

# For Sale ±2.18 Acre Residential Land Opportunity



Sale Price:  
\$160,000 (\$95,698/Acre)

Both Parcels are located  
±8 miles East of I-40 and  
± 5.25 miles East of the  
Chrysler's Motors Proving  
Grounds.

## SUBJECT

APN 244-07-019  
APN 244-07-021

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**NAI**Horizon

# ±2.18 Acre Residential Land Opportunity

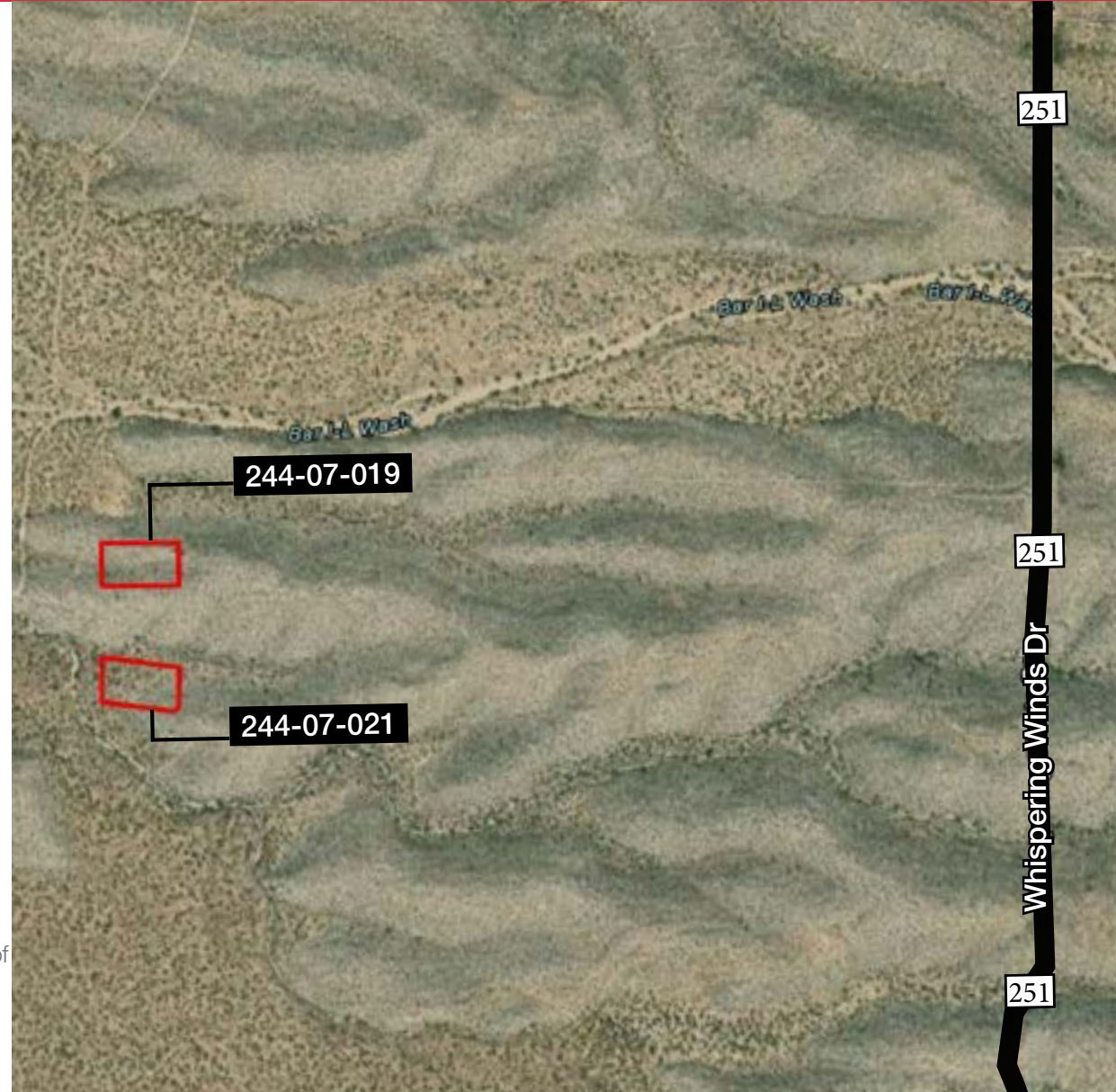
## Vacant, Unimproved, Residential-Zoned Land For Sale

### Property Features

- Vacant, Unimproved, Residential-Zoned Land
- Electric and Natural Gas Service to site available from Unisource Electric & Gas Company
- Water available via onsite well or off site source such as Mohave Water Company
- This Property Listing includes the Sale of APN 244-07-019 (±1.07 Acres) and the Sale of 244-07-021 (±1.11 Acres)
- Sewer ---- Septic

### Location Features

- Potential Solar Sites
- The sites are each ±5.25 miles Southeast of the Chrysler Motors Proving Grounds
- The sites are located ±8 miles East of the California border
- Site attributes include great proximity to Market, Transportation & Labor
- Located within a one day truck drive from every major city in the Southwest
- There are more than 32 million people that live within a 350 mile radius of the site
- Location of the site allows for easy access to L.A., Las Vegas, and Phoenix
- BNSF RR is located along a portion of I-40 which is ±8 miles West of the site
- Mohave County is the 5th largest in the U.S. with a current population of more than 240,000



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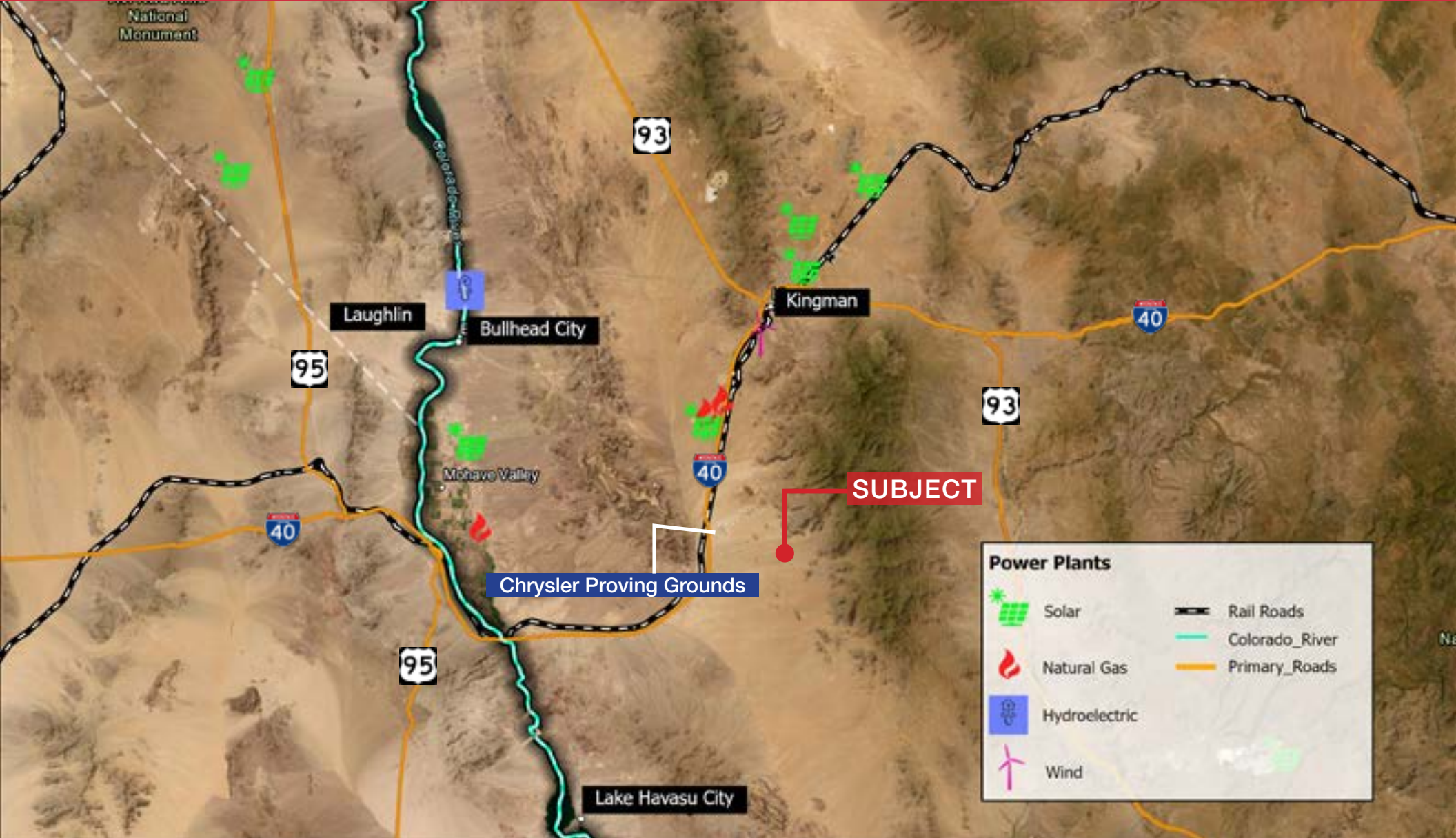
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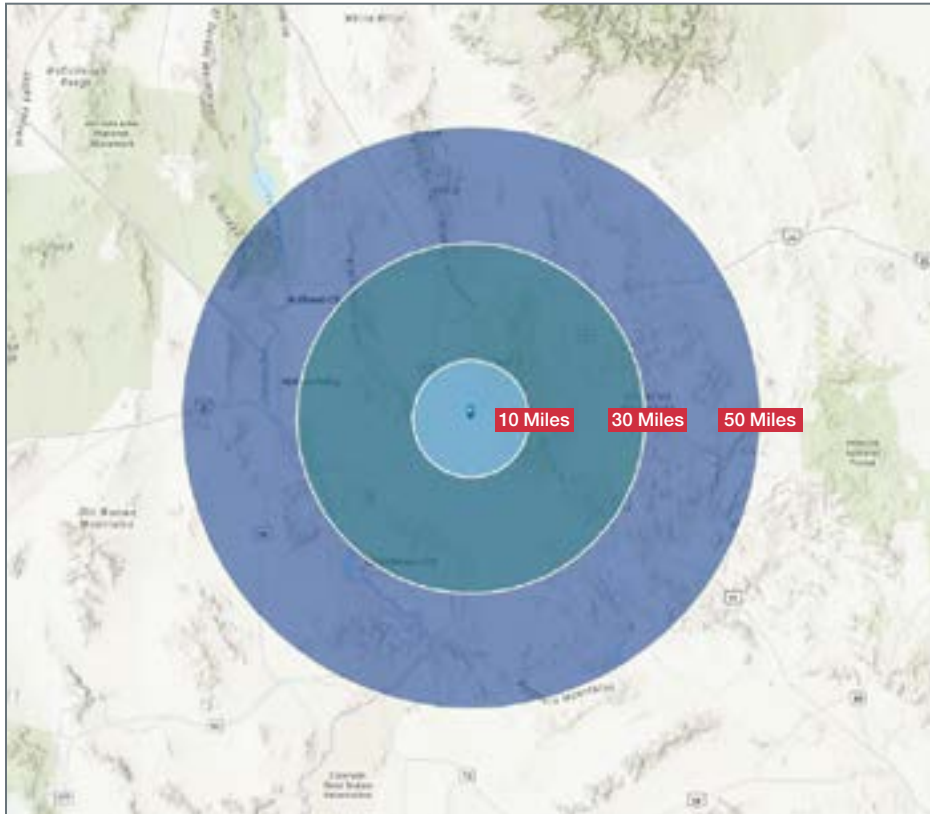
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### Property Demographics



DEMOGRAPHICS	10 Mile	30 Miles	50 Miles
2023 Population	647	106,631	226,318
2028 Population	633	109,935	231,942
Median Age	55.6	50.7	52.8
2023 Households	302	45,126	99,589
Average HH Size	1.72	2.28	2.23
Average HH Income	\$88,090	\$88,150	\$85,561
Owner Occupied Housing Units	49.3%	65.1%	56.1%
Renter Occupied Housing Units	12.7%	18.6%	21.4%
Median Home Value	\$228,838	\$309,692	\$312,353

TRAFFIC COUNTS	VPD
Interstate 40	15,282

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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# Mohave County Overview

Northwestern Arizona

## Doing Business in Mohave County

Mohave County is one of the Arizona's most iconic and distinctive counties. The county's historical uniqueness, rich natural resources, and tribal characteristics plays a compelling role in the nation's cultural identity. Due to the area's landscape and weather, new companies are showing an interest in developing green energy and solar projects in the 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.

**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. Mohave county is the largest rural transportation HUB in Arizona and CEDS focuses on that asset.

**Health Care Services** - Mohave County's healthcare services cluster includes industries offering health services to support the needs of residents through four hospitals, medical facilities, and offices. Healthcare and education services are essential components of the local economy providing jobs and services to residents.

**Arts & Entertainment** - The Mohave region is home to popular tourist destinations including the Grand Canyon, Lake Havasu, and the Colorado River. It 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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