

For Sale
Dwyer-Richmond
Land Site

Just West of I-40 &
Approximately 4 Miles
North of Yucca

Yucca, AZ 86438

Property Features

- ±640 Acre Potential E-Commerce, Solar or Industrial Park Site
- Electric & Natural Gas Service available to site from Unisource Electric Gas Company
- Potable water supply available via existing aquifer below site
- Vacant agriculturally zoned land
- \$3 billion solar powered data center ±7.5 miles north of site
- Seller terms available
- View drone video for additional details

SUBJECT



Pegasus Group Holdings
+1,400 AC, 340 MW Solar
\$3B Powered Data Center
(world's largest)



North American Pipe
(185k SF Warehouse)

Yucca



Chrysler Motors
Proving Grounds
(± 3,840 AC)

For Sale: \$4,800,000

(\$7,500/AC)

[Click to view drone video.](#)

Lake Havasu City

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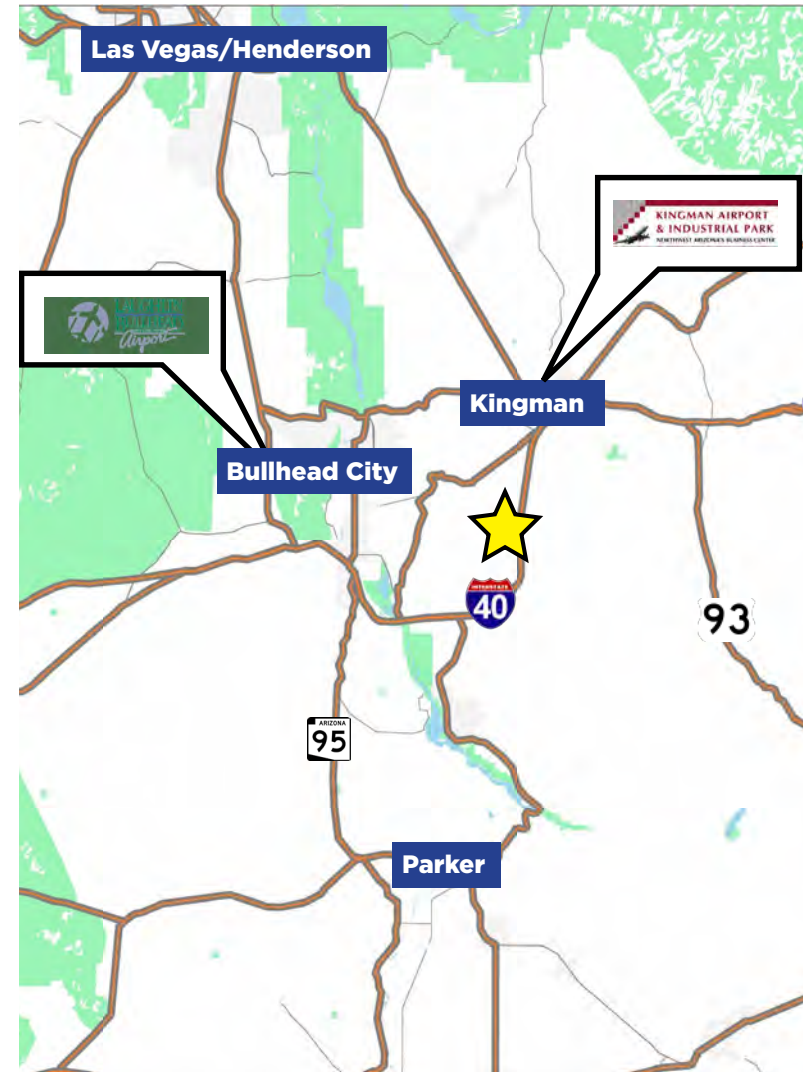
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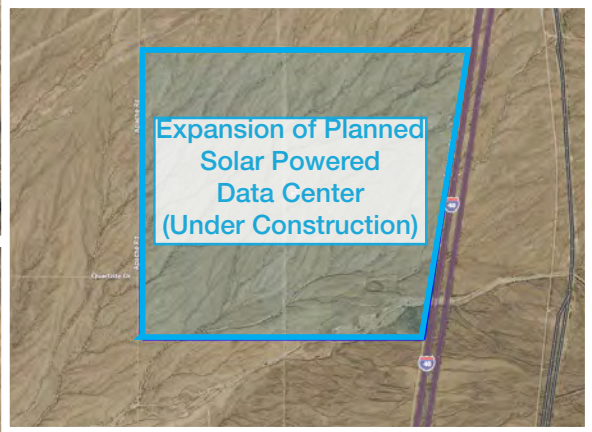
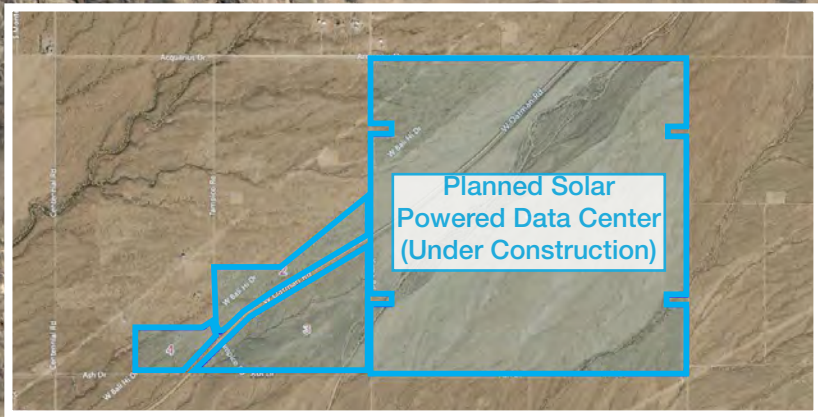
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Property Details

Dwyer-Richmond Land Site

PROPERTY NAME:	Dwyer-Richmond Land Site
PROPERTY ADDRESS:	Just West of I-40 & Approximately 4 miles north of Yucca, AZ 86438
APN:	208-28-021
ZONING	AG
LOCATION DESCRIPTION:	<p>±16.25 miles south of Kingman, AZ & ±4 miles north of Yucca, AZ</p> <p>I-40 access via dirt road that connects to existing off ramp ±1.5 miles south of site</p> <p>Excellent visibility from I-40, which is ±0.5 miles east of site</p>
POPULATION INFORMATION:	<p>32 million people live within 350-mile radius</p> <p>Mohave County is the 5th largest in the U.S., with a current population of over 240,000 people</p>
ADDITIONAL INFORMATION:	<p>Site attributes include ideal proximity to Market, transportation & Labor</p> <p>Located within a one-day truck drive from every major city in Southwest</p> <p>Allows for easy access to L.A., Las Vegas & Phoenix</p> <p>AT & SF Railroad is located ±0.8 miles east of site</p>





±640 acre land site is located ±7.5 miles south of the Planned Pegasus Group Holdings/Plus Minus Power Partnership & \$3 Billion, 340 megawatt Solar Powered Data Center...
THE WORLD'S LARGEST!

Dwyer-Richmond Land Site

Demographics Report

Dwyer-Richmond
Land Site

Kingman

Demographics	2017	2022
Average Age:	43.4	44.0
Population:	29,766	31,958
Average HH Income	\$53,843	\$61,147

Lake Havasu City

Demographics	2017	2022
Average Age:	52.7	54.1
Population:	55,408	57,055
Average HH Income	\$62,224	\$71,781

Bullhead City

Demographics	2017	2022
Average Age:	50.9	52.1
Population:	41,007	42,109
Average HH Income	\$50,659	\$58,978



Drive Times

- **Kingman:** 30 minutes
- **Lake Havasu City:** 51 minutes
- **Bullhead City:** 1 hour 5 minutes

Parcel Maps

Dwyer-Richmond Land Site

