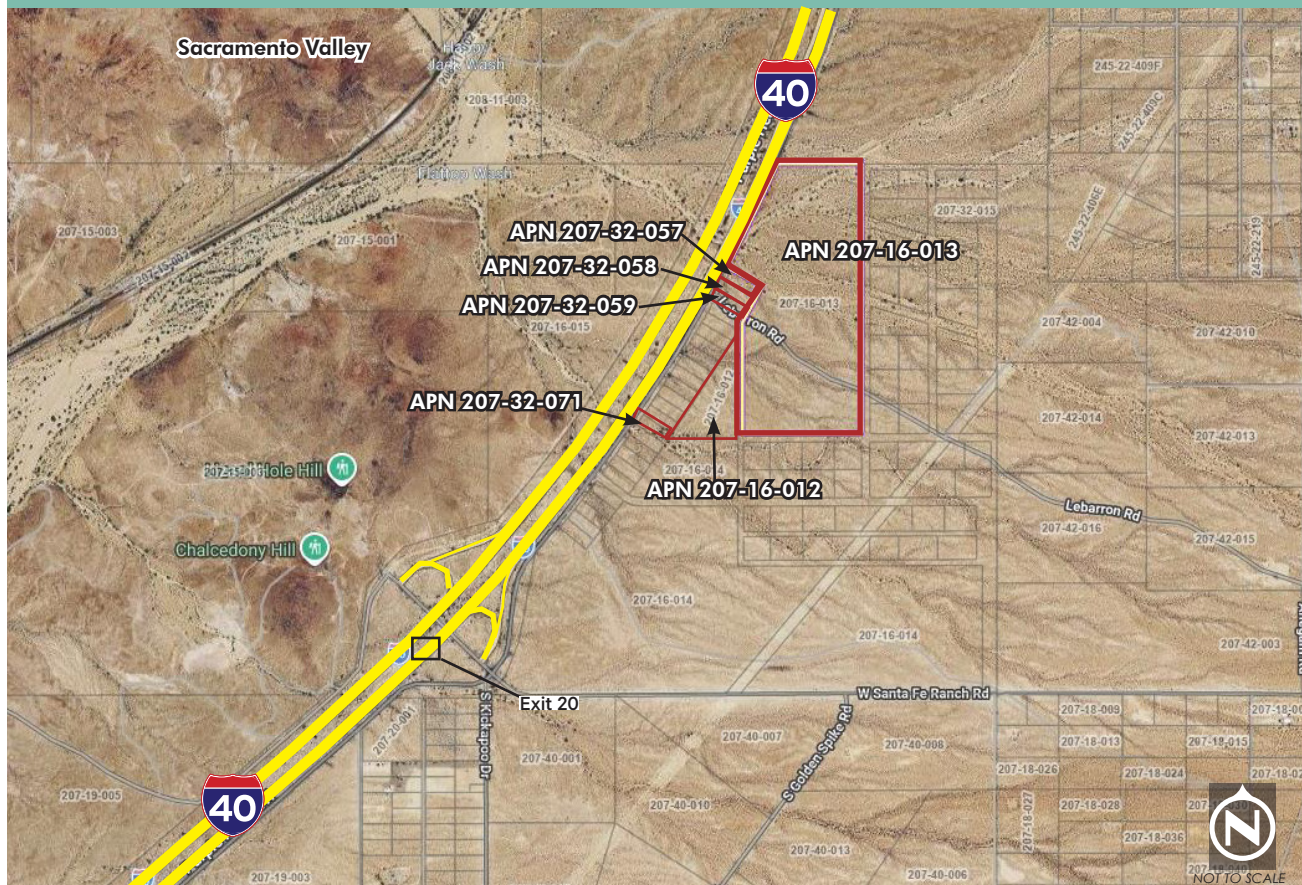


±90.74 Acres of Ocotillo Ranch Land

For Sale: 6 Separate Contiguous Parcels along I-40



\$700,000

SALE PRICE

Vac, UI, LI

ZONING

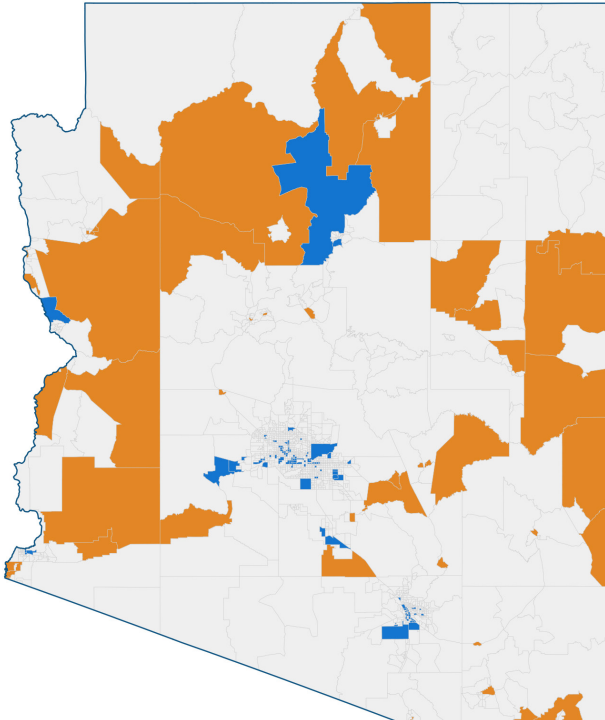
Parcel Details:

- + APN: 207-16-013: ±77.38 ACRES
- + APN: 207-32-057: ±1.02 ACRES
- + APN: 207-32-058: ±1.02 ACRES
- + APN: 207-32-059: ±1.02 ACRES
- + APN: 207-32-071: ±1.02 ACRES
- + APN: 207-16-012: ±9.28 ACRES
- + **Total Land: ±90.74 ACRES**

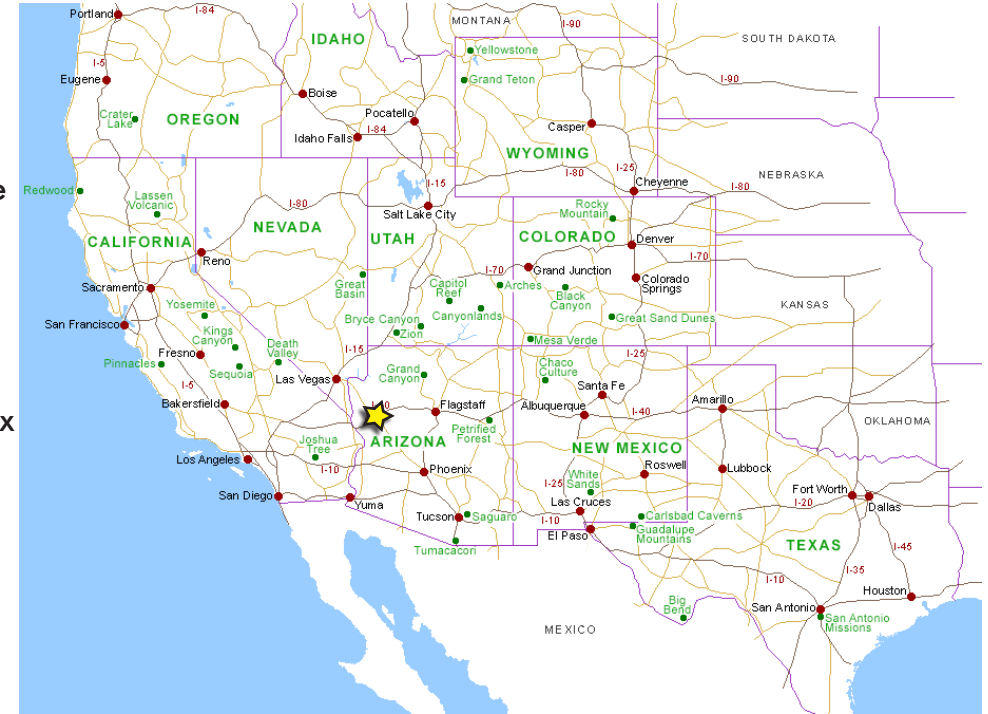
Property Highlights

- The property is ± 4 miles south of the $\pm 3,282$ acre Chrysler Motors Proving Grounds
- Zoned for light industrial use by Mohave County.
- Strategic location adjacent to Mohave Water Company infrastructure.
- Reliable potable water access via the underlying aquifer and the nearby Mohave Water Company.
- Ready access to electric and natural gas utilities provided by Unisource Energy Services.
- Ideal for ecommerce, solar energy, and diverse manufacturing operations.
- Located within a federal Opportunity Zone, offering potential tax advantages.

Arizona Opportunity Zones



Arizona Opportunity Zones



Location Highlights

- Strategic proximity to Los Angeles, Las Vegas, and Phoenix.
- Direct access to and high visibility from Interstate 40.
- Located 20 miles from the California border and 29 miles south of Kingman, Arizona.
- Access to a population of more than 32 million people within a 350-mile radius.
- Located 0.75 miles southeast of 3 BNSF rail lines.



\$700,000

Sale Price

±90.74

Acres

Contact Us

Kevin Fults

Vice President
+1 949 887 8067
kfults@voitco.com

Bill Bayless

Senior Vice President
+1 602 735 5652
bill.bayless@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.