limited privately owned land along I -8.
- 35 miles to Gila Bend - 74 miles to Yuma.
- Not in an Active Water Management Area (AMA).



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LOCATED IN THE ARIZONA OPPORTUNITY ZONE



What are Opportunity Zones

Opportunity Zones are low-income census tracts nominated by governors and certified by the U.S. Department of the Treasury into which investors can now make qualifying investments into new projects and enterprises in exchange for certain federal capital gains tax reductions. There are over 8,700 Opportunity Zones in every state and territory. At the time of designation, 97.4 percent of these communities qualified for OZ status according to the Treasury Department's "low-income community" (LIC) standard, while 2.6 percent qualified under the law's provision allowing tracts adjacent to an LIC to receive designation under certain circumstances. Fully 71 percent of Opportunity Zones communities met Treasury's "severely distressed" definition.

Benefits of investing in opportunity zones

Opportunity Zones offer tax benefits to investors who elect to temporarily defer tax on capital gains if they timely invest those gain amounts in a Qualified Opportunity Fund (QOF). Investors can defer tax on the invested gain amounts until there is an event that reduces or terminates the qualifying investment in the QOF (an "inclusion event"), or December 31, 2026, whichever is earlier.

The length of time the taxpayer holds the QOF investment determines the tax benefits they receive.

- If the investor holds the QOF investment for at least five years, the basis of the QOF investment increases to 10% of the deferred gain.
- If the investor holds the QOF investment for at least seven years, the basis of the QOF investment increases to 15% of the deferred gain.
- If the investor holds the investment in the QOF for at least 10 years, the investor is eligible to elect to adjust the basis of the QOF investment to its fair market value on the date that the QOF investment is sold or exchanged.