

140 ACRES FOR SALE OR LEASE!

NWC Rancho Santa Fe Parkway & I-40

KINGMAN, ARIZONA 86401



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DIVERSIFIED PARTNERS

Nationwide Real Estate Services

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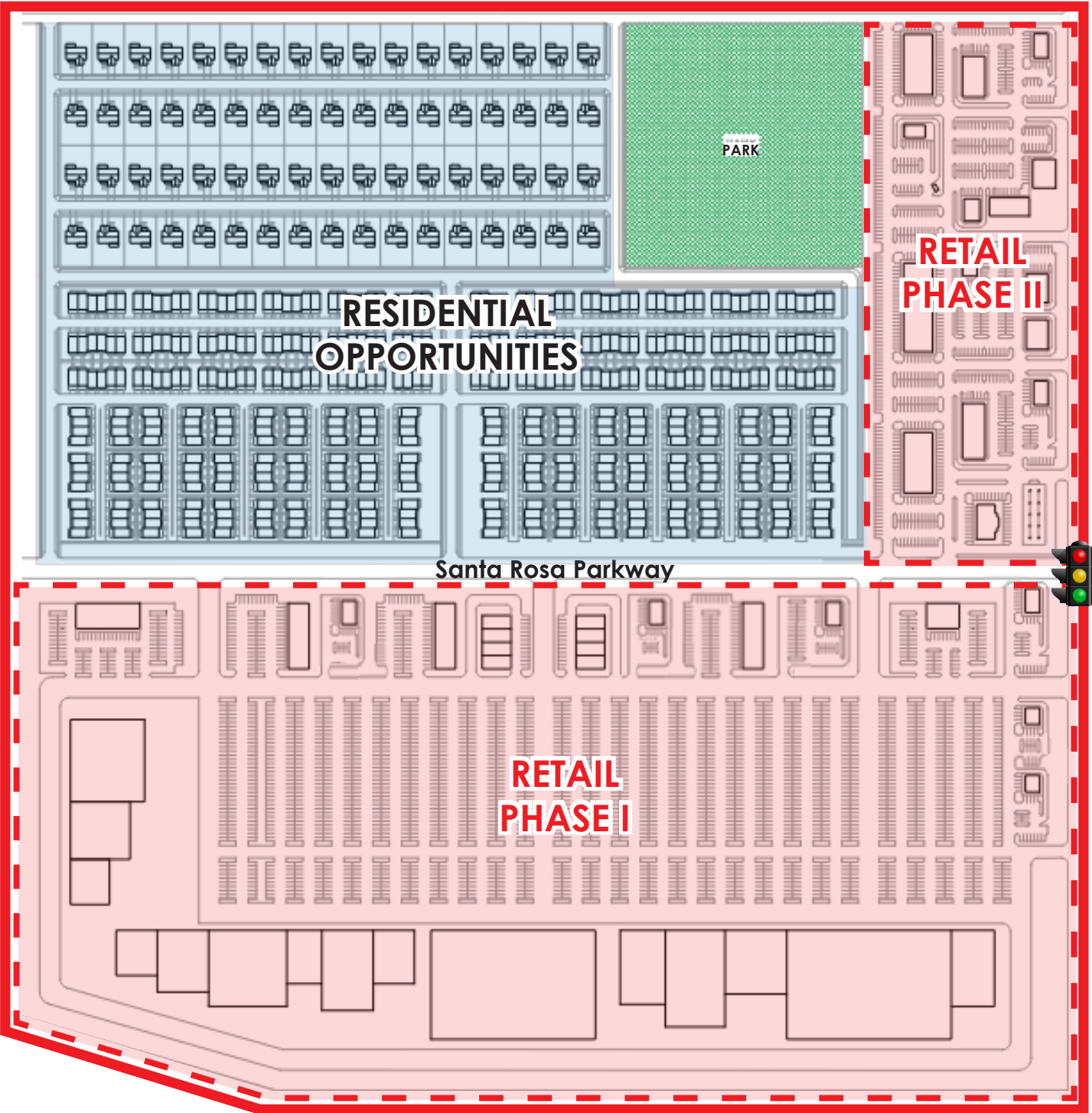
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Site Plan

140 AC



PROPERTY HIGHLIGHTS

- Brand New 140-Acre Retail & Residential Development located directly off I-40 at the commercial hub of Northwestern Arizona
- Located adjacent to, and directly east, of the new Mixed-Use Development, Kingman Crossing, encompassing regional retail, restaurants & hospitality along I-40
- New full-diamond interchange at Rancho Santa Fe Parkway; Groundbreaking Fall of 2024, allowing for easy access to this development and which will be THE Main Entrance and THE Direct Gateway into the Rapidly Growing Kingman Industrial Park!
- Area retailers include Walmart, Basha's, Safeway, JCPenney, Home Depot, PetCo, PetSmart, Big 5 Sporting Goods, Tractor Supply, Harbor Freight, Planet Fitness and many more!

TRAFFIC COUNTS

I-40 (Purple Heart Trl)	40,000 VPD
Rt 66 (E Andy Divine Ave)	20,602 VPD



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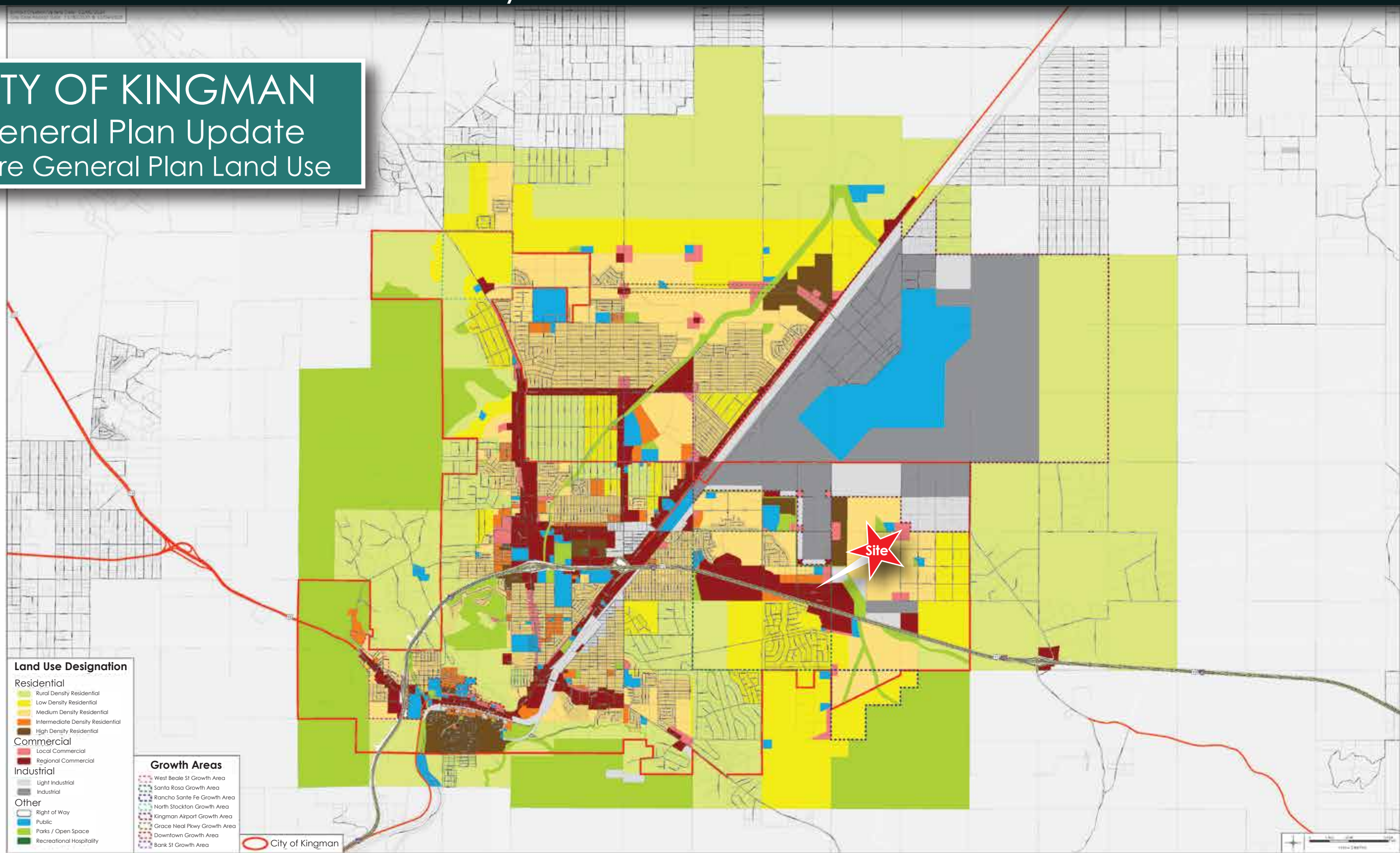


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CITY OF KINGMAN
General Plan Update
Future General Plan Land Use



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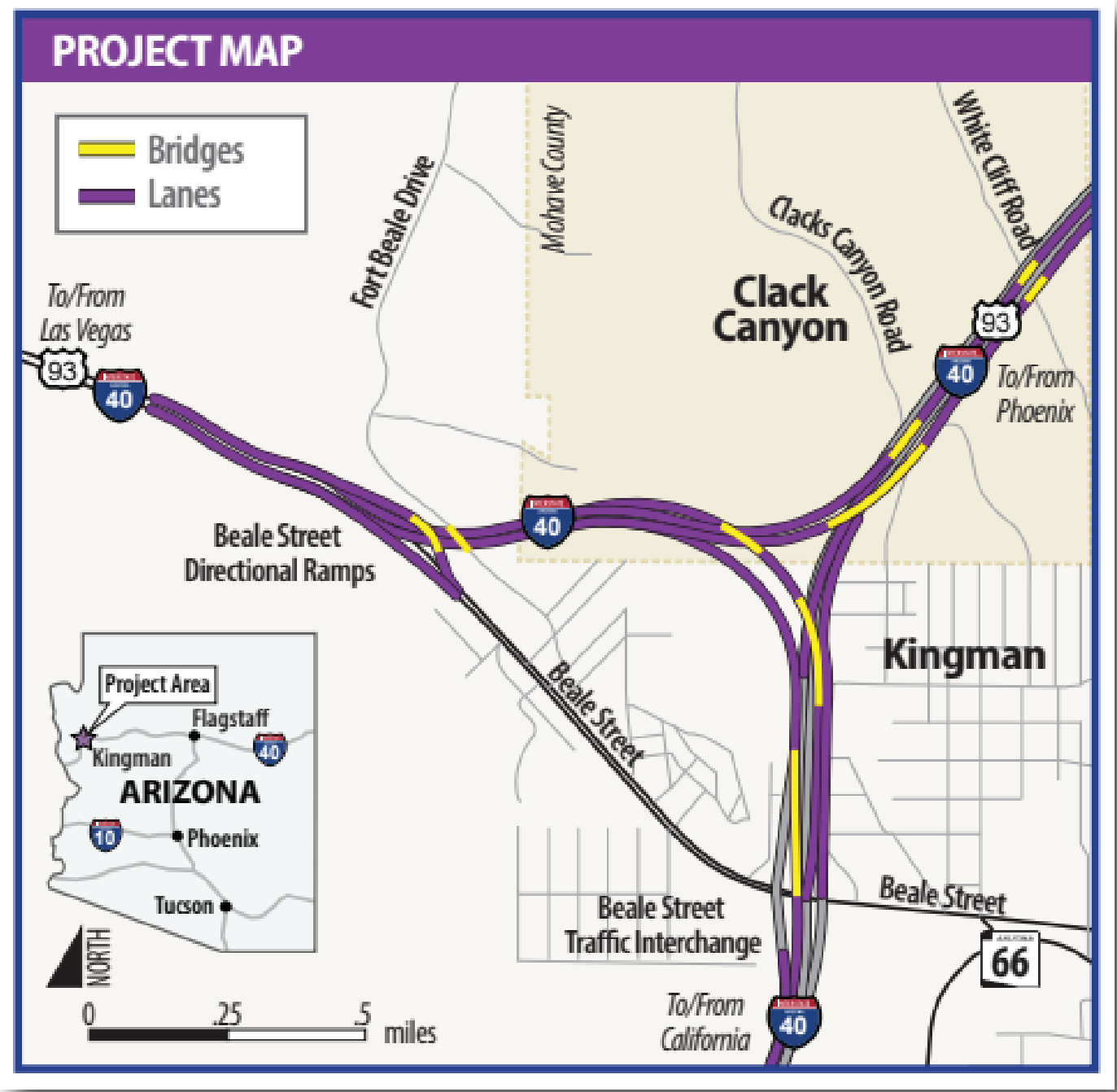
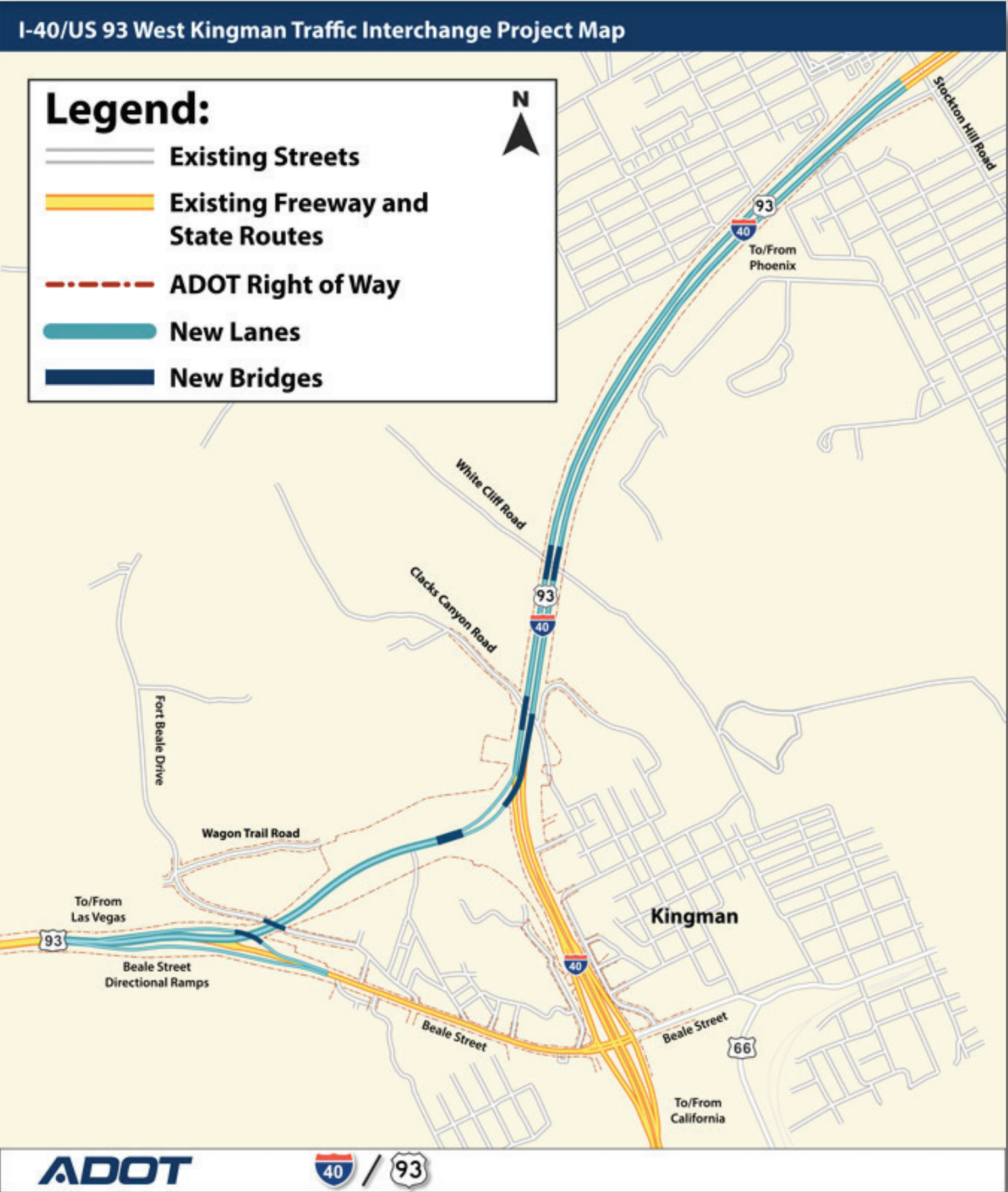
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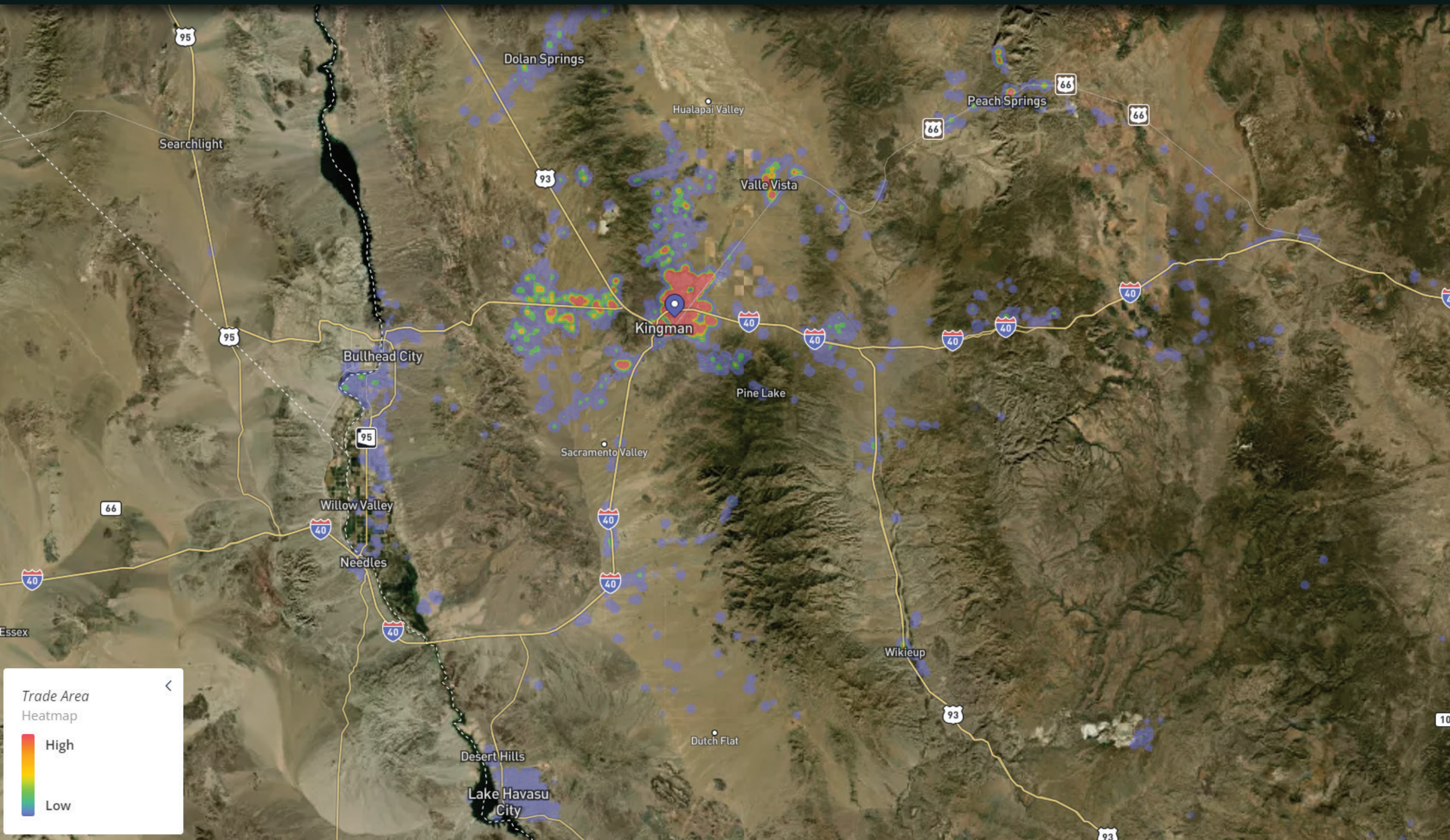


KINGMAN
ECONOMIC DEVELOPMENT

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Trade Area Heatmap

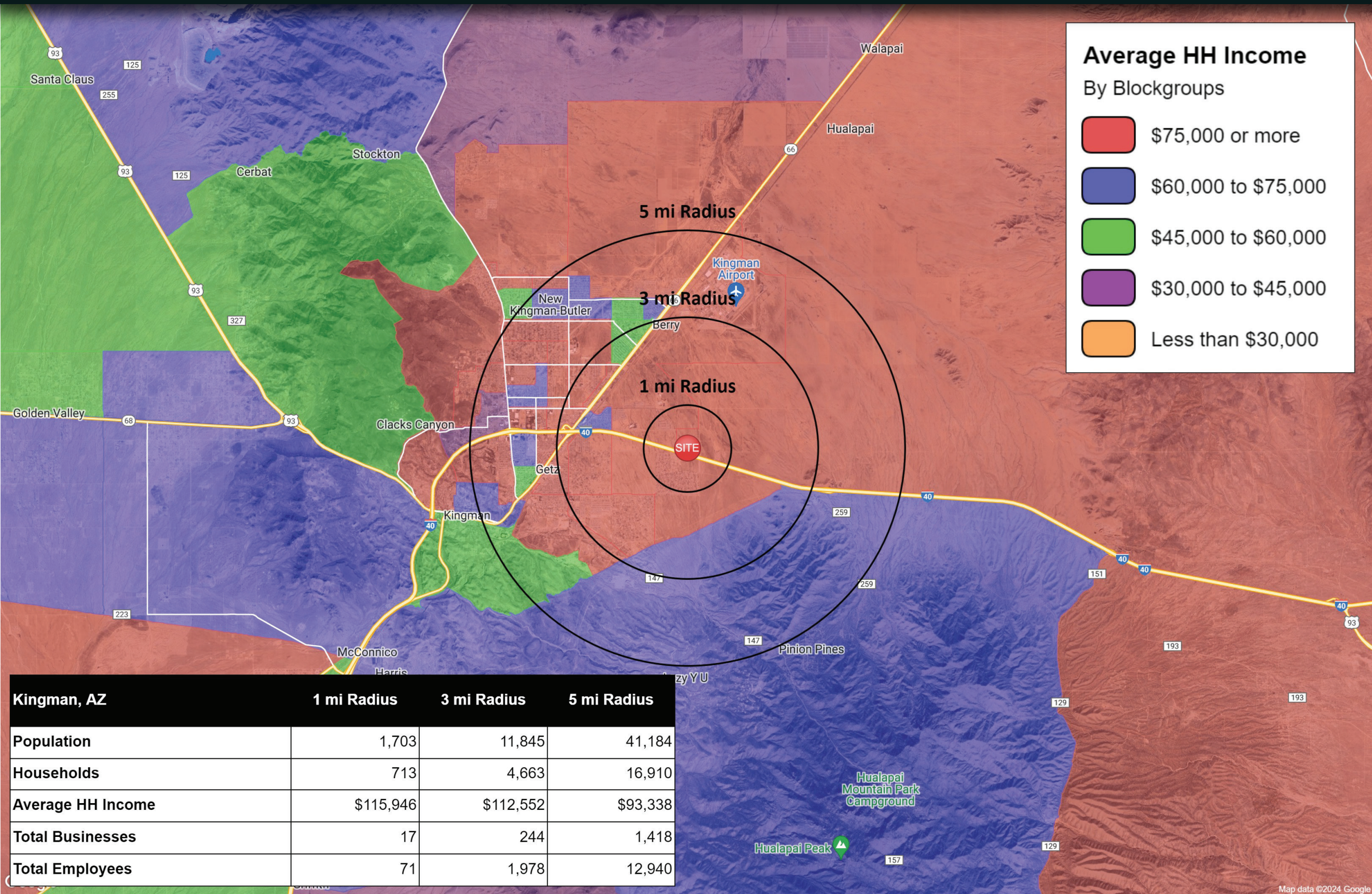
High

Low

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DEMOGRAPHICS 2024

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