

WHITE HILLS U.S. 93

±5.87 ACRES OF HIGHWAY COMMERCIAL | HIGH-VISIBILITY DEVELOPMENT OPPORTUNITY

Subject

5.87 Acres

93

CONTACT FOR MORE INFORMATION

Capri Barney

cbarney@landadvisors.com

928.445.4457

Hunter Kotoske

hkotoske@landadvisors.com

480.874.4341

 Land Advisors[®]
ORGANIZATION

480.483.8100 | LandAdvisors.com

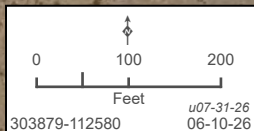
EXECUTIVE SUMMARY



 LOCATION 19929 N U.S. 93, White Hills, AZ 86445	 UTILITIES • Electric: Unisource Energy Services • Water: Private well • Septic only: private septic system • Cable/Internet/Telephone: Frontier Communications
 PRICE \$1,996,594 (\$7.80 Per Sq Ft)	 IMPROVEMENTS • Two of the five lots contain approximately 2,200 square feet of existing improvements, as described below: • Parcel 317-49-087: Main office building and manufactured home totaling approximately 1,400 square feet, located at 19887 N U.S. Highway 93. The parcel has a driveway with both ingress and egress access to U.S. Highway 93, and the office building features an ADA-compliant entrance. • Parcel 317-49-022: Approximately 800 square-foot residential mobile home located at 19929 N. U.S. Highway 93. The two-bedroom mobile home includes a kitchen, living room, and one bathroom. This fully fenced lot also includes an enclosed garage and a well house.
 PARCELS 317-49-022, 317-49-086, 317-49-087, 317-49-088, 317-49-089	 STRATEGIC LOCATION & TRAFFIC COUNT • Strategically positioned directly along U.S. Highway 93, a major north-south transportation corridor connecting Las Vegas and Southern Nevada with Kingman and the broader Arizona/Phoenix market. Mohave County identifies U.S. Highway 93 as the future I-11 corridor. • These prime commercial lots feature direct, designated access from U.S. Highway 93, offering exceptional visibility and convenient ingress and egress for customers, employees, and commercial traffic. An ideal location for businesses seeking prominent highway exposure and long-term growth potential. • This property benefits from approximately 32,000 vehicles passing the site daily, according to the latest Annual Average Daily Traffic (AADT) data from 2023. The significant traffic volume provides exceptional visibility and exposure to regional, commercial, and tourist traffic, making it an ideal location for highway and travel-oriented commercial development.
 SIZE ±5.87 Acres	 PROPERTY DESCRIPTION • Five contiguous parcels along U.S. Highway 93 in the commercial corridor of White Hills, Arizona. The assemblage includes existing improvements that support immediate occupancy and future development. Parcels 317-49-022 and 317-49-087 each contain buildings suitable for office or operational use. Parcel 317-49-022 is further improved with a water well, well house, and associated equipment, providing a valuable on-site water resource. • Rare opportunity for private highway-commercial ownership along U.S. Highway 93, offering a strategically located assemblage surrounded by extensive public lands. Positioned in the heart of the White Hills commercial corridor, the property provides prominent highway exposure and is ideally situated between Kingman and the Nevada/Hoover Dam area. • The property is ideally positioned between the Pilot/Shell travel center to the south and the Chevron/Starbucks development to the north, providing exceptional visibility and direct exposure to one of the primary transportation routes connecting Phoenix and Las Vegas.
 ZONING C-2H (Highway Commercial)	
 TAXES \$2,161.94 (2025) • 317-49-089 (\$475.48) • 317-49-088 (\$400.32) • 317-49-087 (\$496.66) • 317-49-086 (\$386.24) • 317-49-022 (\$403.24)	

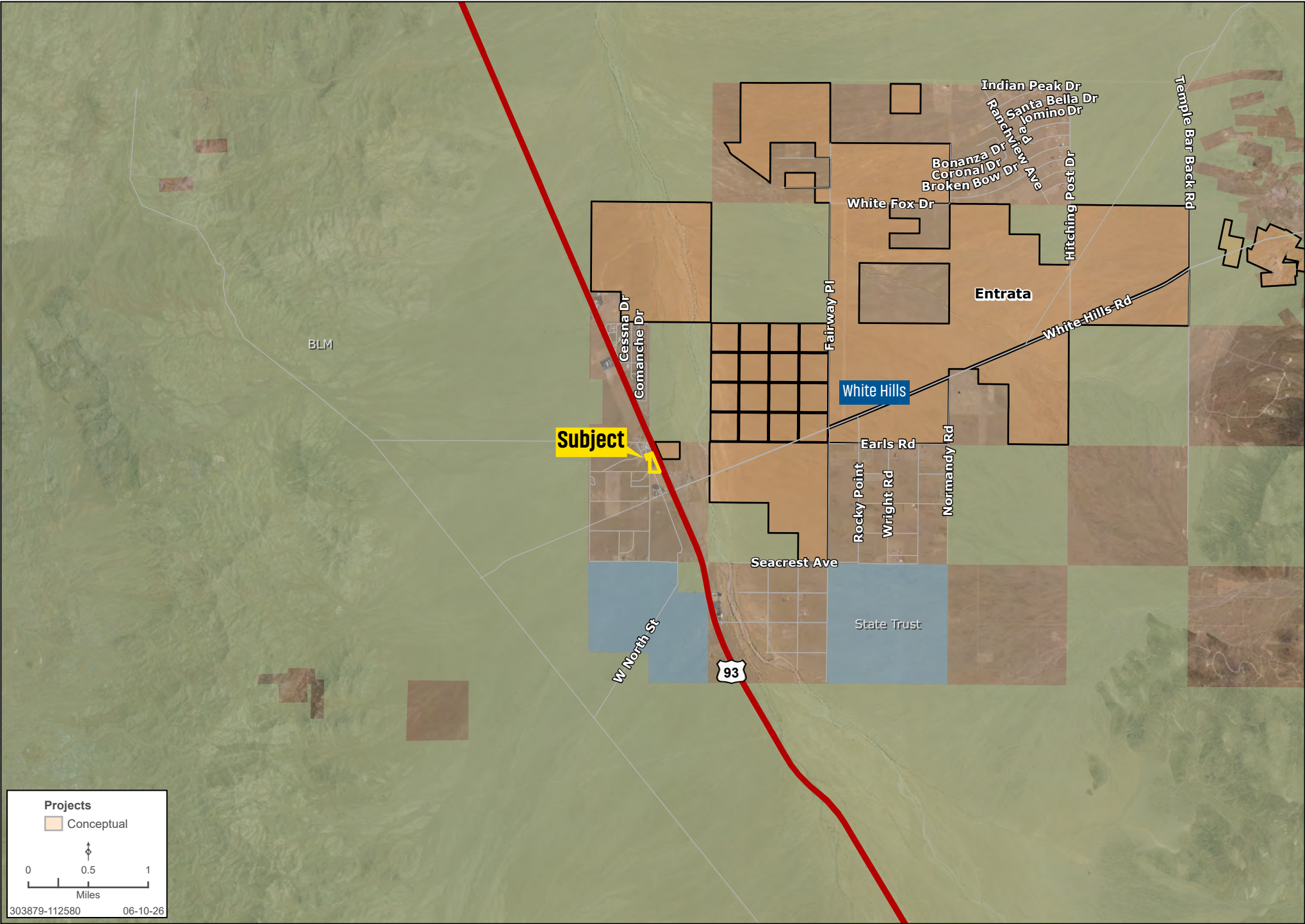
DETAIL | WHITE HILLS HIGHWAY PARCELS

Capri Barney | Hunter Kotoske | 928.445.4457 | landadvisors.com



AREA | WHITE HILLS HIGHWAY PARCELS

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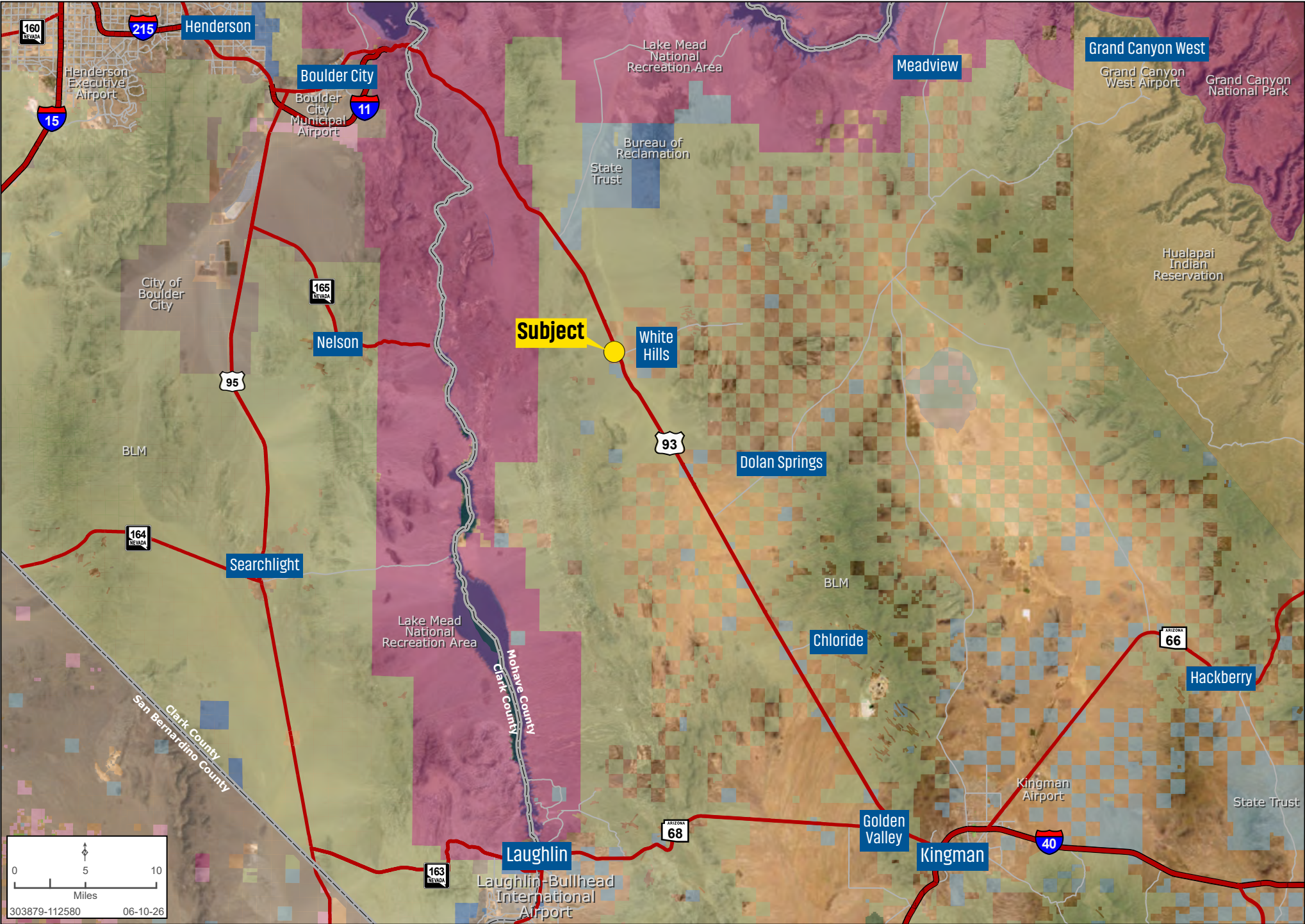
COMMERCIAL DEVELOPMENT | WHITE HILLS HIGHWAY PARCELS

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REGIONAL | WHITE HILLS HIGHWAY PARCELS

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ALTA /ACSM SURVEY

ALTA/ACSM SURVEY OF A PORTION OF THE N 1/2 N 1/2 AND A PORTION OF THE NW 1/4 NE 1/4 OF SECTION 25,
TOWNSHIP 27 NORTH, RANGE 21 WEST OF THE GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA

NOTES AND LEGEND

BASE OF BEARING TAKEN ALONG THE WEST HALF OF THE NORTH LINE (BEARING BY BEARING AT
SECTION 25, TOWNSHIP 27 NORTH, RANGE 21 WEST OF THE GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA)
DATE OF SURVEY: APRIL 2010
(1) INDICATES MEASURED DATA THIS SURVEY. ITEMS NOT MARKED (1) ARE CONSIDERED
MEASURED DATA UNLESS NOTED OTHERWISE.
(2) INDICATES RECORDS OF RECORDS OF RECORDS IN BOOK 400, PAGE 205
WHICH APPEARS TO HAVE BEEN WRITTEN FROM ACCESSORY DATA WITHOUT THE BENEFIT OF A PHYSICAL SURVEY.
FLOOD ZONE FOR FIRM PANEL 40000-0000
THE SUBJECT PROPERTY LIES IN FLOOD ZONE "C", AN AREA OF MINIMAL FLOODING

- INDICATES FOUND MONUMENT R/LS W/NO UNLESS OTHERWISE NOTED.
- INDICATES SET 1/2" REBAR W/PPC, R/LS 18210
- INDICATES TYPICAL UGDS BRASS CAP MONUMENT
- INDICATES APPROXIMATE LOCATION OF FENCE (SEE NOTE)
- INDICATES TELEPHONE OR BURIED CABLE PICTORIAL
- INDICATES WATER VALVE
- INDICATES SEPTIC CLEAN OUT
- INDICATES WELL HEAD
- INDICATES MARK ELECTRICAL PAD
- INDICATES POWERPOLE
- INDICATES APPROXIMATE LOCATION OF EDGE OF PAVING
- INDICATES EYEWIDEN POWER LINES
- INDICATES CONCRETE FLAT WORK, WALK, SIDEWALK OR PAD

TOTAL AREA OF PROPERTY IS 254224.8 SQ FT OR 5.84 AC.

LOCAL DESCRIPTION:
PARCEL NO. 1 COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 25, T. 27 N. R. 21 W.
WHICH IS A DISTANCE OF 10.00 FEET (DEED 10.00 FEET) FROM THE NORTH QUARTER CORNER, SAID POINT ALSO BEING ON THE
WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89.

THENCE SOUTH 87°43'37"EAST (DEED SOUTH 22°00'00"EAST) ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF
84.43 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL, BEING DESCRIBED HEREON.

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 23°45'17"EAST (DEED 23°00'00"EAST) A DISTANCE OF 107.80';

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 84°16'33" WEST (DEED SOUTH 60°00'00" WEST), A DISTANCE OF
206.00 FEET;

THENCE NORTH 17°48'17" WEST (DEED NORTH 17°30'14" WEST), A DISTANCE OF 161.28 FEET (DEED 160.00 FEET);

THENCE NORTH 24°07'00" EAST (DEED NORTH 24°14'48"EAST), A DISTANCE OF 280.23 FEET (DEED 280.00 FEET) TO A
POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89.

SAID PARCEL OF LAND CONTAINING 4437.47 SQ FT OR 101 ACRES MORE OR LESS.

PARCEL NO. 2: A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25, T. 27 N. R. 21 W.
OF THE GILA AND SALT RIVER MERIDIAN, MOHAVE COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE
NORTHEAST QUARTER;

THENCE NORTH 00°00'00" WEST (DEED NORTH 00°00'00" EAST), ALONG THE WEST BOUNDARY OF SAID NORTHWEST QUARTER
OF THE NORTHEAST QUARTER, A DISTANCE OF 630.00 FEET (DEED 630.00 FEET);

THENCE NORTH 87°16'33" EAST (DEED NORTH 60°00'00" EAST), A DISTANCE OF 108.54 FEET (DEED 84.43 FEET) TO A
POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89.

THENCE SOUTH 22°43'37"EAST (DEED SOUTH 22°00'00"EAST), ALONG SAID WESTERLY RIGHT-OF-WAY LINE,
A DISTANCE OF 280.23 FEET (DEED 280.00 FEET) TO A POINT ON THE SOUTH BOUNDARY OF
SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE SOUTH 87°16'33" WEST (DEED SOUTH 87°16'33" WEST), ALONG SAID SOUTH BOUNDARY,
A DISTANCE OF 160.82 FEET (DEED 160.00 FEET) TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 20072.4 SQ FT OR 4.62 ACRES MORE OR LESS.

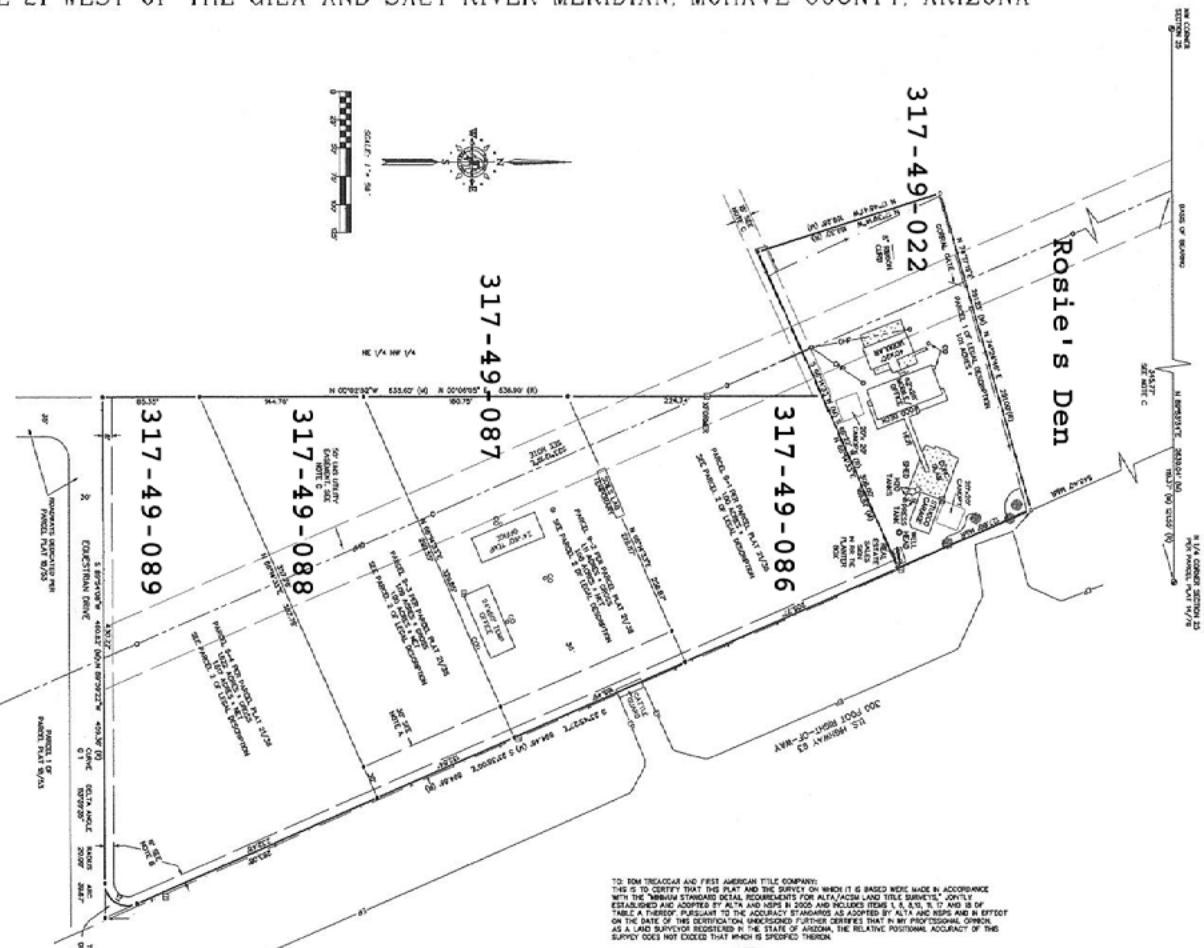
NOTE: A 30 FOOT WIDE UTILITY EASEMENT, PUBLIC UTILITY
AND DRAINAGE EASEMENT GRANTED FOR PARCEL PLAT 21/30
FILE NO. 2004-2404

NOTE: B. AN 8 FOOT WIDE PUBLIC UTILITY AND DRAINAGE
EASEMENT GRANTED FOR PARCEL PLAT 21/30 AT FILE NO.
2004-2404

NOTE: C. A 50 FOOT WIDE UTILITY EASEMENT AND A 15 FOOT WIDE UTILITY EASEMENT
GRANTED TO THE ELECTRIC CO. PER BOOK 7433 D.L. PAGE 432 AND BOOK 7482 D.L. PAGE 275.
SEE ALSO OFFICIAL UTILITY EASEMENT IN BOOK 86 OF MOH. CO. PAGE 128-432 NO NORTH
DEFINED.

FENCE NOTE:
PARCEL NO. 1 IS MOSTLY SURROUNDED BY FENCES CONSTRUCTED OF MANY TYPES OF MATERIALS INCLUDING
CHAIN LINK, POLY-TRIP NETTING, VARIOUS SIZES OF "WOOD" STILES, PILING VARIOUS STRINGS OF BARBED
WIRE AND CATTLE GATE OR CORRAL FENCING. SUPPORT FOR THE FENCING INCLUDED ROUND SQUARE AND
RECTANGULAR WOOD POSTS, 7" POSTS AND STEEL POSTS.

SEPTIC AND WATER LINES: AN ON-SITE WASTEWATER SYSTEM PERMIT, 3000-0070, IS ON FILE FOR PARCEL 8-2.
NO PHYSICAL EVIDENCE OF THE LOCATION OF THE TANK OR DRAIN FIELD OTHER THAN THE CLEAN OUT LOCATIONS
WAS FOUND. THE WATER SUPPLY SOURCE OTHER THAN THE LOCATION OF VALVES WAS NOT FOUND.



TO: BOM TREACAR AND FERT AMERICAN TITLE COMPANY:
THIS IS TO CERTIFY THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE
WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND NPS IN 2000 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



JOB NO. 8788-18	
PREPARED FOR:	TON TREACAR
BY:	P.O. BOX 500
	MO. BILLY, CA 91755
	661-2272
DRAWN BY:	DATE:
JD	APRIL 2010
SHEET 1 OF 1	
CARLTON SURVEYING	
911 EAST ANDY DEVINE TP. C. BOX 1100	
KINGMAN, ARIZONA 86401 928-753-4647	

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