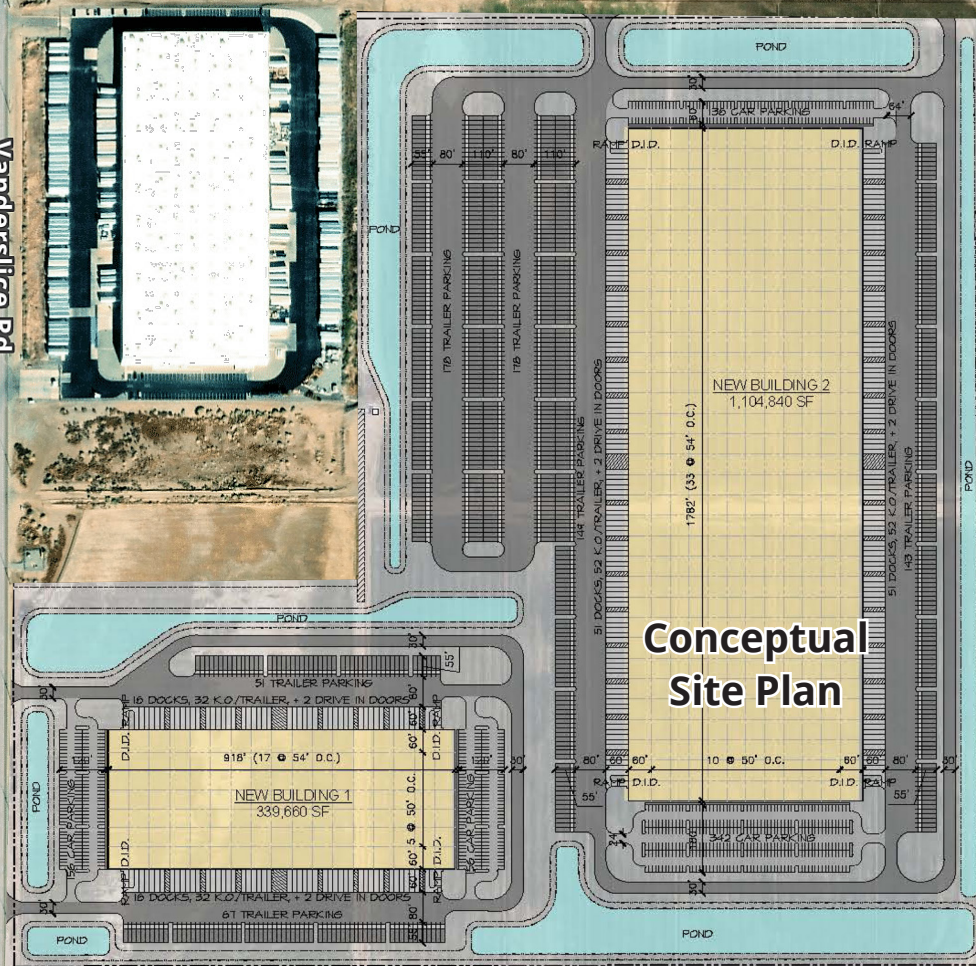




Vanderslice Rd

Tropicana



## Conceptual Site Plan

Flamingo Rd

Desert Flora Dr

Silver Mesa Dr

Gentavo A

±114 Acres

# Land for Sale or BTS

SEC Vanderslice Road & Reservation Road

Mohave Valley, AZ 86440

**Mohave Tri-State Business Park**

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# Location & Features

±114 Acres For Sale or Build-To-Suit

This ±114 acre parcel is a highly desirable site for industrial development with close proximity to Arizona State Route 95, Interstate 40, Bullhead City, and California, offering same-day access to suppliers and customers in Arizona, California, Nevada, Utah, and New Mexico.

## Mohave County \*Information from Mohave.gov, Mohave County Highways, Wikipedia

Mohave County is in the northwestern corner of Arizona. As of the 2020 census, its population was 213,267. The county seat is Kingman, and the largest city is Lake Havasu City. It is the fifth largest county in the United States (by area).

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 Valley is located in western Mohave County in the valley of the same name, drained by the Colorado River. Mohave Valley is on the east side of Arizona State Route 95, which leads 3 miles north to Fort Mohave, 16 miles north to Bullhead City, and 6 miles south to Needles, California, across the Colorado River.

Mohave County is the crossroads of the American Southwest. I-40 crosses it with traffic east to west from border to border, and US-93 carries traffic north and south from Phoenix to Las Vegas. Mohave County also has the longest continuous stretch of Historic Route 66.

## Water Rights

- The water rights allow access to ±6.44 acre feet or ±2,098,483 gallons per acre per year.
- High volume water users could access to appropriately 6 acre feet of groundwater or approximately 2,000,000 gallons per acres per year. Suitability of the water for intended uses will need to be determined by users via water sampling and testing. The release of excess process waters will require pre-treatment and evaluation for total daily volumes to determine suitable means of discharge from the facility.



## Property Summary

Site Area	±114.84 Acres
Square Feet	±5,002,430 SF
APN	224-07-031
Zoning	C-MO
2025 Taxes	\$1,979.86
Sale Price	Contact for Information

# Conceptual Site Plans

±114 Acres For Sale or Build-To-Suit

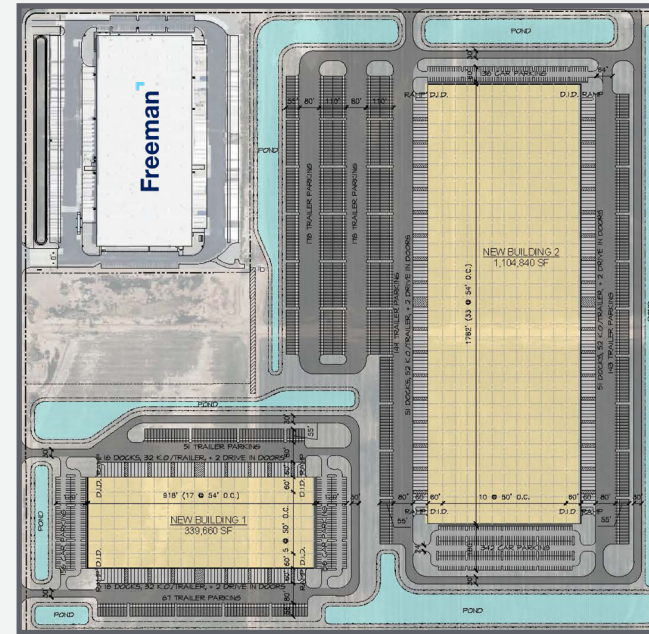
## Site Utilities

- Utilities in Place
  - Electric: Mohave Electric Cooperative
  - Sewage: Fort Mohave Tribal Utilities
  - Water: Fort Mohave Tribal Utilities
  - Gas: Natural gas is currently unavailable. Liquid propane is available and can be used on site with Zoning Use Permit
  - Phone/Data: Frontier Communications
- High-speed fiber optic (DS3) service available
- T-4 data transmission service optional
- Mohave Electric Power Plant is ±0.50 miles from Mohave Tri-State Business Park
- Up to 3 MegaWatts of power could be made available to users

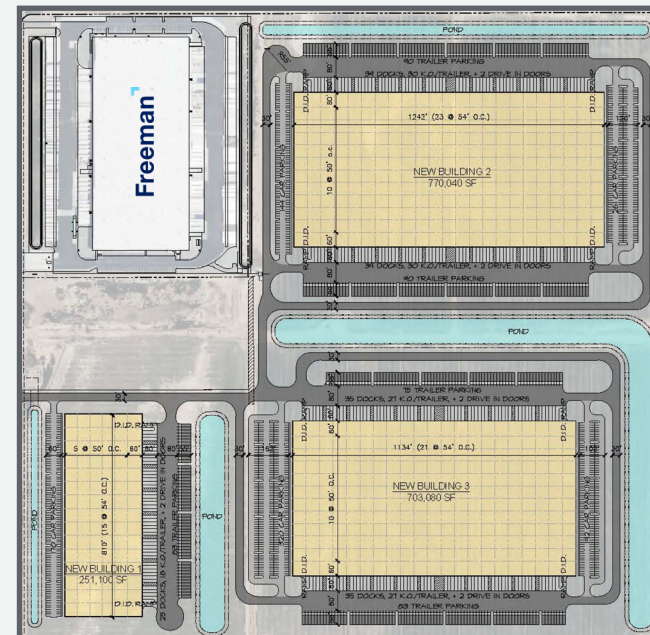
## Site Features

- ±114 Acres (Divisible)
- Zoned and entitled
- ±50,000 SF to ±1,000,000 SF capable
- Turn-key design build construction
- Heavy power (can accommodate 3 MegaWatts of power)
- ESFR capable building (will require private fire pump and storage tank for any new building)
- General Plan: CM (Commercial Manufacturing)
- Zoning: C-MO (Commercial, Manufacturing, Open Storage)

Site Plan One



Site Plan Two



# Incentives & Demographics

±114 Acres For Sale or Build-To-Suit



## Possible Incentives

The Arizona Commerce Authority (ACA) is the state's leading economic development organization with a streamlined mission to grow and strengthen Arizona's economy.

- The primary goal of the Quality Jobs tax credit (A.R.S. § 41-1525) is to encourage business investment and the creation of high-quality employment opportunities in the state.
- Qualified Facility Tax Credit Program & Renewable Energy Tax Incentive Program.
- Sales tax exemptions for manufacturing.
- The Research and Development (R&D) incentive provides an Arizona income tax credit for increased research and development activities conducted in this state, including research conducted at a state university and funded by the company.
- Manufacturing Extension Partnership in conjunction with Arizona Commerce Authority.

<b>Total Population 2023</b>  216,527 <hr/> +1.2% Year-over-Year Change	<b>Population Projections</b>  +1.1% <hr/> Population Growth between 2021 and 2022	<b>Labor Force Size</b>  87,215 Labor Force Level <hr/> +1.9% Year-over-Year Change
<b>Business Establishments 2022 Q2</b>  4,524 Total Business Establishments <hr/> Year-over-Year Change +8.8%	<b>Nonfarm Employment October 2022 - Not Seasonally Adjusted</b>  55,700 Total Nonfarm Employment <hr/> Year-over-Year Change +2.6%	<b>Employment Projections</b>  2020 - 2030 Projections <hr/> +1.7% Annualized Projected Employment Growth

Info Via Arizona Commerce Authority

## 2024 Demographics – Mohave Valley



### Population

10-miles	28,004
Est 2029	30,549



### Avg Household Income

10-miles	\$65,736
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### Employed Population

10-miles	6,564
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### Households

10-miles	11,821
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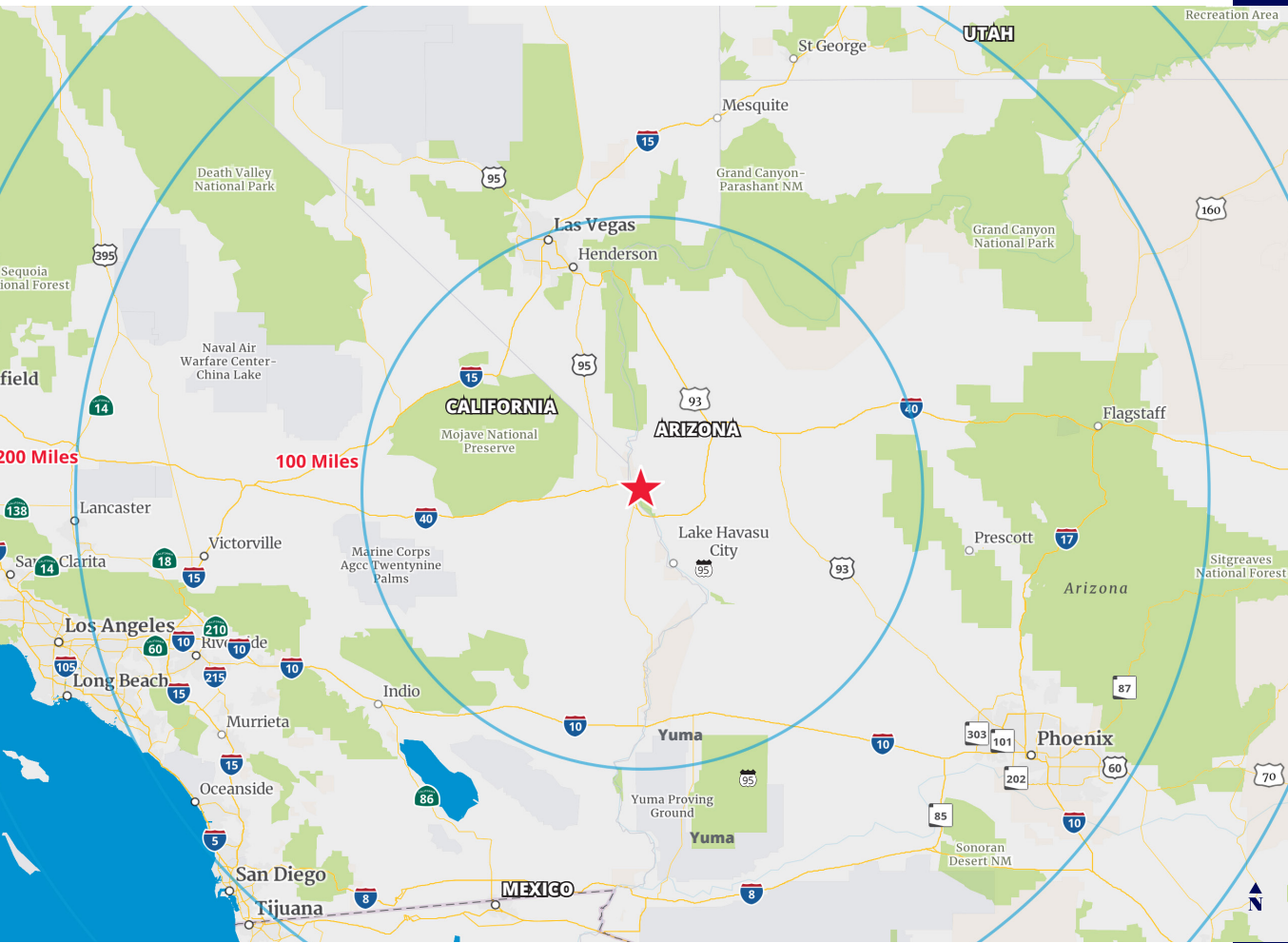
Demos Via CoStar



# Location & Access

114 Acres For Sale or Build-to-Suit

Colliers



## Travel Distances

To/From Mohave Valley, Arizona

CITY	TIME
Las Vegas, Nevada	1.5 Hours
Reno, Nevada	9 Hours
Salt Lake City, Utah	7.45 Hours
Denver, Colorado	12 Hours
Phoenix, Arizona	3.4 Hours
Tucson, Arizona	5.5 Hours
Flagstaff, Arizona	2.5 Hours
Kingman, Arizona	55 Minutes
Albuquerque, New Mexico	7.2 Hours
Los Angeles, California	4 Hours
Long Beach, California	4 Hours
San Diego, California	4.75 Hours
Oakland, California	8.2 Hours
El Paso, Texas	7.75 Hours

## Location Advantages

- 2 miles east of Arizona Route 95
- 4 miles east of Interstate 40 full diamond interchange
- 10 miles east of Interstate 40/Interstate 95 interchange
- Trucks originating in Arizona are capable of reaching 65 million people in a one-day drive, making market access particularly convenient.

# 114 Acres Land for Sale or BTS

SEC Vanderslice Road & Reservation Road  
Mohave Valley, AZ 86440

## Mohave Tri-State Business Park



### About Becknell Industrial

Becknell Industrial is a privately held national real estate development firm focused exclusively on industrial buildings, including distribution centers, warehouses, processing and assembly plants, manufacturing plants, research-and-development centers, service centers and other facilities vital to the global supply-chain management of regional, national and multi-national operations.

Becknell launched into the industrial real estate business in 1990 when co-founders Dan Harrington and Fritz Hartrich joined forces to build and lease a custom warehouse to Nabisco, a client Hartrich began developing for in the 1970s. It was the first of many enduring relationships Becknell has fostered since.

Becknell's national portfolio now includes more than 34 million square feet of industrial real estate property, in addition to over 10 million square feet of developable ground for future development.

At the core of Becknell's superior delivery system is our design-build construction capabilities. Becknell's vertically integrated approach takes an experienced team of professionals working closely together. Our executive team alone has more than 100 years of collective real estate and business experience, while the rest of our highly talented staff incorporates a wealth of technical expertise in key trades that include architects, engineers, construction managers and CPAs.

Learn more about Becknell [here](#).

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