

±160 Acres – Vacant, Unimproved Land – Kingman, AZ 86401
Residential-Zoned Land **For Sale \$3,326,240** (\$20,789/AC)



Location of Land Sites allows for easy access to LA, LV, and Phoenix.

More than 32 Million people reside within a 350 mile radius of the properties.

Great proximity to markets, transportation and labor.

±40 Acre Land Site – Northwest of Kingman

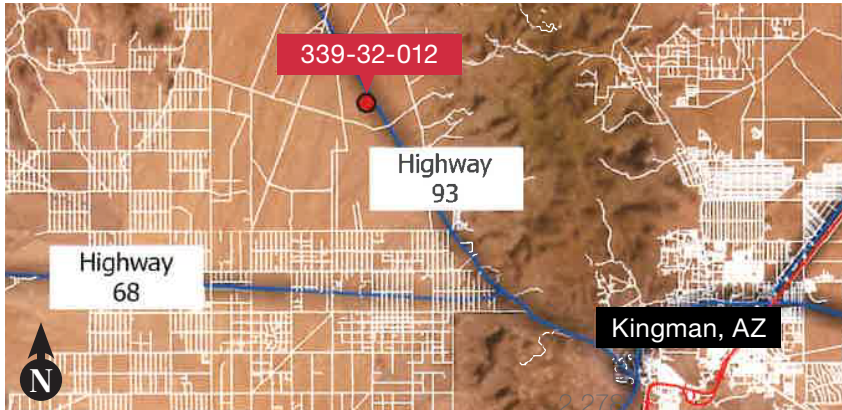
±40 Acre Vacant, Unimproved, AR-Zoned, Mohave County, Arizona, Land Site – Northwest of Kingman

Property Features:

- Electric & Natural Gas Service to site is available from Unisource Electric & Gas Co.
- Potable Water Supply is available via underlying aquifer

Site/Location Features:

- Excellent access to and from SR 93
- Excellent visibility from SR 93
- Site attributes include great proximity to Market, Transportation & Labor
- Location of site allows for easy access to LA, LV, and PHX
- There are more than 32 million people within a 350 mile radius of the site

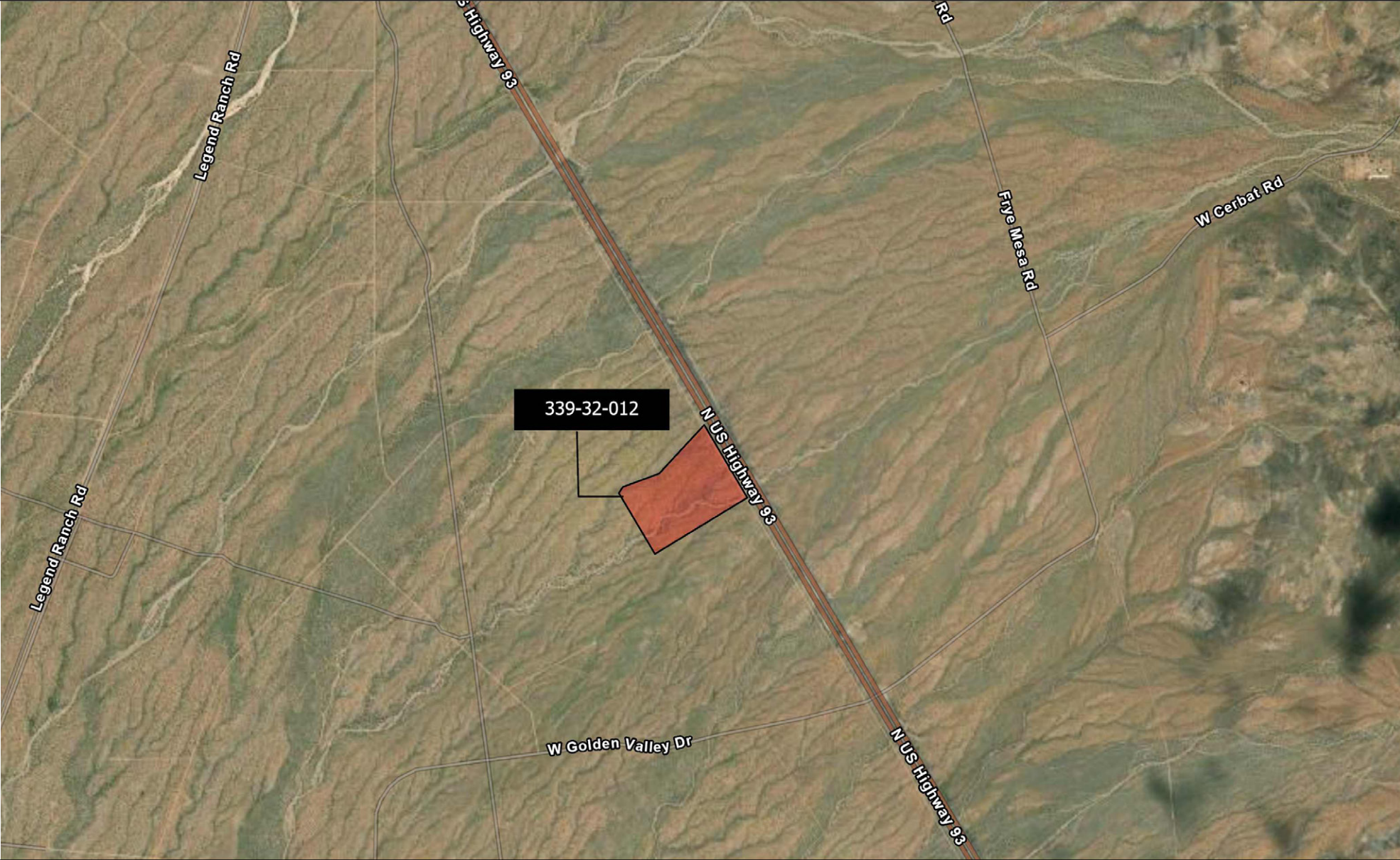


Property Name	± 40 Acre Vacant, UI, Res-Zoned Land Site
Property Address	NW of Kingman along the western edge of SR 93
County	Mohave
ZIP	86438
Land Size (AC)	± 40
Major Cross Streets	Highway 93 & Interstate 40
Land SF	1,742,400
Sale Price	\$831,560
Price per SF	\$0.48
Price per Acre	\$20,789
Zoning	RES
Primary Use	Residential
Topography	Gentle Slope
Gas	Natural
Water	Well
Sewer	None
Size of Sewer & Water Tap	TBD
Property Taxes	\$707.52
Parcel	339-32-012

2024 Demographics	1 Mile	3 Mile	5 Mile
Population	0	11	2,278
Average Age	0	65.0	61.1
Number of Households	0	2	1,059
Average HH Income	0	\$56,673	\$57,327
Projected Population 2029	0	11	2,262

Traffic Count	15,866 VPD for US-93
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±40 Acre Land Site – Northwest of Kingman



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±40 Acre Land Site – Southwest of Kingman

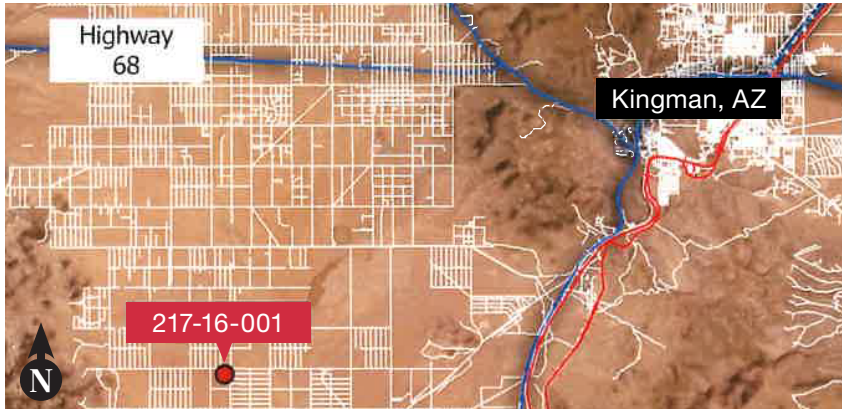
±40 Acre Vacant, Unimproved, AR-Zoned, Mohave County, Arizona, Land Site – Southwest of Kingman

Property Features:

- Electric & Natural Gas Service to site is available from Unisource Electric & Gas Co.
- Potable Water Supply is available via underlying aquifer

Site/Location Features:

- Excellent access to and from SR 68 & I-40
- Site attributes include great proximity to Market, Transportation & Labor
- Location of site allows for easy access to LA, LV, and PHX
- There are more than 32 million people within a 350 mile radius of the site

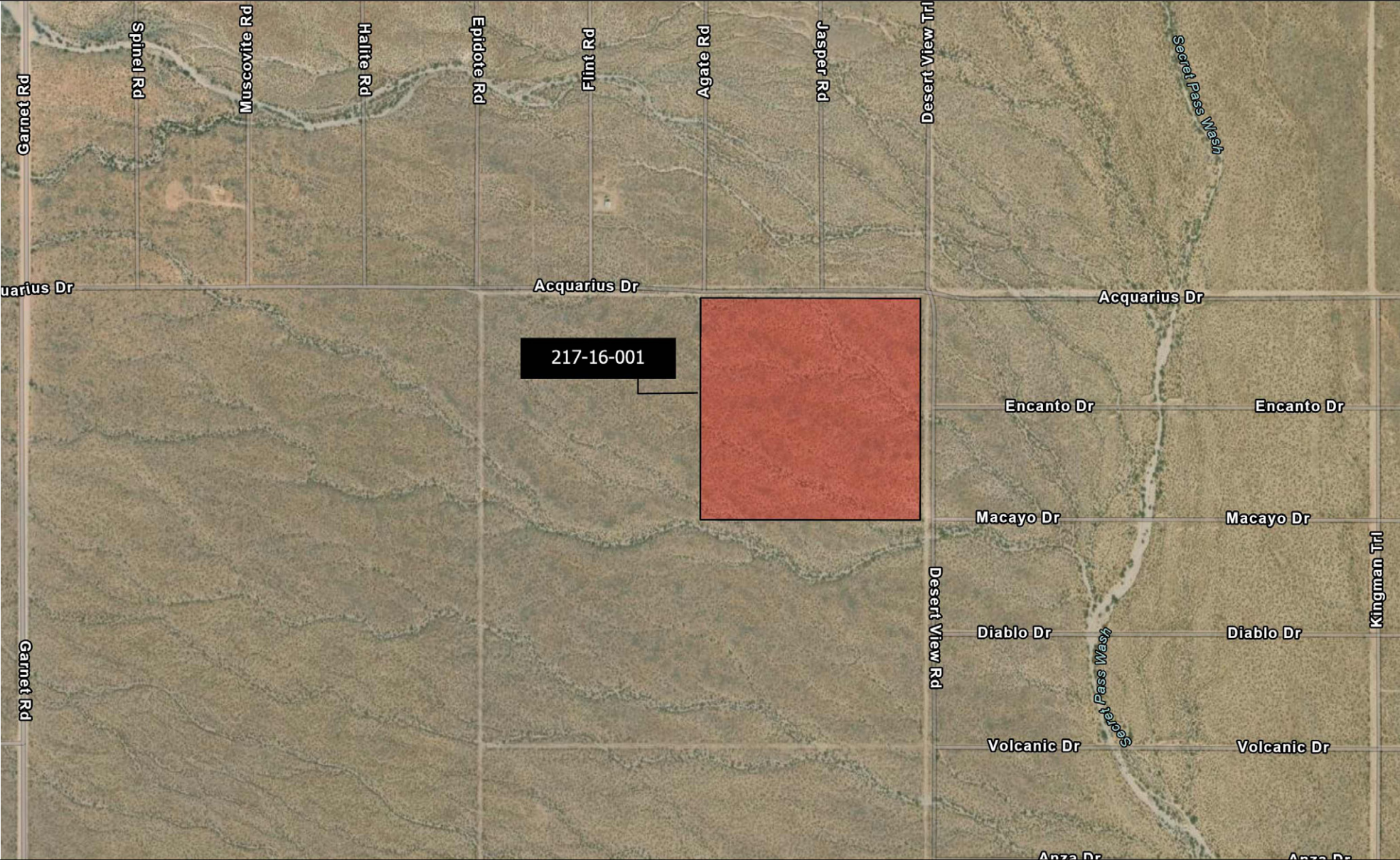


Property Name	± 40 Acre Vacant, UI, Res-Zoned Land Site
Property Address	Midway between 1-40 & SH 68
County	Mohave
ZIP	86438
Major Cross Streets	Acquarius Dr & Desert View Rd
Land Size (AC)	± 40
Land SF	1,742,400
Sale Price	\$831,560
Price per SF	\$0.48
Price per Acre	\$20,789
Zoning	RES
Primary Use	Residential
Topography	Gentle Slope
Gas	Natural
Water	Well
Sewer	None
Size of Sewer & Water Tap	TBD
Property Taxes	\$210.96
Parcel	217-16-001

2024 Demographics	1 Mile	3 Mile	5 Mile
Population	44	189	630
Average Age	63.5	62.8	60.9
Number of Households	15	70	282
Average HH Income	\$68,227	\$68,230	\$64,664
Projected Population 2029	44	191	634

Traffic Count	309 VPD for W Oatman Hwy
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±40 Acre Land Site – Southwest of Kingman



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±80 Acre Land Site – East of Kingman

±80 Acre Vacant, Unimproved, AR-Zoned, Mohave County, Arizona, Land Site – East of Kingman

Property Features:

- Electric & Natural Gas Service to site is available from Unisource Electric & Gas Co.
- Potable Water Supply is available via underlying aquifer
- Both Parcels are close to the Kingman Airport and Industrial Park

Site/Location Features:

- Excellent access to and from 1-40 (Exit 25)
- Excellent visibility from 1-40
- Great proximity to Market, Transportation & Labor
- Location of sites allows for easy access to LA, LV, and PHX
- There are more than 32 million people within a 350 mile radius of the site

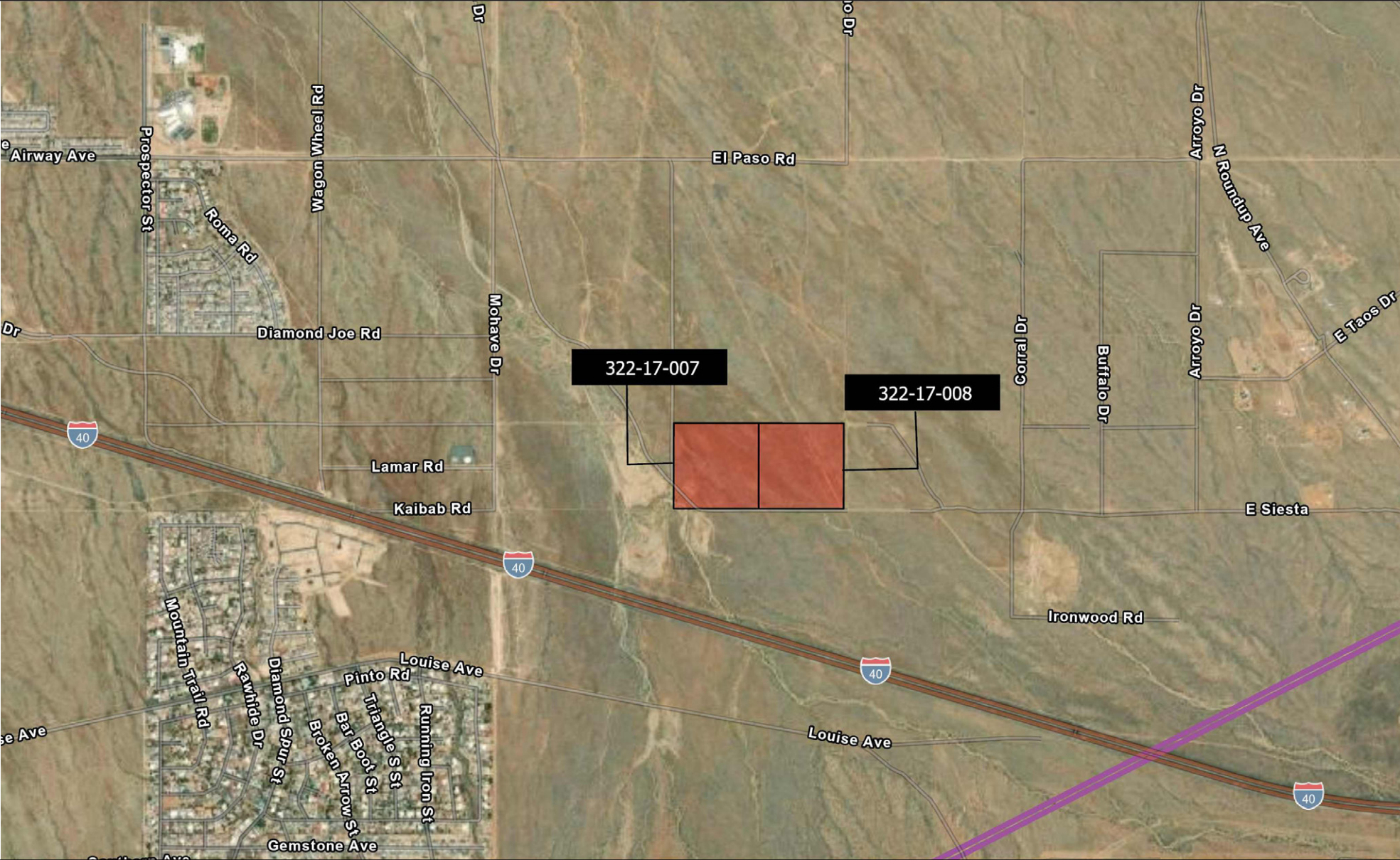


Property Name	Two (2) ± 40 Acre each, Vacant, UI, Residential-Zoned Land Sites totaling +/-80 Acres
Property Address	± One(1) mile east of Kingman, north side of I-40
County	Mohave
ZIP	86438
Major Cross Streets	Highway 60 & Interstate 40
Land Size (AC)	± 80
Land SF	3,484,800
Sale Price	\$1,663,120
Price per SF	\$0.48
Price per Acre	\$20,789
Zoning	Res
Primary Use	Residential
Topography	Gentle Slope
Gas	Natural
Water	Well
Sewer	None
Size of Sewer & Water Tap	TBD
Property Taxes	\$298.76 & \$298.84
Parcels	322-17-007 & 322-17-008

2024 Demographics	1 Mile	3 Mile	5 Mile
Population	4	3,231	27,050
Average Age	65.0	53.6	44.2
Number of Households	1	1,306	10,896
Average HH Income	\$83,768	\$122,782	\$86,830
Projected Population 2029	4	4,673	29,612

Traffic Count	24,309 VPD for I-40
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±80 Acre Land Site – East of Kingman

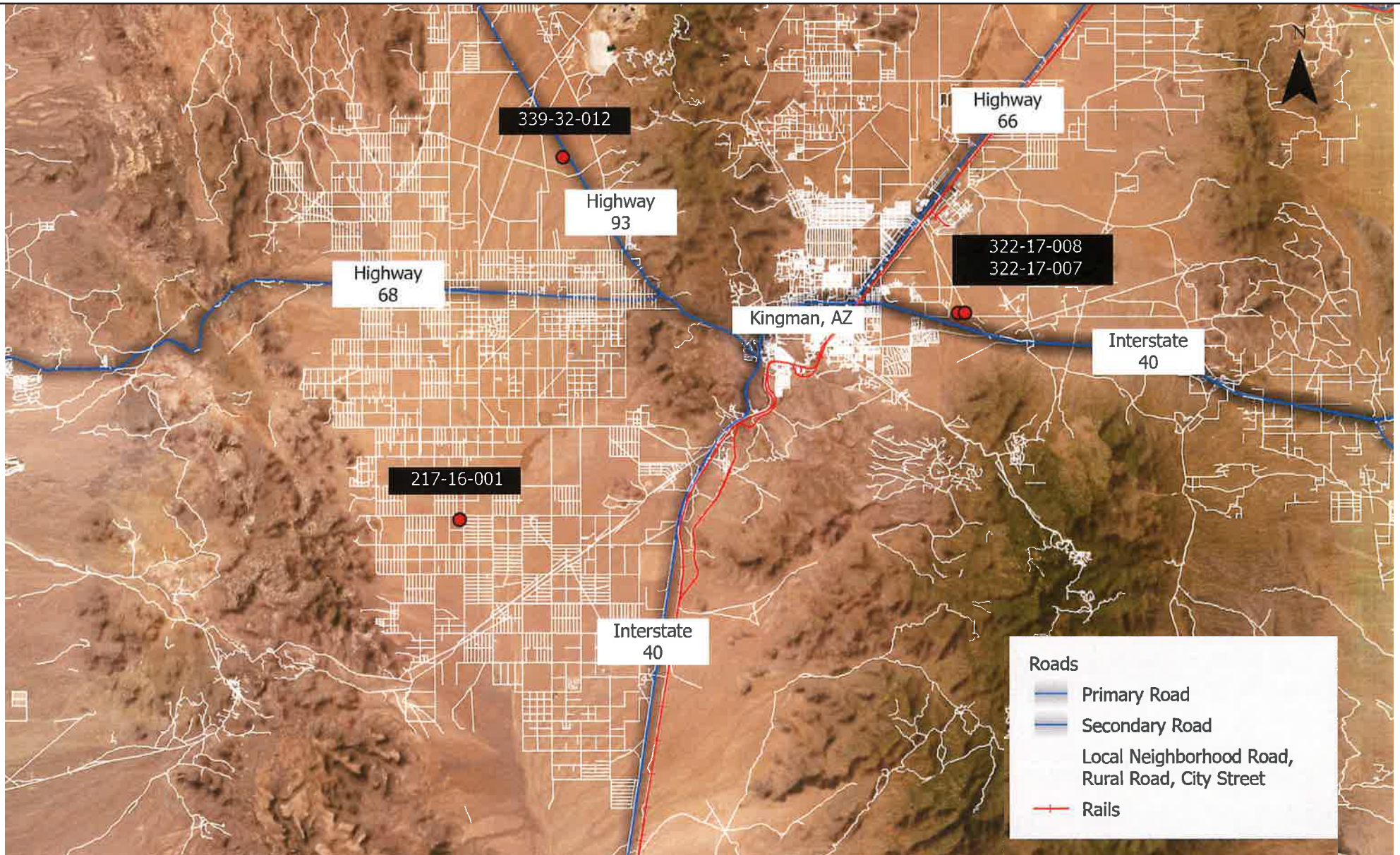


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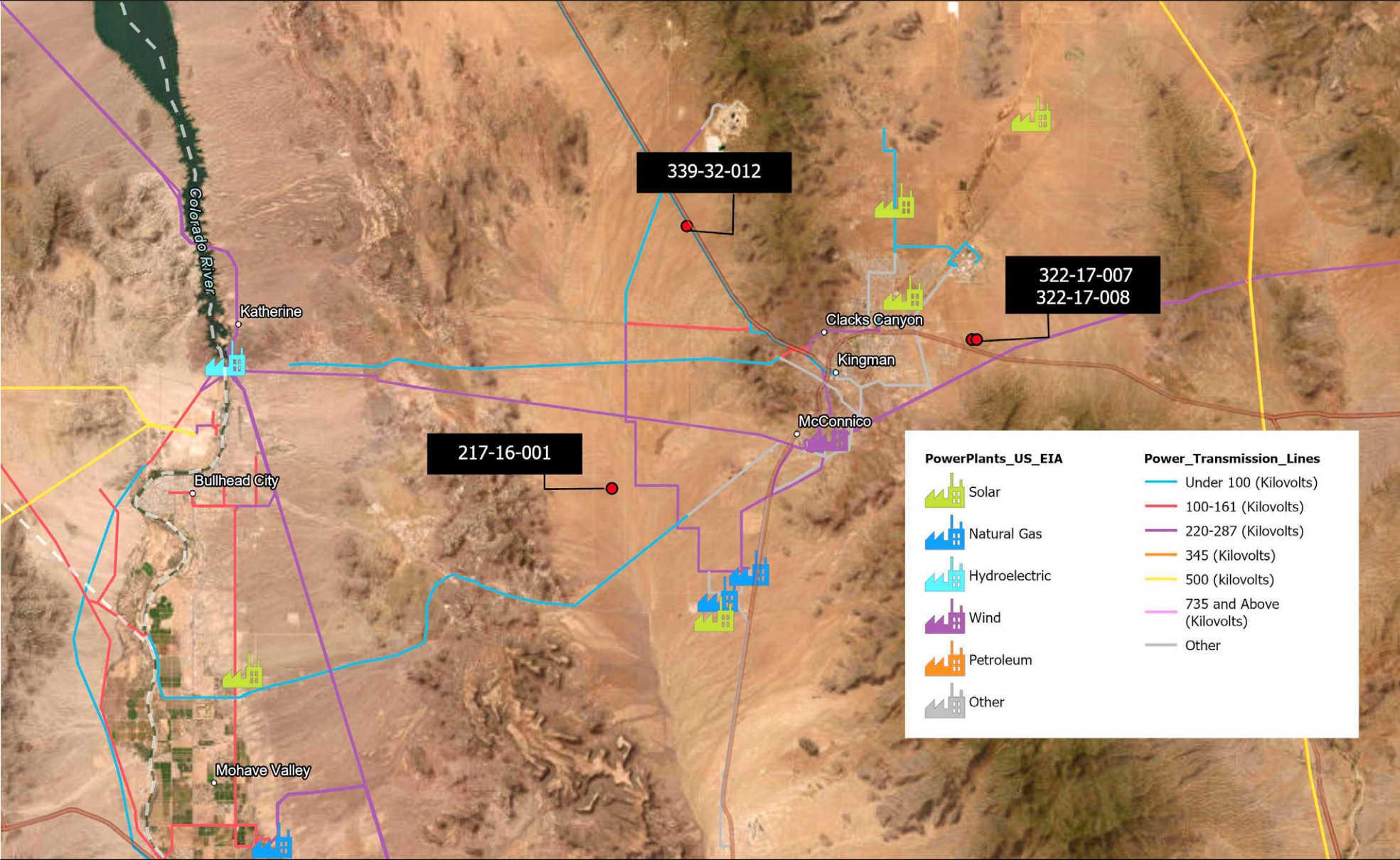
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Transportation Map



Power Lines & Power Plant Map



Drive Time Map



Mohave County TO:	APPROX. DISTANCE	APPROX. DRIVE TIME
Phoenix	167 mi.	3hr. 9min.
Tucson	279 mi.	4hr. 42min.
Las Vegas	152 mi.	2hr. 34min.
Los Angeles	331 mi.	5hr. 3min.
San Diego	335 mi.	5hr. 59min.
Dallas	1,162 mi.	17hr. 18min.
Denver	901 mi.	13hr. 55min.
Salt Lake City	573 mi.	8hr 33min.

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