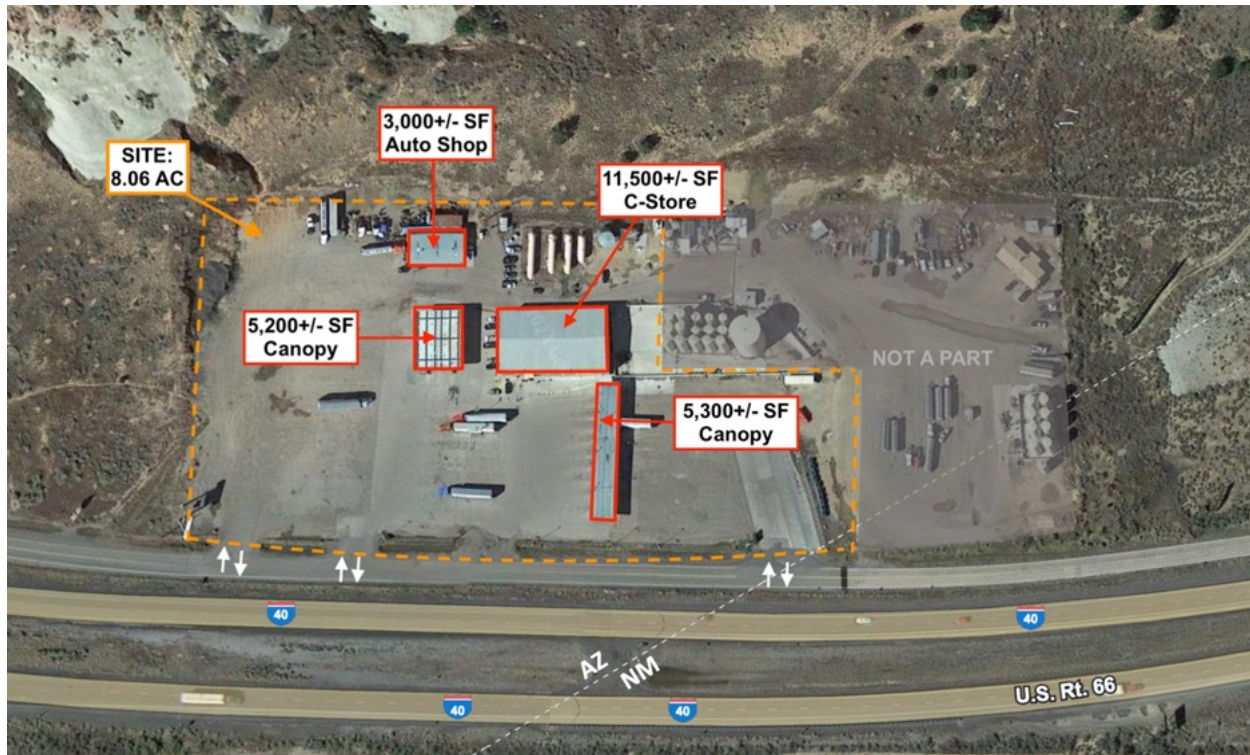


MONUMENTAL TRUCK STOP FOR SALE @ AZ/NM BORDER

I-40 & EXIT 359 Grant Rd, Lupton, AZ 86508





- Long Established Truck Stop Strategically Positioned @ AZ/NM State Line
- Property Includes an Expansive 11,500+ SF C-Store with Potential Restaurant Area, Restrooms with Showers, and Laundromat Operations; a Stand-Alone, 3,000+/- SF Maintenance Bldg
- 8.06+/- AC Site is Equipped with 6 Multi Petroleum Dispensers (for Passenger Cars) & New Canopy with New High-Flow Dispensers (for Trucks), Above-Ground Storage Tanks Infrastructure, Large Truck Aprons & Abundant Parking
- High Profile Site with Tall Pole Sign & Easy I-40 Access for Passerbyers
- Over 19,000 Vehicles/Day Along this Stretch of Interstate 40 Corridor
- Site Could Continue Operating as Convenience Store/Truck Stop with Additional Services Added for a One-Stop Travel Center Destination for Vehicles & Trucks
- Neighboring Uses Include Two Indian Trading Posts and a Large Rest Area
- Priced at \$6,200,000
- Owner Will Consider Sale, BTS and Ground Lease Scenarios

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SURROUNDING GAS STATION ACTIVITY



SITE PIX

