

2 Hours to Las Vegas

92-acre mixed-use development with over \$700,000 in improvements with 5-acre Hotel Pad & 10-acre Commercial pad

Chrysler Motors Proving Grounds

(3,840 Acres)

**MAJOR PRICE REDUCTION!**

# Investment Overview

±214.36 Acre Portion of Former CAL-ARI Industrial Park Executively listed with Jones Lang Lasalle

±520 Acre Industrial Land on Carmen Rd. & Beth Dr.

±640 Gross Acre Industrial Land Site on I-40 & Cal-Ari Dr.

## Mohave County Land (Revised Pricing)

Yucca, Arizona

- 4 land sites totaling ±1,509.70 Acres in Mohave County, Arizona
- All sites allow for easy access to Los Angeles, Las Vegas and Phoenix
- Located in an Opportunity Zone
- [Click to View Drone Flyover Video](#)
- [Click to View the Mohave County News Release](#)
- [Business View Magazine Mohave County Supplement](#)

±309 Acre Industrial Land Site on W. Mesquite Dr. & S. Cochise

±40 Acres Industrial Land on Carmen Rd. & Beth Dr.

PRICE REDUCTION

4.5 Hours to Los Angeles (Only 25 miles to California Border)

3.5 Hours to Phoenix



# ±640 Acres Summary

Land Site Planned For Light Industrial Use

## Property Highlights

### Summary:

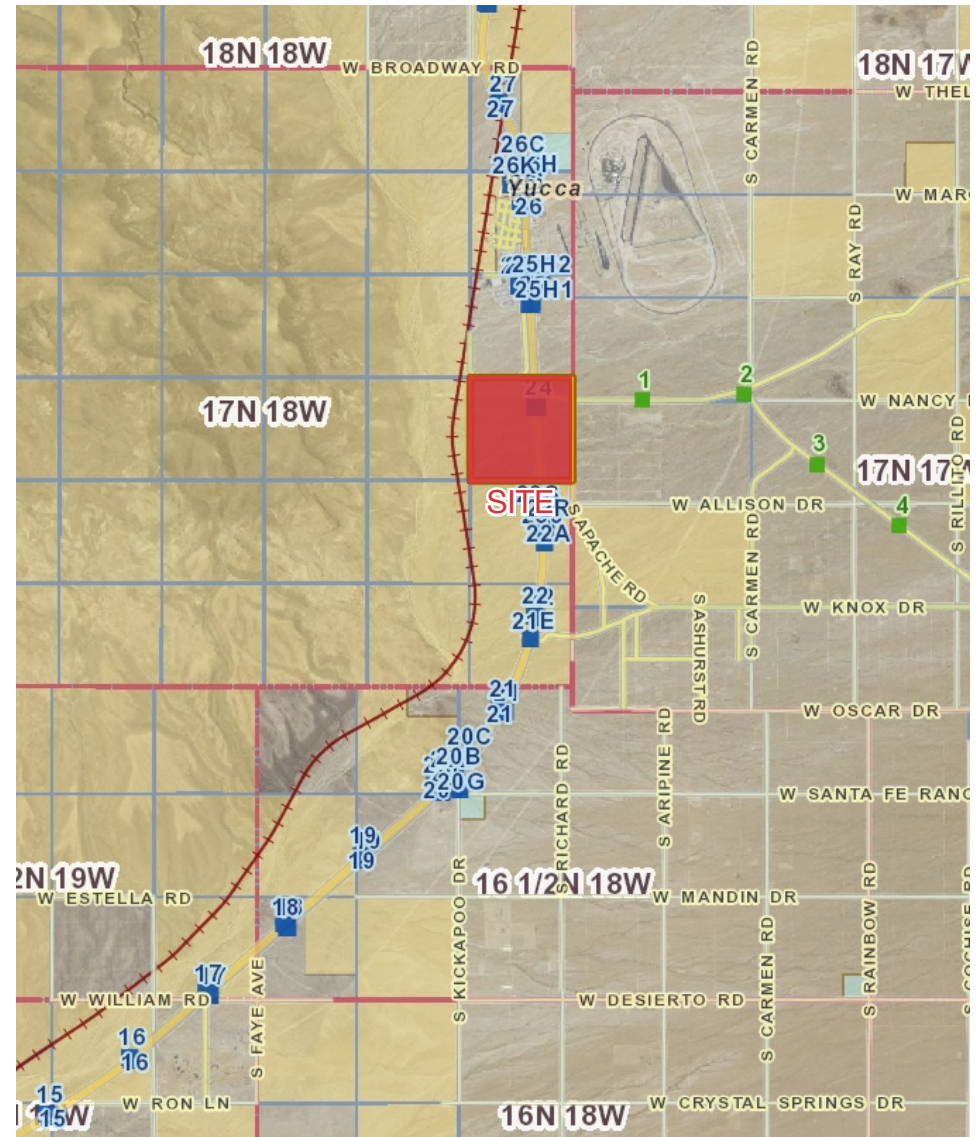
- **Revised Sale Price: \$6,400,000 (\$10,000/AC | \$0.23/SF)**
- Land Size: ±640 Gross Acres
- APN #: 208-37-001
- Current Zoning: AR/36A (Agricultural Residential)
- Anticipated/General Plan Zoning: Light Industrial
- Cross Streets: I-40 & CAL-ARI Drive (Exit 25)
- **Site is located within an Opportunity Zone**

### Features:

- ±640 Gross Acre vacant, unimproved, light-industrial zoned land site along I-40
- Potable water supply available from underlying aquifer or nearby Mohave Water Company
- Electric and Natural Gas is available from Unisouce Energy Services
- Highest and Best Use: Ecommerce, Solar Electric, Manufacturing & Truck Stop
- Ability to tie into existing BNSF Railway along western edge of site

### Location Overview:

- In close proximity to the ±3,840 Acre Chrysler Motors Proving Grounds and Mohave Water Company
- Excellent visibility and access to/from I-40
- Site attributes include great proximity to Market, Transport & Labor
- More than 32 million people within a 350-mile range of site
- There are plans to build a hotel on ±5 Acre site just north of CAL-ARI Dr & Alamo Rd



# ±520.11 Acres Summary

Land Site Planned For Light Industrial/Neighborhood Commercial Use

## Property Highlights

### Summary:

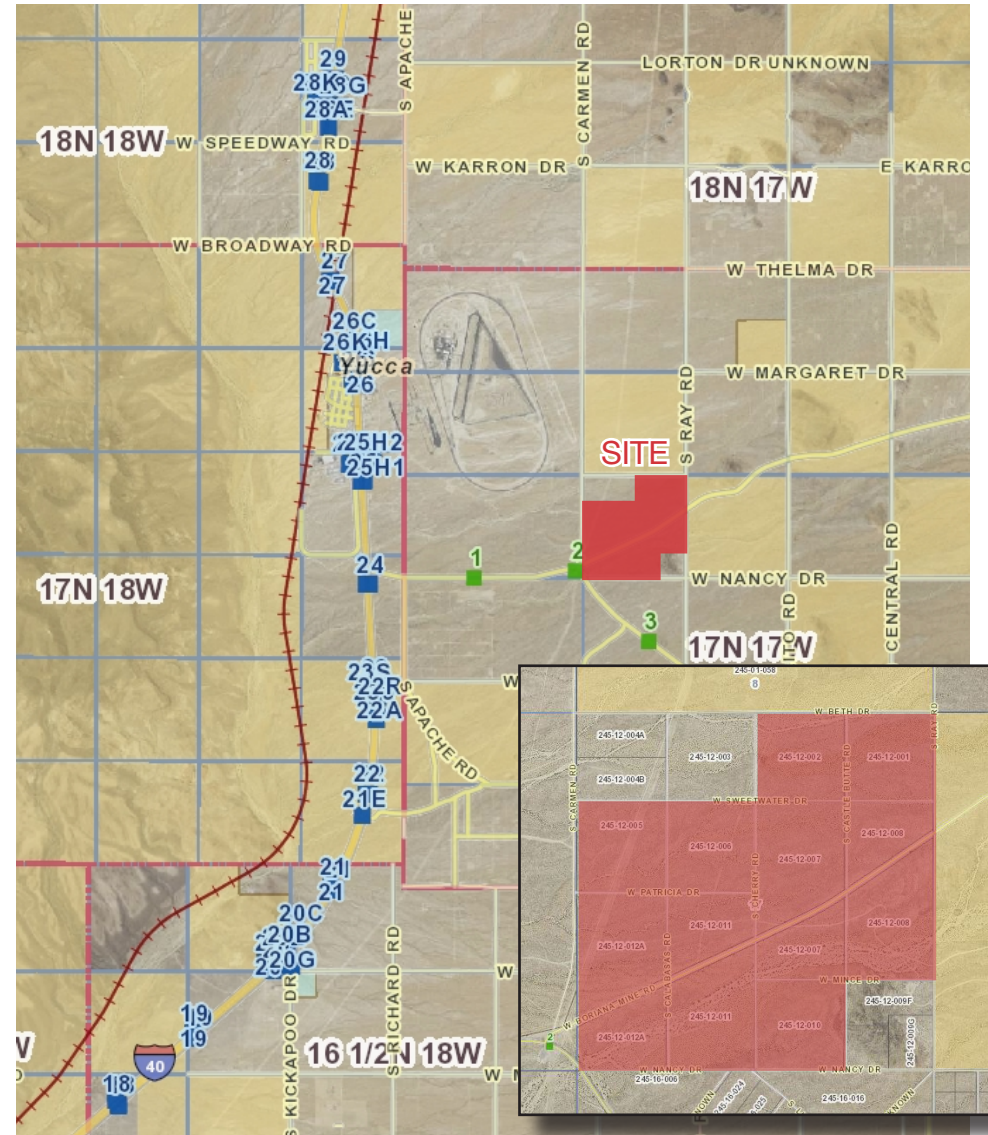
- **Revised Sale Price: \$5,201,100 (\$10,000/AC | \$0.23/SF)**
- Land Size: ±520.11 Acres
- APN #s: 245-12-001, 002, 005, 006, 007, 008, 010, 011, & 012A
- Current Zoning: AR (Agricultural Residential)
- Anticipated/General Plan Zoning: Light Industrial/Neighborhood Commercial
- Cross Streets: S Carmen Rd & W Beth Dr
- **Site is located within an Opportunity Zone**

### Features:

- ±520 Acre vacant land site along W Beth Rd, ±2.33 miles west of I-40
- Potable water supply available from underlying aquifer or nearby Mohave Water Company
- Electric and Natural Gas is available from Unisouce Energy Services
- Highest and Best Use: Ecommerce, Solar Electric, Manufacturing & Truck Stop
- Ability to tie into existing BNSF Railway along western edge of site

### Location Overview:

- Contiguous to the west property line of the ±3,840 Acre Chrysler Motors Proving Grounds and Mohave Water Company
- Good access to/from I-40
- Site attributes include great proximity to Market, Transport & Labor
- More than 32 million people within a 350-mile range of site
- There are plans to build a hotel on ±5 Acre site just north of CAL-ARI Dr & Alamo Rd
- Construction to start on a truck stop & RV park within nearby ±92 Acre development site





# ±309.54 Acres Summary

Land Site Planned For Rural Development Use

## Property Highlights

### Summary:

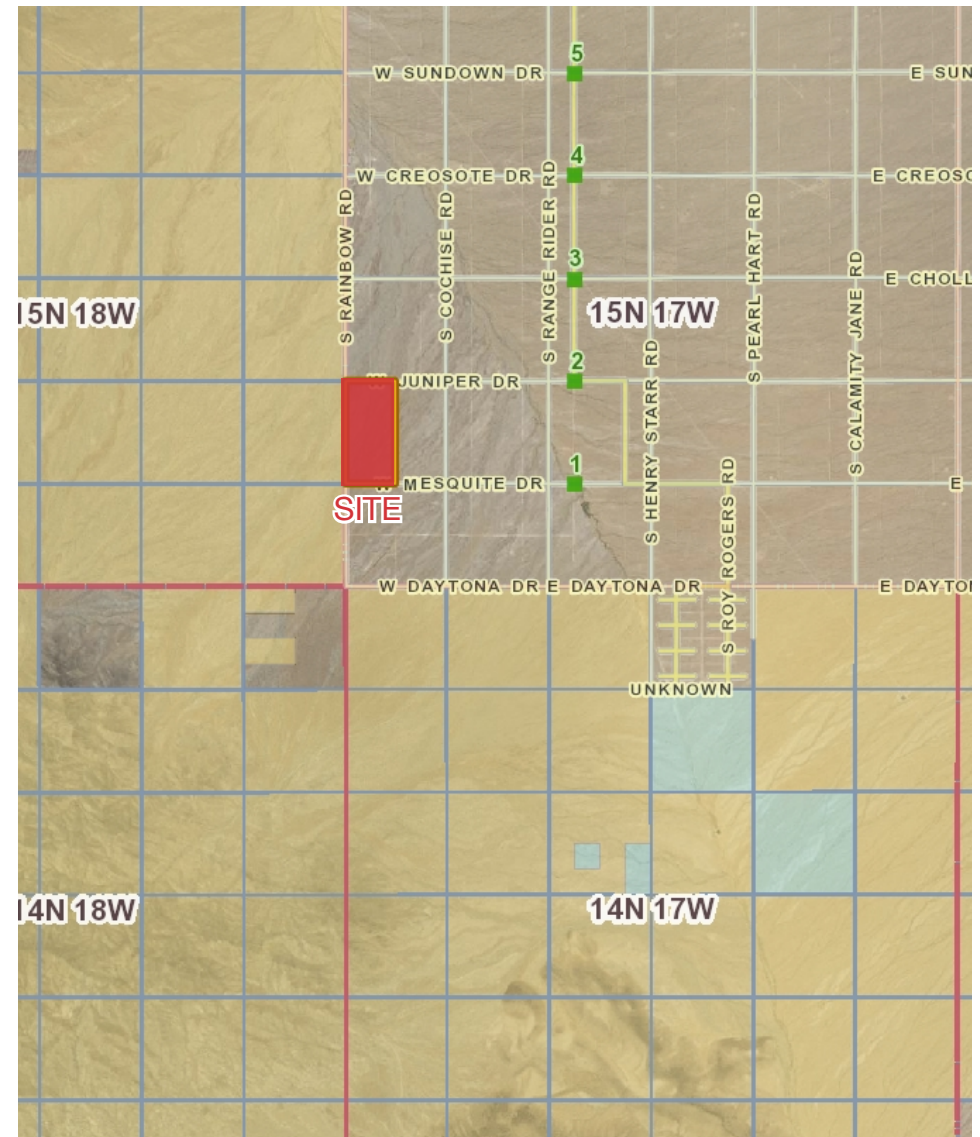
- **Revised Sale Price: \$3,095,400 (\$10,000/AC | \$0.23/SF)**
- Land Size: ±309.54 Acres
- APN #: 123-03-059
- Current Zoning: AR/36A (Agricultural Residential)
- Anticipated/General Plan Zoning: Rural Development Area
- Cross Streets: SW Mesquite Dr & S Cochise Rd
- **Site is located within an Opportunity Zone**

### Features:

- ±309 Acre vacant land site located approximately 17 miles southeast of Chrysler Motors Proving Grounds
- Potable water supply available from underlying aquifer or nearby Mohave Water Company
- Electric and Natural Gas is available from Unisouce Energy Services
- Highest and Best Use: Commercial, Solar Electric, & Industrial Warehouse
- Area surrounding the site is relatively undeveloped desert land

### Location Overview:

- Good access to/from I-40
- 9 miles from California border & 42 miles south of Kingman, AZ
- Site attributes include great proximity to Market, Transport & Labor
- More than 32 million people within a 350-mile range of site
- There are plans to build a hotel on ±5 Acre site just north of CAL-ARI Dr & Alamo Rd



# Price Reduction ±40.06 Acres Summary

Land Site Planned For Rural Development Use  
**Property Highlights**

## Summary:

- **Revised Sale Price: \$150,225 (\$3,750/AC)(\$0.09 SF)**
- Land Size: ±40.06 Acres
- APN #: 122-21-008
- Current Zoning: AR/36A (Agricultural Residential)
- Anticipated/General Plan Zoning: Rural Development Area
- Cross Streets: S Javelina Rd & S Belle Star Rd
- **Site is located within an Opportunity Zone**

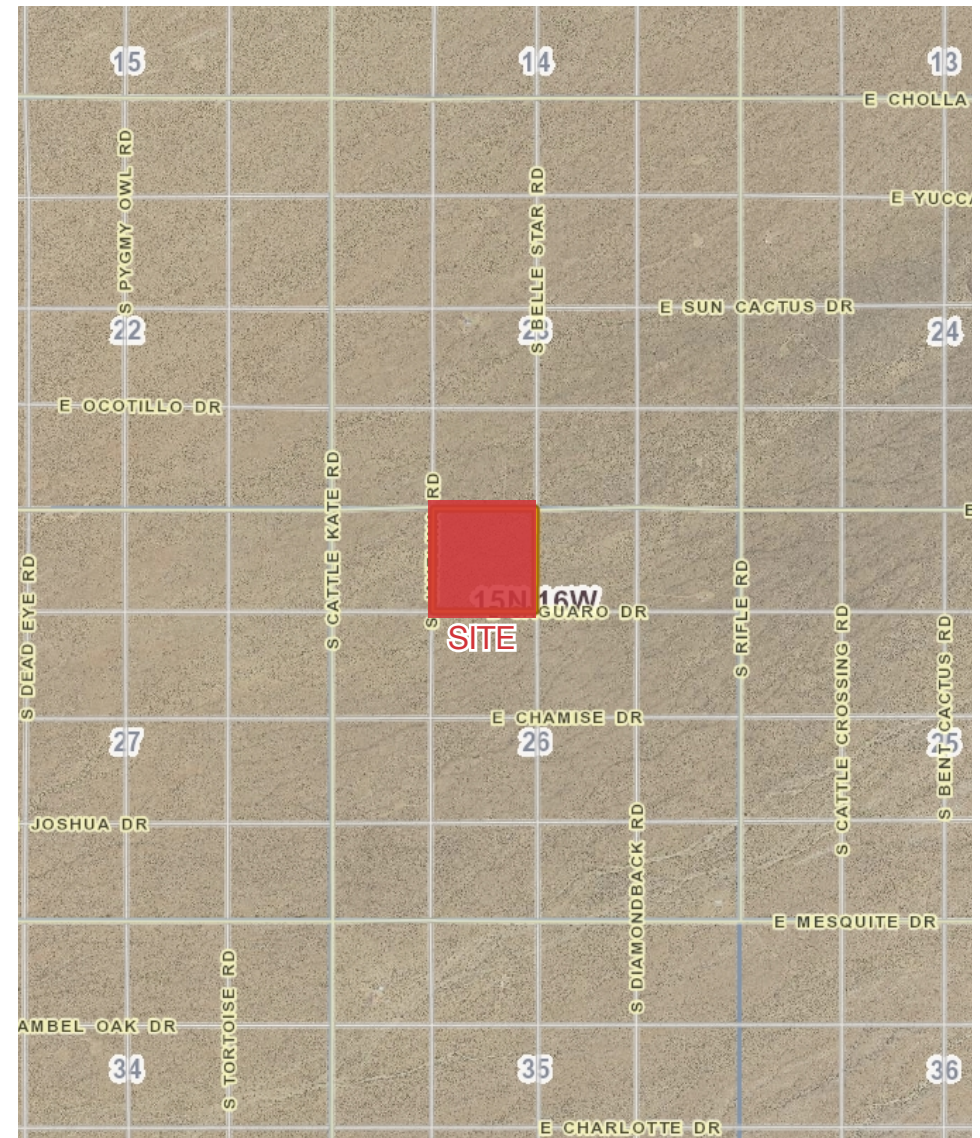
## Features:

- ±40 Acre vacant land site located approximately 18 miles southeast of Chrysler Motors Proving Grounds
- Potable water supply available from underly aquifer or nearby Mohave Water Company
- Electric and Natural Gas is available from Unisouce Energy Services
- Highest and Best Use: Residential & Commercial
- Area surrounding the site is relatively undeveloped

## Location Overview:

- Good access to/from I-40
- 8 miles from California border & 43 miles south of Kingman, AZ
- Site attributes include great proximity to Market, Transport & Labor
- More than 32 million people within a 350-mile range of site
- There are plans to build a hotel on ±5 Acre site just north of CAL-ARI Dr & Alamo Rd

Investment Overview  
±40.06 Acres



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# All Sites Summary

## Property Highlights

### Summary:

- Revised Sale Price: \$14,846,725 (\$9,843.22/AC)(\$0.23/SF)
- Original Sale Price: \$18,673,875 (\$12,369.26/AC)(\$0.28/SF)
- Land Size: ±1,509.70 Acres
- APN #s: 122-21-008, 123-03-059, 208-37-001, 245-12-001, 002, 005, 006, 007, 008, 010, 011, & 012A
- Total Parcels: 12
- Potential Uses Include: Ecommerce, Solar Electric, Manufacturing, Truck Stop, Industrial Warehouse, Residential & Commercial
- **All sites are located within an Opportunity Zone**

### Location Overview:

- All sites allow for easy access to Los Angeles, Las Vegas & Phoenix
- There are more than 32 million people within a 350-mile range of the site
- I-40 runs east & west and the future I-11 (Hwy 93) runs north and south (planned continuous 4 lane from Mexico to Canada)
- Proposed 92-acre mixed use development with truck stop, RV park & hotel site at Exit 25 on I-40

### Area Incentives/Amenities:

- Foreign Trade Zone accessible
- Workforce training programs through Mohave Community College, Arizona State University and Arizona@Works
- Arizona State Sale Tax Vs. California - 5.6% vs. 7.5%
- Arizona is the 9th lowest in the nation for per capita tax collections
- Arizona is a Right-to-Work state



3 Airports within 55 Miles



BNSF Rail Access to Some Sites



Under 6 hours drive time to LA, Las Vegas & Phoenix



Located in an Opportunity Zone (see next page)

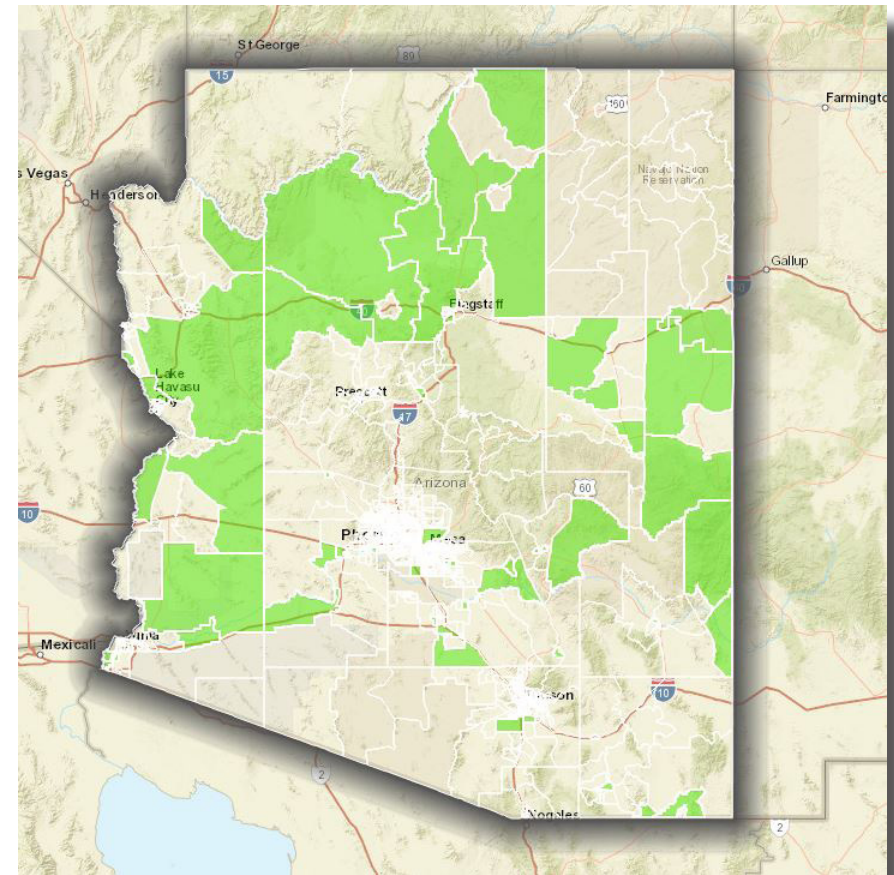


# Opportunity Zones

Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.

The federal Opportunity Zones program allows each state's governor to nominate up to 25 percent of the qualifying low-income Census tracts as Opportunity Zones. It was created under a provision of the Tax Cuts and Jobs Act, which was signed into law December of 2017. Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment.

- Investments held 10 years: taxable amount of the capital gains reinvested is reduced by 15% and no tax is owed on appreciation. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 10 years. Tax owed on the original \$100 is deferred until 2026, and taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). No tax is owed on Opportunity Zone investment's capital gain. Assuming a 7% annual growth rate, the after-tax value of the original \$100 investment is \$176 by 2028.\*
- Investments held 7 years: taxable amount of the capital gains reinvested is reduced by 15%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 7 years, selling in 2025. Taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). Assuming a 7% annual growth rate, the investor will owe \$15 in tax (23.8% of \$61) on the Opportunity Zone investment's capital gain.\*
- Investments held 5 years: taxable amount of the capital gains reinvested is reduced by 10%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 5 years, selling in 2023. Taxable amount is reduced to \$90 (\$100 minus \$10). Investor will owe \$21 in tax on the original capital gains (23.8% of \$90). Assuming a 7% annual growth rate, the investor will owe \$10 in tax (23.8% of \$40) on the Opportunity Zone investment's capital gain.\*



Note: Green indicates an Opportunity Zone

[Click to View Interactive Opportunity Zones Map](#)

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# Mohave County Overview

Northwestern Arizona

## Doing Business in Mohave County

From low business costs to available land, Mohave County has a lot to offer relocating and expanding businesses. Is your company currently considering a relocation or expansion? If so, consider this: Mohave County offers same-day access to suppliers and customers in California, but our business costs are as much as 70% less. Our taxes are some of the lowest in Arizona. And the majestic Grand Canyon, the Hoover Dam, the mighty Colorado River, Lake Mead, Lake Havasu, historic Route 66, and the famous London Bridge are all right outside our front door.

## Climate & Lifestyle

Mohave County boasts 1,200 miles of coastline, a regional population of 205,000 and 300+ days of sunshine. Encompassing 13,470 square miles of various landscapes, lively lakes and hardworking business communities, Mohave County is the second largest county in the state of Arizona (see next page) and the fifth largest in the country. We're also one of the lowest taxed counties in Arizona.

## Major Industries

**Energy** - Business Facilities recently ranked Arizona #1 - the nation's alternative energy industry leader. That makes sense to us. Mohave County's vast desert areas offer some of the highest solar and wind power potential in the nation. If you're company is considering a new energy endeavor in Arizona, our economic development experts are here to help you explore all that Mohave County has to offer.

## Major Industries Cont.

**Manufacturing** - Mohave County's manufacturing industry is involved in the production of high value-added hard goods ranging the gamut of materials from composites and metals, to plastics and refractory materials. Manufacturing companies benefit from their Mohave County location with convenient access to transportation, low business costs, business-friendly environmental regulations, easy-access to savvy manufacturing talent, and an active year-round lifestyle.

**Distribution, Logistics & Transportation** - The Mohave region's Distribution, Logistics and Transportation Industry Cluster is currently in a strategic position for growth as Pacific ports and other west coast inland ports continue to reach capacity and push eastward. The ability for multimodal transportation opportunities also abound with the Mohave region's access to major highway, rail, and airport operations in the vicinity.

**Health Care Services** - Mohave County's healthcare services cluster includes industries offering health services primarily to the general public through hospitals, medical facilities and offices and includes a full spectrum of health services including mental health, pediatrics, acute care, long-term care, outpatient services, home healthcare, and elderly care. The Mohave region boasts four hospital facilities and multiple medical facilities and offices and is poised to add additional healthcare facilities as the population continues to grow.

**Arts & Entertainment** - The Mohave region offers a rich history of cultures and a variety of events, including Native American tribes, the construction of Hoover Dam, the training of World War II airmen, the London Bridge, and the longest stretch of historic Route 66 still in use today for those still looking to get their kicks.

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# State of Arizona Counties

Mohave County is the 2nd Largest County in AZ



Mohave County, AZ



Mohave County, AZ

