

Available Opportunity zone land



Griffith Logistics Hub

±1020 acres

I-40 / Griffith Road
Mohave County, AZ

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Property features

- ±1020 acres (divisible to 20 acres)
- Located in an Arizona Opportunity Zone
- Mohave County parcel #209-01-094: ±630 acres
- Mohave County parcel #209-01-154: ±390 acres
- M-X Zoning (heavy manufacturing), Mohave County
- Located at Griffith Interchange in Mohave County
- Natural gas (UniSource Energy Services, 700 PSI line), electricity, and fiber optic to site
- Direct access to I-40
- Located along CANAMEX corridor
- Close proximity to Kingman Commercial Airport
- Close proximity to BNSF Railways Transload
- Proximate to electrical substation

CANAMEX Trade Corridor

- International recognized trade route bridging the economies of U.S., Mexico, and Canada
- Joint project of Arizona, Nevada, Idaho, Utah, and Montana
- Planned development of a continuous four-lane roadway from Mexico through the US CANAMEX states, into Canada



Mohave County has committed the necessary governmental resources to create a best of class employment environment at a strategic location on I-40 at the Griffith Interchange.

- Second largest county in the state of Arizona and the fifth largest in the country.
- One of the lowest taxes counties in Arizona and is less than a day's drive from California
- In 2017, Mohave County had a population of 212,568, with 50% between the ages of 25 and 64.
- The Mohave region's Distribution, Logistics & Transportation Industry Cluster is in a strategic position for growth as Pacific and other west coast inland ports reach capacity and push eastward.



Proposed Interstate 11

- Runs from Casa Grande, Arizona to Las Vegas, Nevada, by way of Kingman, Arizona
- Provide direct connection from I-40 and I-15
- Provide accessibility to Pacific coast commerce centers and sea ports
- Complete an international trade route
- Designed as a multi-modal (rail and interstate) / multi-utility corridor
- Relieve pressure on existing interstate transportation system
- Increase global investment and long term economic sustainability

±1020 acres

I-40 / Griffith Road
Mohave County, AZ

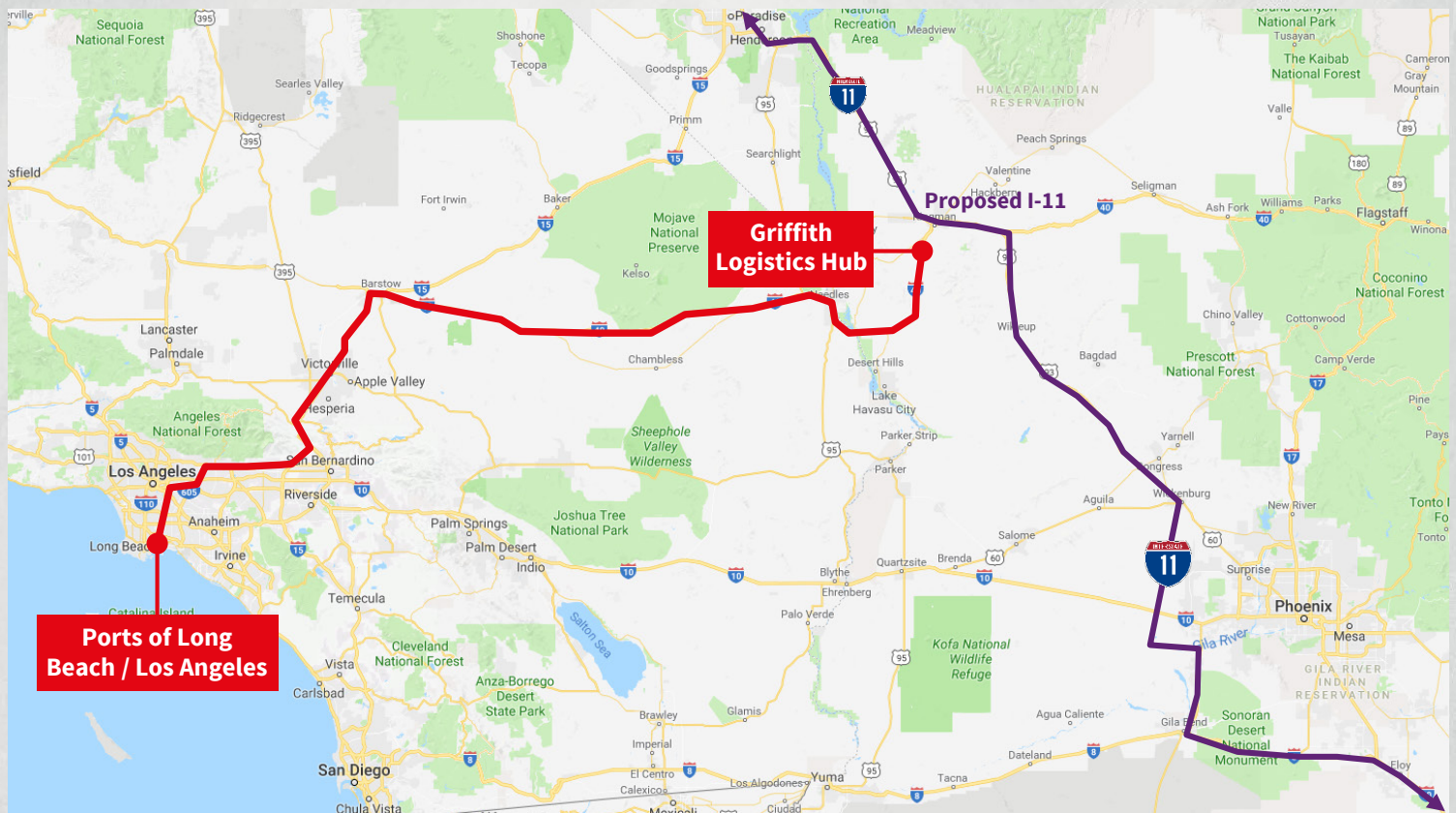


Opportunity zone

- Capital gains tax incentive for investing in opportunity zone
- Temporary deferral for capital gains reinvested
- Step-up in basis to 15%
- Permanent exclusion from taxable income of capital gains



Regional map



Mohave County drive times

Destination	Distance (miles)	Drive time (hours)
Las Vegas, NV	104	2:00
Phoenix, AZ	184	3:25
San Bernadino, CA	275	4:20
Riverside, CA	284	4:31
Tucson, AZ	305	5:22
Los Angeles, CA	318	5:08
Long Beach, CA	332	5:17
San Diego, CA	380	5:58

Demographics

Mohave County demographics	
Population (2018)	211,904
Projected population (2023)	220,518
Households (2018)	86,874
Projected households (2023)	90,595
Population between ages of 24-64	100,654
Average household income (2018)	\$56,983
Projected average household income (2023)	\$68,197

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