

For Sale - 10 Parcels - Vacant Land - Mohave County, Arizona

Sites

1. Hwy 93 & Gateway Acres Dolan Springs, AZ
2. Hwy 68 & Linden Rd Golden Valley, AZ
3. 2937 E Cupa De Oro Dr Mohave Valley, AZ
4. Topeka St & Pate Rd Kingman, AZ
5. Topeka St & Pate Rd Kingman, AZ
6. 3145 N Stewart St Kingman, AZ
7. Topeka St & James Dr Kingman, AZ
8. Topeka St & Grossman Rd Kingman, AZ
9. Topeka St & Grossman Rd Kingman, AZ
10. 5222 E Grossman Rd Kingman, AZ



10 PARCELS AVAILABLE IN MOHAVE COUNTY IN ARIZONA

Ten vacant land parcels are available in Kingman, Golden Valley, Mohave Valley, and Dolan Springs, Arizona.

1. Hwy 93 & Gateway Acres, Dolan Springs, AZ
2. Hwy 68 & Linden Rd, Golden Valley, AZ
3. 2937 E Cupa De Oro Dr, Mohave Valley, AZ
4. Topeka St & Pate Rd, Kingman, AZ
5. Topeka St & Pate Rd, Kingman, AZ
6. 3145 N Stewart St, Kingman, AZ
7. Topeka St & James Dr, Kingman, AZ
8. Topeka St & Grossman Rd, Kingman, AZ
9. Topeka St & Grossman Rd, Kingman, AZ
10. 5222 E Grossman Rd, Kingman, AZ

Available as a complete portfolio or for individual sale. Many strategically located parcels on major highways, near the airport, and with sought after zoning.



Mohave County

10 PARCELS FOR SALE

Geoff Adams, CCIM, Realtor
Director & Associate Broker
602-740-8428
gadams@rogcre.com

RealtyOneGroupCommercial.com

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, in-dependent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**GATEWAY ACRES & HIGHWAY 93
DOLAN SPRINGS, AZ 86441**

Parcel Size: 2.55 AC / 110,864 SF

Zoning: 0003-VL-UNDET-R

Great business opportunity to own 5 acres
of land off of I 93 outside of the growing
Kingman market. Located in Gateway Acres
between Dolan, Las Vegas, and Kingman.

9.265 VPD (21)

**SITE
1**

DOLAN SPRINGS, AZ



POPULATION

1,719



DAYTIME POP.

1,455



HOUSEHOLDS

834



AVG HH INCOME

\$43,437



MED HOME VALUE

\$151,357



HIGHWAY 68 AND LINDEN RD GOLDEN VALLEY, AZ 86413

Parcel Size: 5.0 AC / 217,914 SF

Zoning: 9500-STATE VACA

Business opportunity galore. This property is just over 1 acre near the Kingman Airport and Kingman Industrial Park. The Kingman Industrial Park is a major commercial hub and distribution center for a lot of businesses. This is an opportunity you don't want to miss out on.

SITE 2

GOLDEN VALLEY, AZ



POPULATION

8,859



DAYTIME POP.

7,302



HOUSEHOLDS

4,003



AVG HH INCOME

\$58,014



MED HOME VALUE

\$85,841

SITE 3

Cupa de Oro Dr

Tropicana Ave

Rio de Oro Dr

**2937 E CUPA DE ORO DR
MOHAVE VALLEY, AZ 86440**

Parcel Size: 1.05 AC / 45,835 SF

Zoning: 0003-VL-UNDET-R

1 acre commercial parcel located in Mohave Valley Arizona. Close to Needles CA, Lake Havasu Az, and the Colorado River.

Courtwright Rd 1,807 VPD ('21)

MOJAVE VALLEY, AZ



POPULATION

2,771



DAYTIME POP.

2,328



HOUSEHOLDS

1,104



AVG HH INCOME

\$71,357



MED HOME VALUE

\$265,688

#4 - TOPEKA ST AND PATE RD

KINGMAN, AZ 86401

Parcel Size: .66 AC / 28,590 SF

Zoning: 0003-VL-UNDET-R

Business opportunity galore. This property is just over half an acre near the Kingman Airport and Kingman Industrial Park. The Kingman Industrial Park is a major commercial hub and distribution center for a lot of businesses. This is an opportunity you don't want to miss out on. The other parcel located right next door is also for sale and both could be bought to combine for

E Stearns Rd

E Pate Rd

Site 4 **Site 5**

#5 - TOPEKA ST AND PATE RD

KINGMAN, AZ 86401

Parcel Size: .66 AC / 28,759 SF

Zoning: 0003-VL-UNDET-R

Business opportunity galore. This property is just over half an acre near the Kingman Airport and Kingman Industrial Park. The Kingman Industrial Park is a major commercial hub and distribution center for a lot of businesses. This is an opportunity you don't want to miss out on. The other parcel located right next door is also for sale and both could be bought to combine for over 1 acre of prime real estate.

Site 6

Site 7

KINGMAN, AZ



POPULATION

33,853



DAYTIME POP.

37,266



HOUSEHOLDS

13,645



AVG HH INCOME

\$76,622



MED HOME VALUE

\$222,218

**#6 - 3145 N STEWART ST
KINGMAN, AZ 86401**

Parcel Size: 4.58 AC / 199,408 SF

Zoning: 0003-VL-UNDET-R

Business opportunity galore. This property is just over 4.5 acres near the Kingman Airport and Kingman Industrial Park. The Kingman Industrial Park is a major commercial hub and distribution center for a lot of businesses. This is an opportunity you don't want to miss out on.

E Stearns Rd



E Pate Rd



Topeka St



Site 6

Site 7

**#7 - TOPEKA ST AND JAMES DR
KINGMAN, AZ 86401**

Parcel Size: 1.22 AC / 53,132 SF

Zoning: 0003-VL-UNDET-R

Great business opportunity waiting to happen!

This property is just over 1 acre near the Kingman Airport and Kingman Industrial Park. The Kingman Industrial Park is a major commercial hub and distribution center for a lot of businesses. This is an opportunity you don't want to miss out on.

KINGMAN, AZ



POPULATION

33,853



DAYTIME POP.

37,266



HOUSEHOLDS

13,645



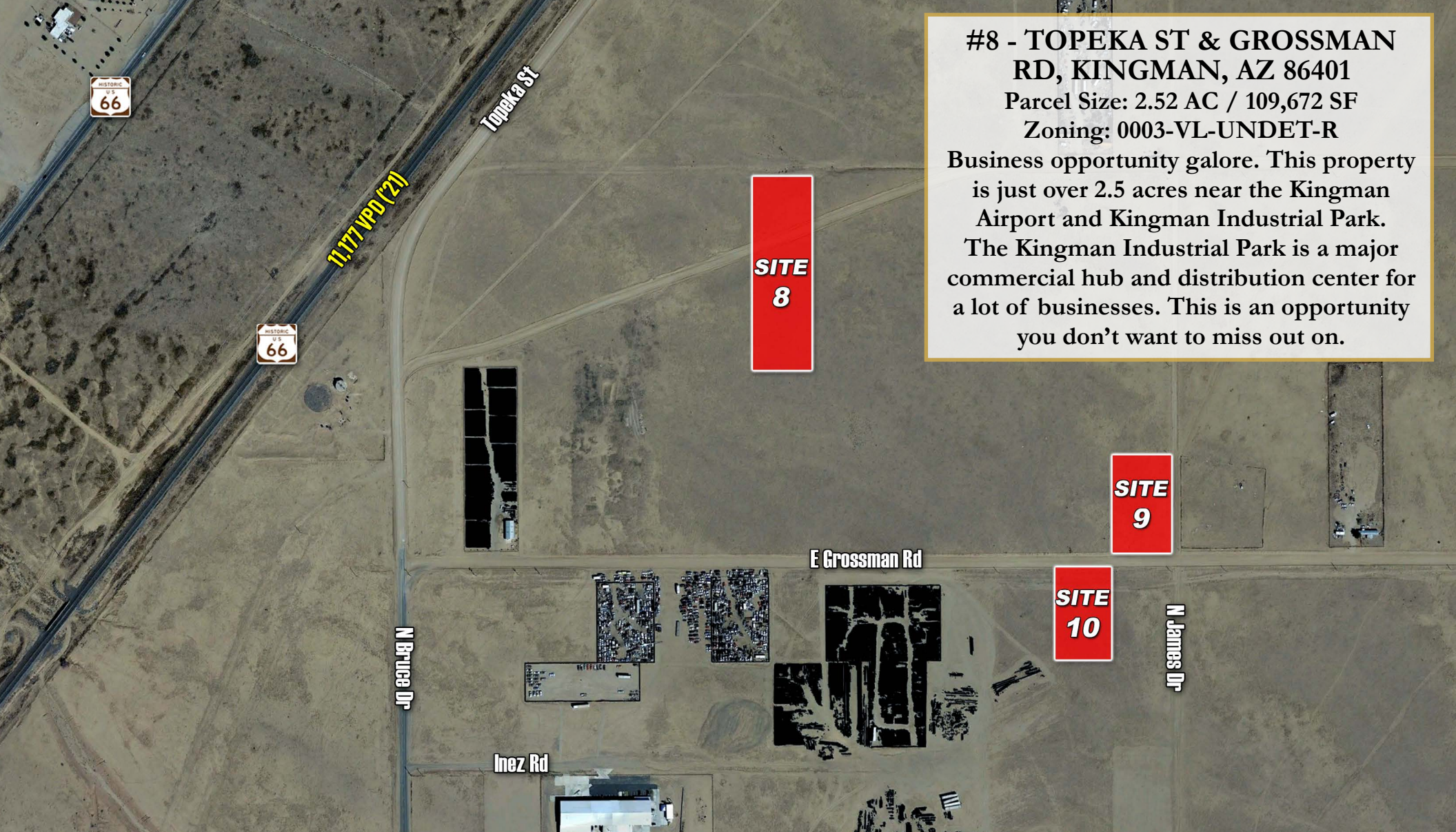
AVG HH INCOME

\$76,622



MED HOME VALUE

\$222,218



#8 - TOPEKA ST & GROSSMAN RD, KINGMAN, AZ 86401

Parcel Size: 2.52 AC / 109,672 SF

Zoning: 0003-VL-UNDET-R

Business opportunity galore. This property is just over 2.5 acres near the Kingman Airport and Kingman Industrial Park. The Kingman Industrial Park is a major commercial hub and distribution center for a lot of businesses. This is an opportunity you don't want to miss out on.

**SITE
8**

**SITE
9**

**SITE
10**

KINGMAN, AZ



POPULATION

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DAYTIME POP.

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HOUSEHOLDS

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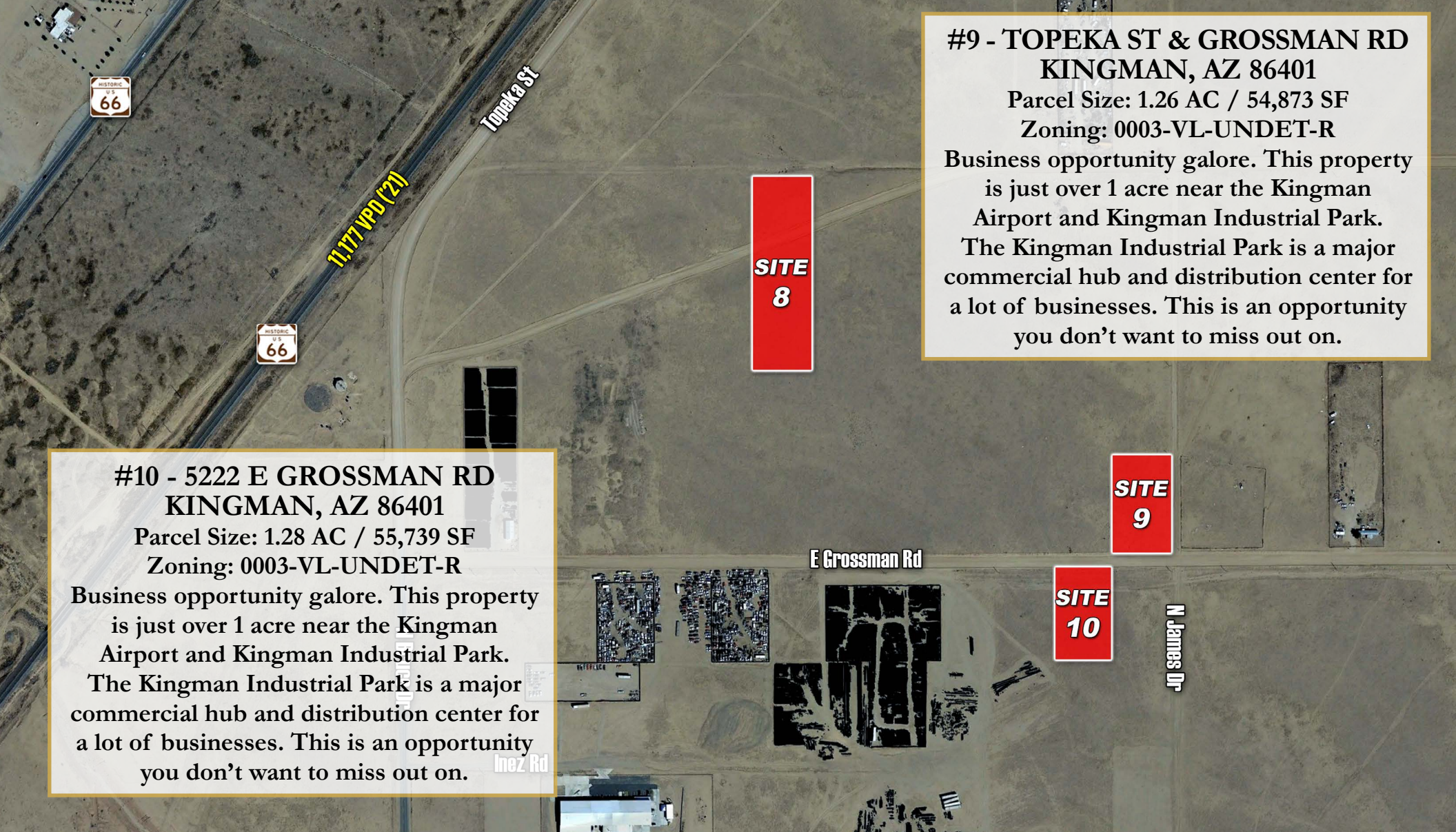
AVG HH INCOME

\$76,622



MED HOME VALUE

\$222,218



**#9 - TOPEKA ST & GROSSMAN RD
KINGMAN, AZ 86401**

Parcel Size: 1.26 AC / 54,873 SF

Zoning: 0003-VL-UNDET-R

Business opportunity galore. This property is just over 1 acre near the Kingman Airport and Kingman Industrial Park. The Kingman Industrial Park is a major commercial hub and distribution center for a lot of businesses. This is an opportunity you don't want to miss out on.

**#10 - 5222 E GROSSMAN RD
KINGMAN, AZ 86401**

Parcel Size: 1.28 AC / 55,739 SF

Zoning: 0003-VL-UNDET-R

Business opportunity galore. This property is just over 1 acre near the Kingman Airport and Kingman Industrial Park. The Kingman Industrial Park is a major commercial hub and distribution center for a lot of businesses. This is an opportunity you don't want to miss out on.

KINGMAN, AZ



POPULATION

33,853



DAYTIME POP.

37,266



HOUSEHOLDS

13,645



AVG HH INCOME

\$76,622



MED HOME VALUE

\$222,218

ABOUT MOHAVE COUNTY



Mission Statement: "The mission of Mohave County is to serve its citizens through the efficient management of resources and the promotion of cooperation among communities, in a visionary manner that enhances the lives of those served."

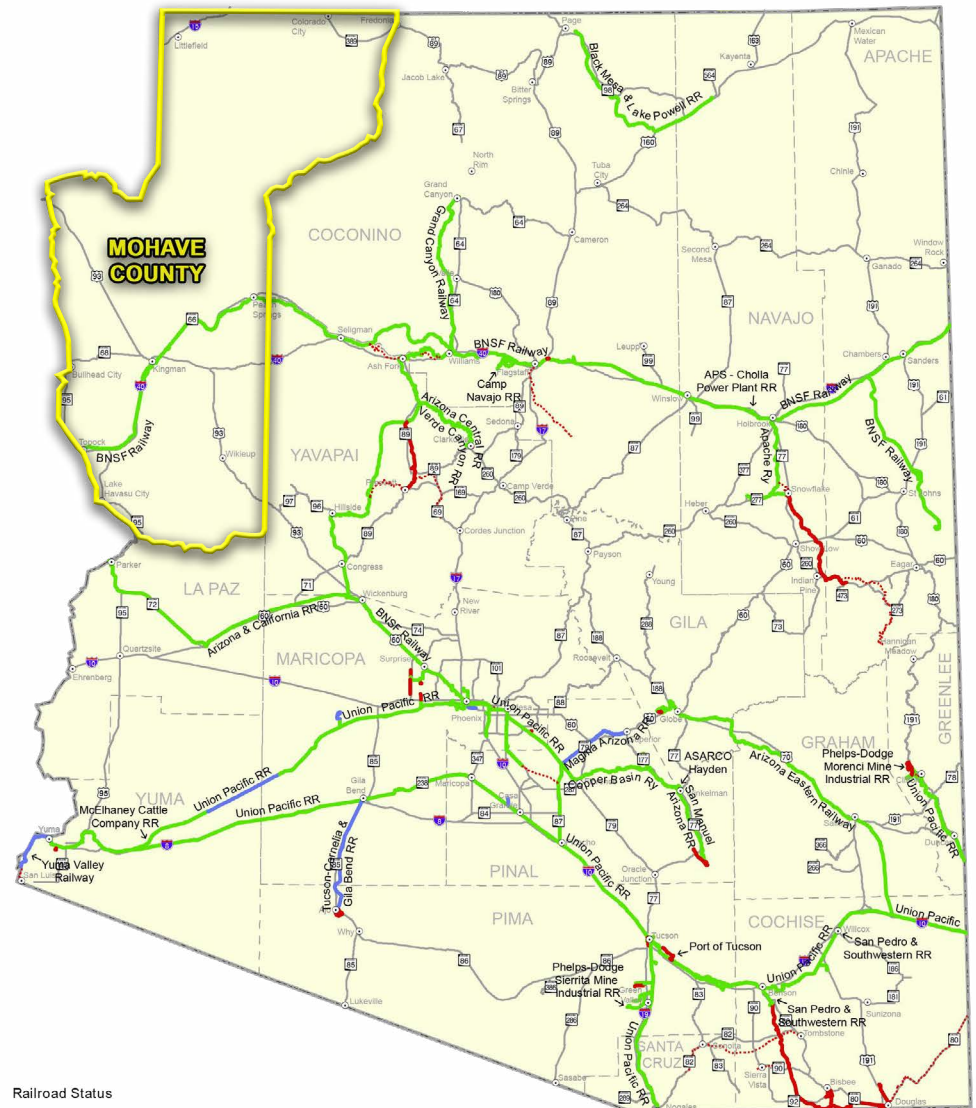
FACTS ABOUT MOHAVE COUNTY, AZ

- The entire county is 13,470 square miles
- Mohave County is the second largest county in the state of Arizona and the fifth largest county in the Country!
- Mohave County is home to the longest remaining drivable stretch of Historic Route 66
- The County is proud to be home to various attractions including the London Bridge, the mighty Colorado River, Grand Canyon West with its iconic glass bridge, Hoover Dam on Lake Mead, Old West style towns like Oatman and Chloride, numerous stunning landscapes, open land for all types of outdoor recreation, museums, weekly events in each of our cities and Parks that are definitely worth a tour!

Mohave County is the ideal place for your employees to be productive at work and enjoy their individual lifestyles when not at work.

Source: <https://www.mohave.gov/>

Arizona Railroads (Service Status and Ownership)



Railroad Status

— In Service
— Out of Service

— Abandoned (1980 - 2007)
- - - Abandoned (1950 - 1979)

○ Cities and Towns

— State Highway System

[] County Boundaries

Note:
The State of Arizona makes no claims concerning the accuracy of this map nor assumes any liability resulting from the use of the information herein.

Prepared by:
Arizona Department of Transportation
Multimodal Planning Division
Transportation Analysis GIS Section
(602) 712-7333 May, 2012



0 15 30 60 Miles

CALL US WITH ANY QUESTION
MOHAVE COUNTY LAND

KINGMAN
GOLDEN VALLEY
MOHAVE VALLEY
DOLAN SPRINGS

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