

# Gateway Industrial Park 3.28 Acre Parcel

Board of Trustees Meeting  
April 18, 2024

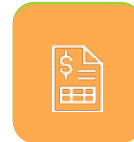




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3.28 Acres

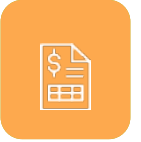
# The Parcel



Gateway  
Industrial  
Park

3.28 Acres

# Background



- 2007: Option Parcel for Stor-N-Lock parcel to the East. Parcel has a 0.5 acre detention basin easement on it benefiting Stor-N-Lock property.
- March 2022: Received an offer and approval to sell. Did not come to fruition.
- December 2023: Received 2 offers.
- January 2024: Advertised and put out for RFP. No Additional Offers.

# The Valuation



Appraisal Completed in June 2022

\$1,345,000 for 3.28 Acres

\$410,060.98 an Acre

\$9.41 per SF

# The Offers - Preferred



- Buyer: JKP Property Investments
- Offer Price: **\$1,400,000.00**
- Closing Date: **30 Days from Purchase Agreement Date**
- Financing: None – **Cash**

