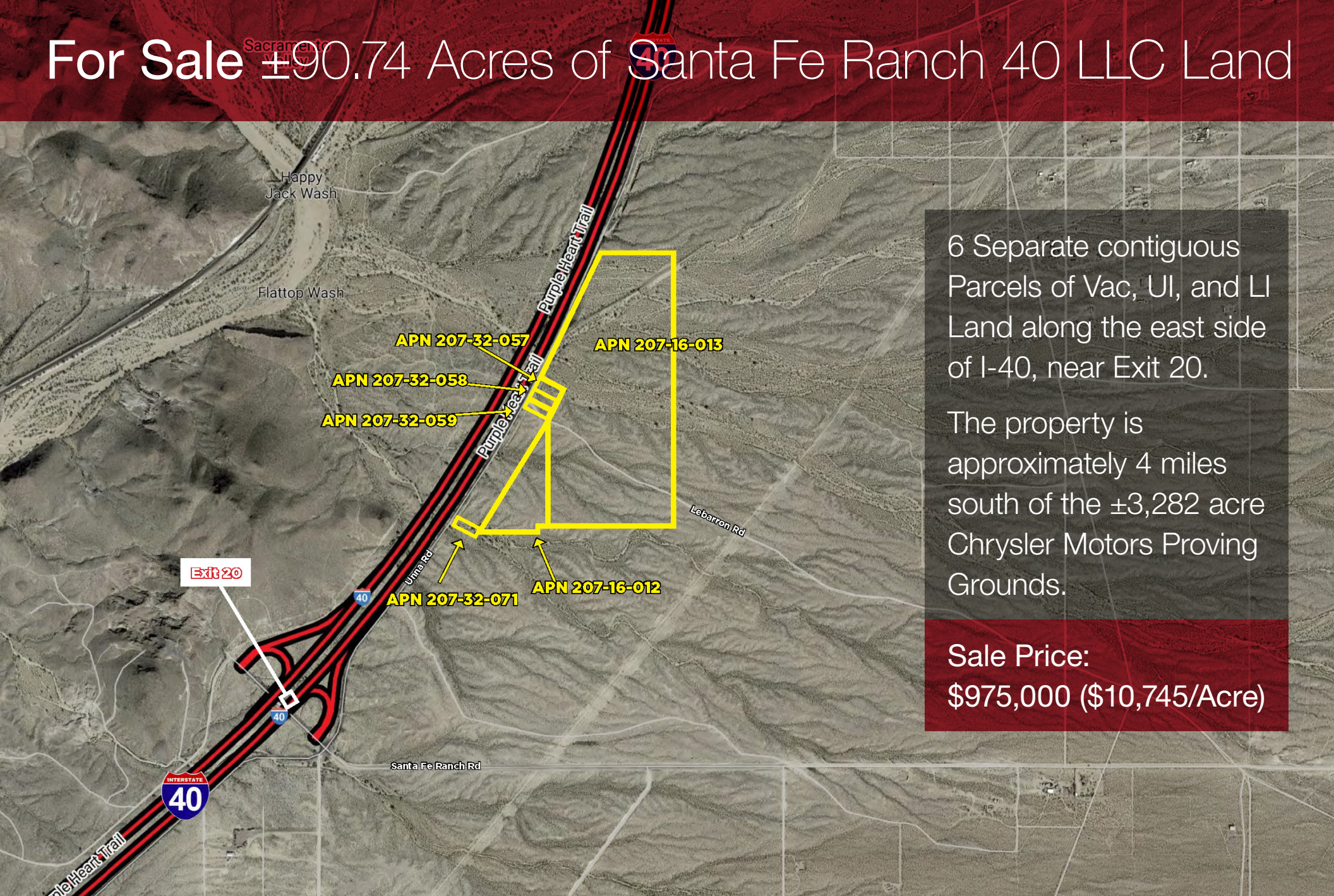


For Sale ±90.74 Acres of Santa Fe Ranch 40 LLC Land



6 Separate contiguous
Parcels of Vac, UI, and LI
Land along the east side
of I-40, near Exit 20.

The property is
approximately 4 miles
south of the ±3,282 acre
Chrysler Motors Proving
Grounds.

Sale Price:
\$975,000 (\$10,745/Acre)

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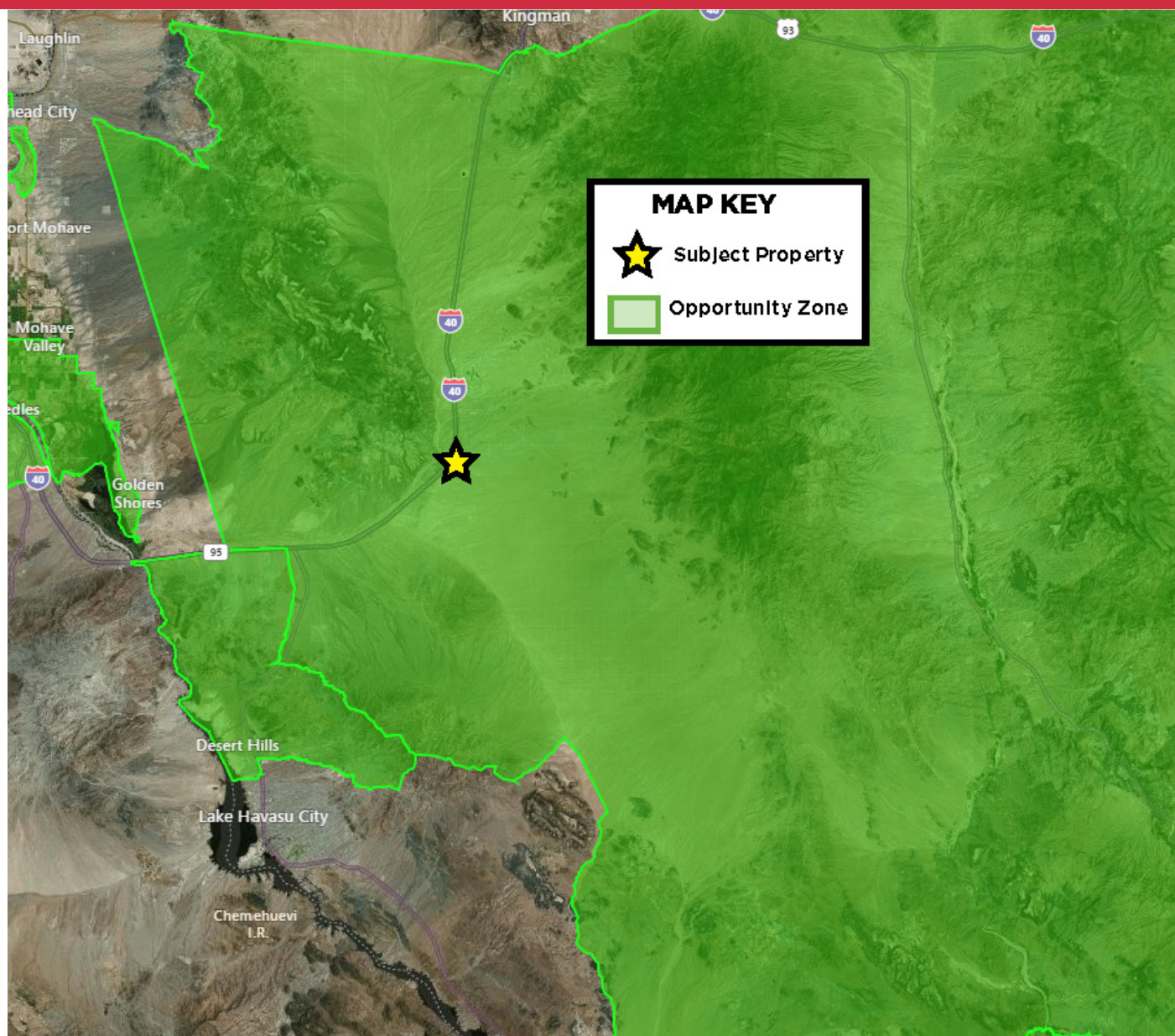
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±90.74 Acres of Santa Fe Ranch 40 LLC Land (6 Separate Contiguous Parcels) General Plan: Light Industrial Use Land For Sale

Property Features

- Current Zoning: AR/10A
- Anticipated/General Plan Zoning: Light Industrial
- In close proximity to the Mohave Water Company
- Potable Water Supply from underlying aquifer or nearby Mohave Water Company
- Electric and Natural Gas is available from Unisource Energy Services
- Highest & Best Use: Ecommerce, Solar Electric, Various Types of Manufacturing
- All Parcels are located in an Opportunity Zone



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±90.74 Acres of Santa Fe Ranch 40 LLC Land (6 Separate Contiguous Parcels) General Plan: Light Industrial Use Land For Sale

Property Information

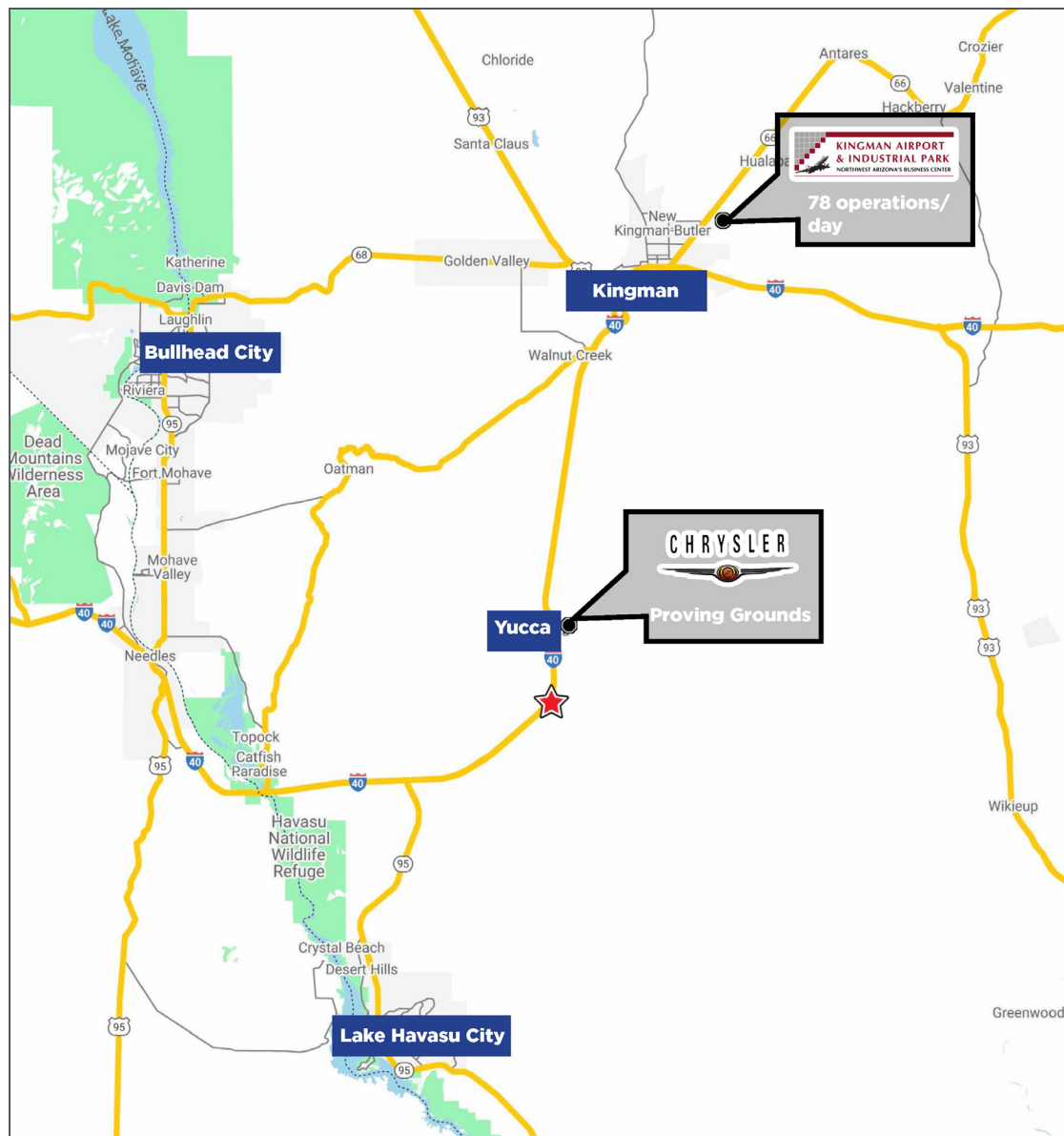
Demographics	Bullhead City	Kingman	Lake Havasu City
Average Age:	51.3	43.1	53.6
Population:	42,696	31,380	58,521
Average HH Income:	\$54,416	\$63,002	\$67,115
Daytime Emp/Pop:	41,285	34,576	57,117

TRAFFIC COUNTS

VPD

Interstate 40

15,453 to 17,213



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±90.74 Acres of Santa Fe Ranch 40 LLC Land (6 Separate Contiguous Parcels) General Plan: Light Industrial Use Land For Sale

Property Location

- Site allows for easy access to LA, LV & PHX
- Excellent access to and from I-40
- Excellent visibility from I-40
- Site is 20 miles from the California border and 29 miles south of Kingman, AZ
- More than 32 million people within a 350 mile range
- There are 3 BSNF rail lines that run north & south approximately .75miles NW of the site



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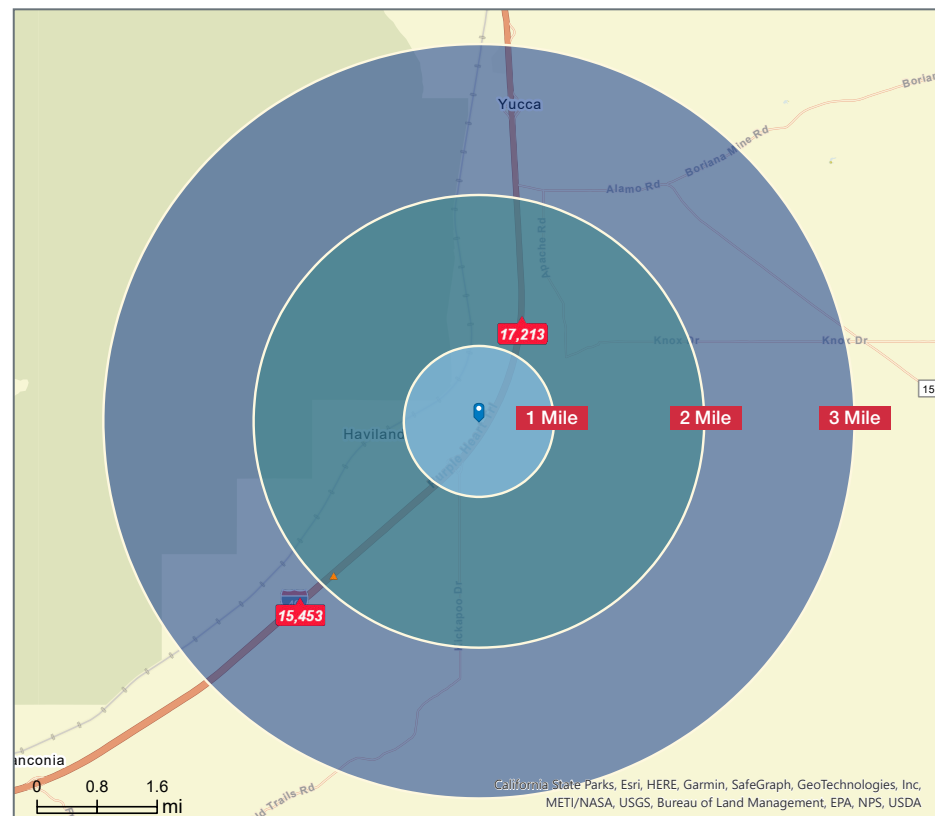
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±90.74 Acres of Santa Fe Ranch 40 LLC Land (6 Separate Contiguous Parcels) General Plan: Light Industrial Use Land **For Sale**

Property Demographics

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2022 Population	0	97	349
2027 Population	0	96	340
Median Age	–	57.1	54.2
2022 Households	0	87	281
Average HH Size	0	1.73	1.44
Average HH Income	–	\$84,42	\$80,680
Owner Occupied Housing Units	–	50.6%	53.0%
Renter Occupied Housing Units	–	13.8%	14.2%
Median Home Value	–	\$125,000	\$124,219



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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