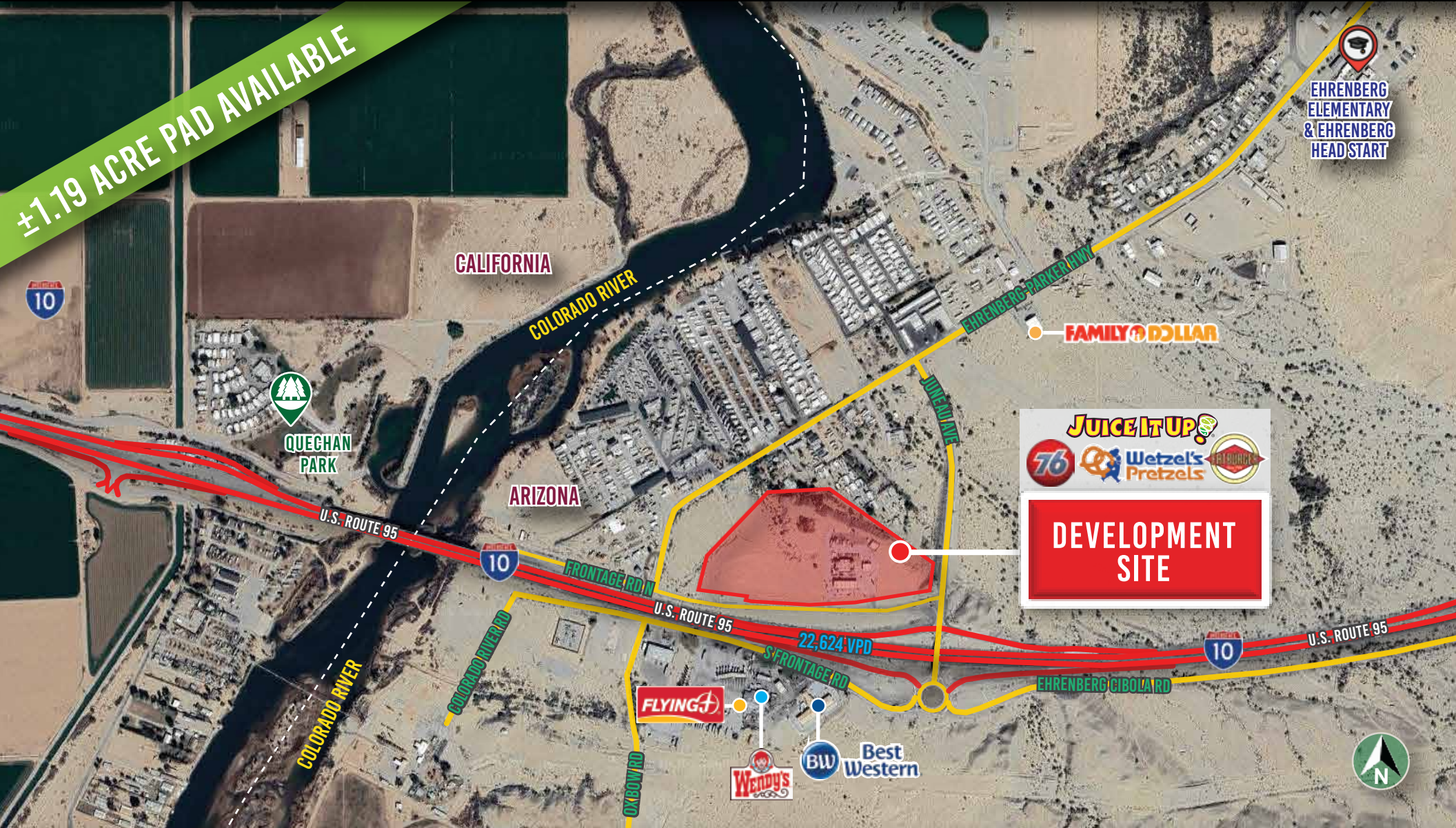


PRIME DRIVE-THRU GROUND LEASE OPPORTUNITY

14283 Frontage Road N | Ehrenberg, AZ 85334



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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D **DIVERSIFIED PARTNERS**
 Nationwide Real Estate Services

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SITE AREA	
DEVELOPED AREA:	
CONVENIENCE STORE, FUEL, EVs, RVs, AMENITY AREA:	6.27 ACRES
PAD A (QSR):	1.19 ACRES
UNDEVELOPED AREA:	
DETECTION AREA:	1.50 ACRES
SEPTIC DRAIN FIELDS AREA:	1.84 ACRES
OPEN SPACE:	1.30 ACRES
OVERALL AREA:	12.09 ACRES TOTAL
BUILDING AREA	
CONVENIENCE STORE AND RESTAURANT:	13,500 S.F.
QSR:	3,000 S.F.
PARKING SUMMARY	
PASSENGER CAR PARKING:	100 SPACES
EV CHARGING STATION - PASSENGER CAR:	32 SPACES
RV PARKING:	7 SPACES
QSR:	43 SPACES

NOTES:

- ALL AREAS PROVIDED AND PROPERTY DELINEATED ARE APPROXIMATE AND WILL NEED TO BE VERIFIED - SURVEY PROVIDED BY OTHERS.
- PLAN FOR ILLUSTRATIVE PURPOSES ONLY.
- THE BOUNDARIES OF THIS DRAWING WERE DEVELOPED FROM SCALED INFORMATION AND SHOULD NOT BE CONSTRUED AS ACCURATE.

±1.19 AC PAD AVAILABLE



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CONCEPTUAL SITE PLAN



**24 NEWLY INSTALLED
TESLA BRANDED
CHARGERS**

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demographics 2025

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION	358	1,700	12,310
ESTIMATED HOUSEHOLDS	165	740	4,572
AVERAGE HOUSEHOLD INCOME	\$54,448	\$67,657	\$71,380
DAYTIME POPULATION	242	942	8,067
MEDIAN AGE	51.4	45.5	35.8
TOTAL BUSINESSES	7	22	339



traffic counts:

I-10 (U.S. Route 95) | 22,624 VPD

Contact:

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property highlights

- ± 1.19 Acre QSR PAD available for Ground Lease
- Premier I-10 visibility with immediate freeway access
- Positioned adjacent to a top-performing travel center undergoing expansion
- Strategic “last stop before California” location capturing mandatory traveler traffic
- Offered as a build-to-suit or ground lease opportunity for a custom tenant prototype
- Limited competitive landscape providing strong first-mover advantage

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