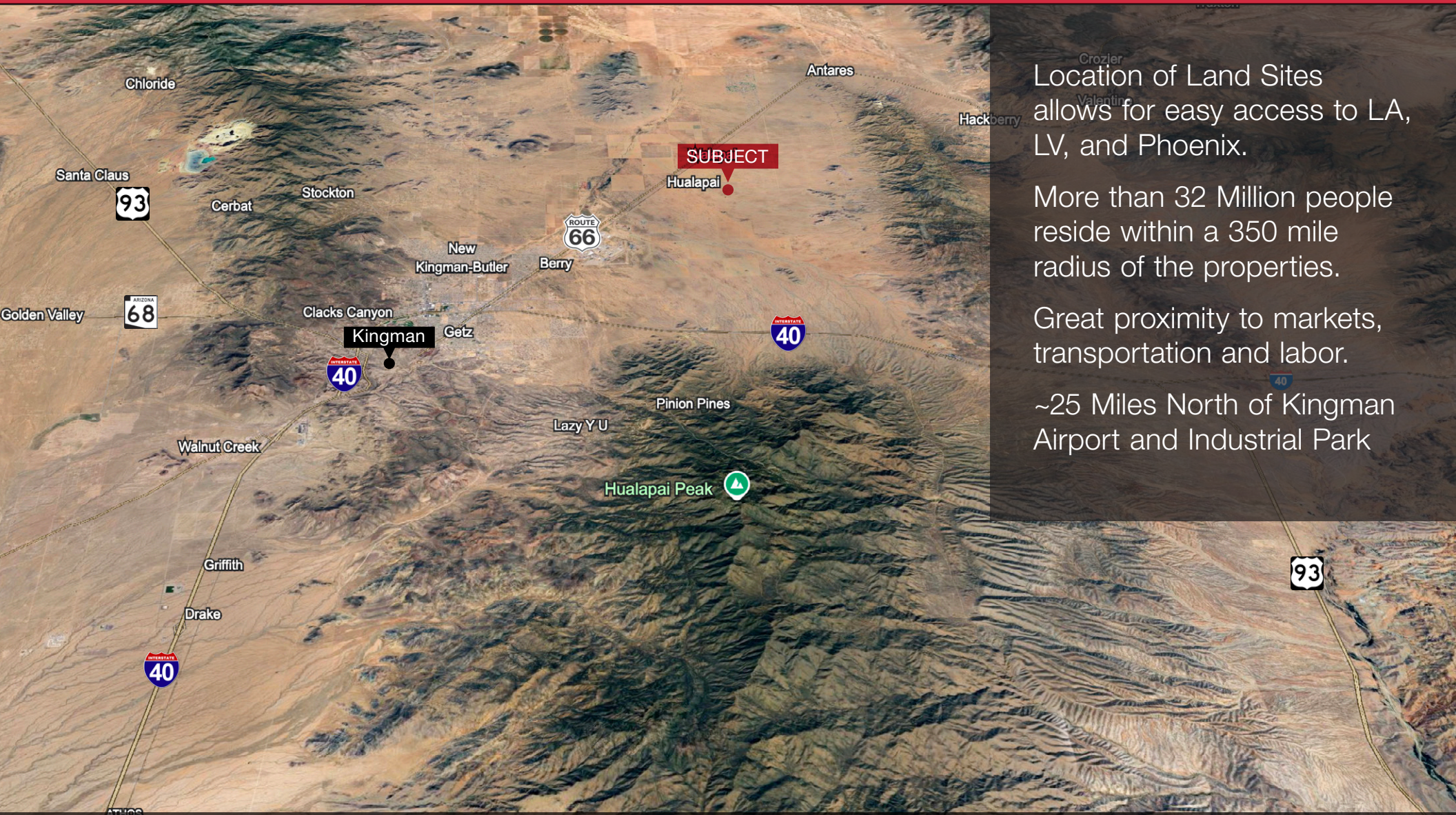


±2.34 Acres – Vacant, Unimproved Land – Mojave County, AZ
Best Suited for Commercial Use **For Sale \$277,072** (\$106,566/AC)



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.

~25 Miles North of Kingman Airport and Industrial Park

±2.34 Acre Land Site – Northeast of Kingman

±2.34 Acre Vacant, Unimproved, Commercial-Zoned, Mohave County, Arizona, Land Site

Property Features:

- Possible location for a small Solar Photo Voltaic Electric Generation Facility
- Electric & Natural Gas Service to site is available from Unisource Electric & Gas Co.
- Potable Water Supply is available via underlying aquifer or Mohave Water Company
- Excellent location for a Commercial Building

Site/Location Features:

- Approximately 25 miles north of the Kingman Airport and Industrial Park.
- Excellent access to and from I-40, with excellent visibility from Route 66.
- Approximately 65 miles east of California border
- 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
- The Burlington Northern Railway runs along the western edge of Mohave County

Property Name	± 2.34 Acre Vacant, COM Zoned Land Site
Property Address	NE of Kingman along the eastern edge of Route 66
County	Mohave
ZIP	86401
Land Size (AC)	± 2.34
Major Cross Streets	N Olympic Ave & E Mountain View Rd
Land SF	± 101,930
Sale Price	\$277,072
Price per SF	\$2.72
Price per Acre	\$106,566
Zoning	COM
Primary Use	Industrial – Energy Related
Topography	Gentle Slope
Electricity / Gas	Unisource Electric & Gas
Water	Well or Mohave Water Company
Sewer	None
Size of Sewer & Water Tap	TBD
Property Taxes	\$52.46
Parcel	313-03-038

2024 Demographics	1 Mile	3 Mile	5 Mile
Population	16,401	63,692	76,533
Median Age	51.5	49.8	50.8
Number of Households	7,080	26,946	31,642
Median HH Income	\$50,777	\$56,512	\$54,814
Projected Population 2029	18,312	66,912	79,667

Traffic Count	24,309 VPD for I-40
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±2.34 Acre Land Site – Northeast of Kingman

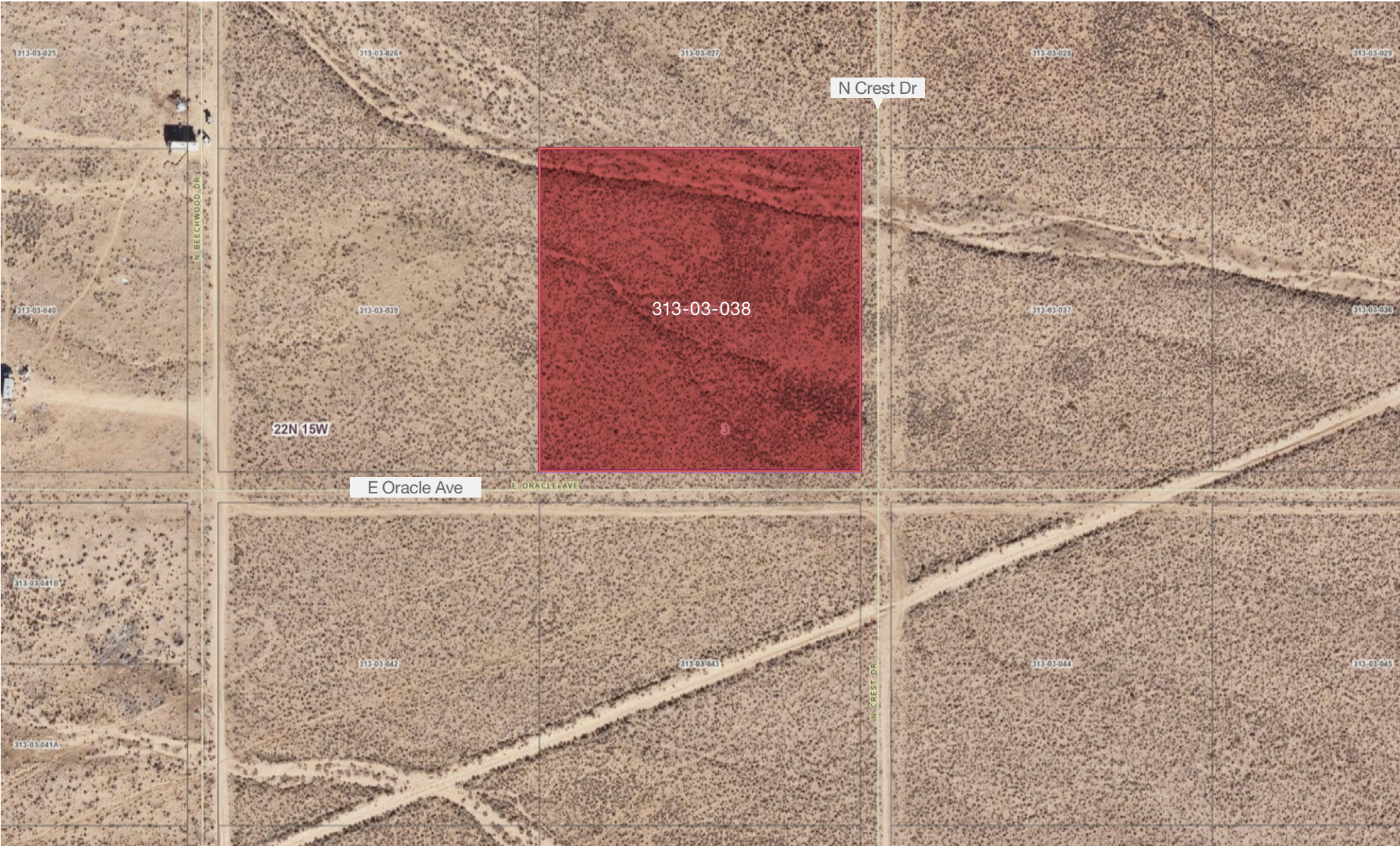


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±2.34 Acre Land Site – Northeast of Kingman

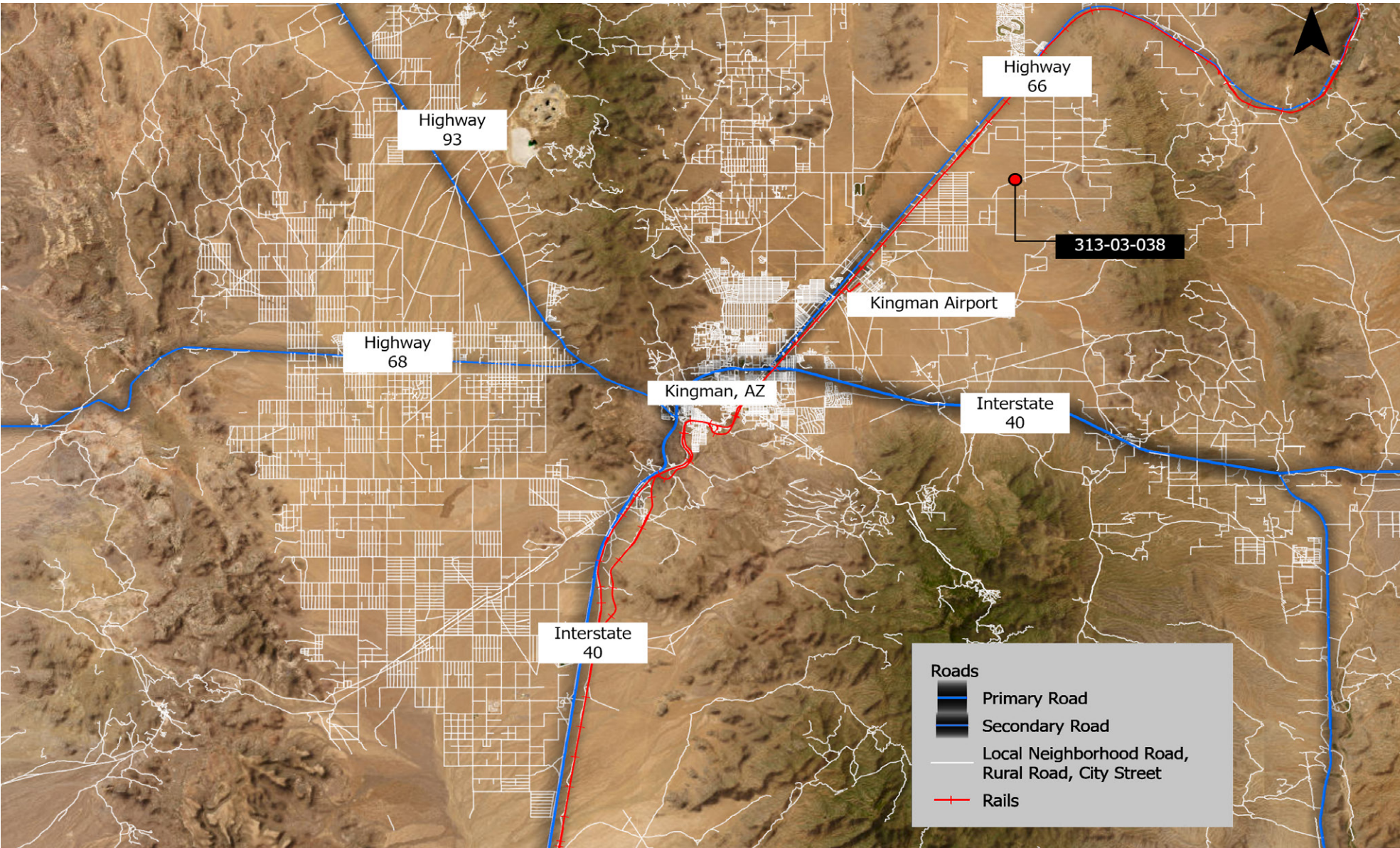


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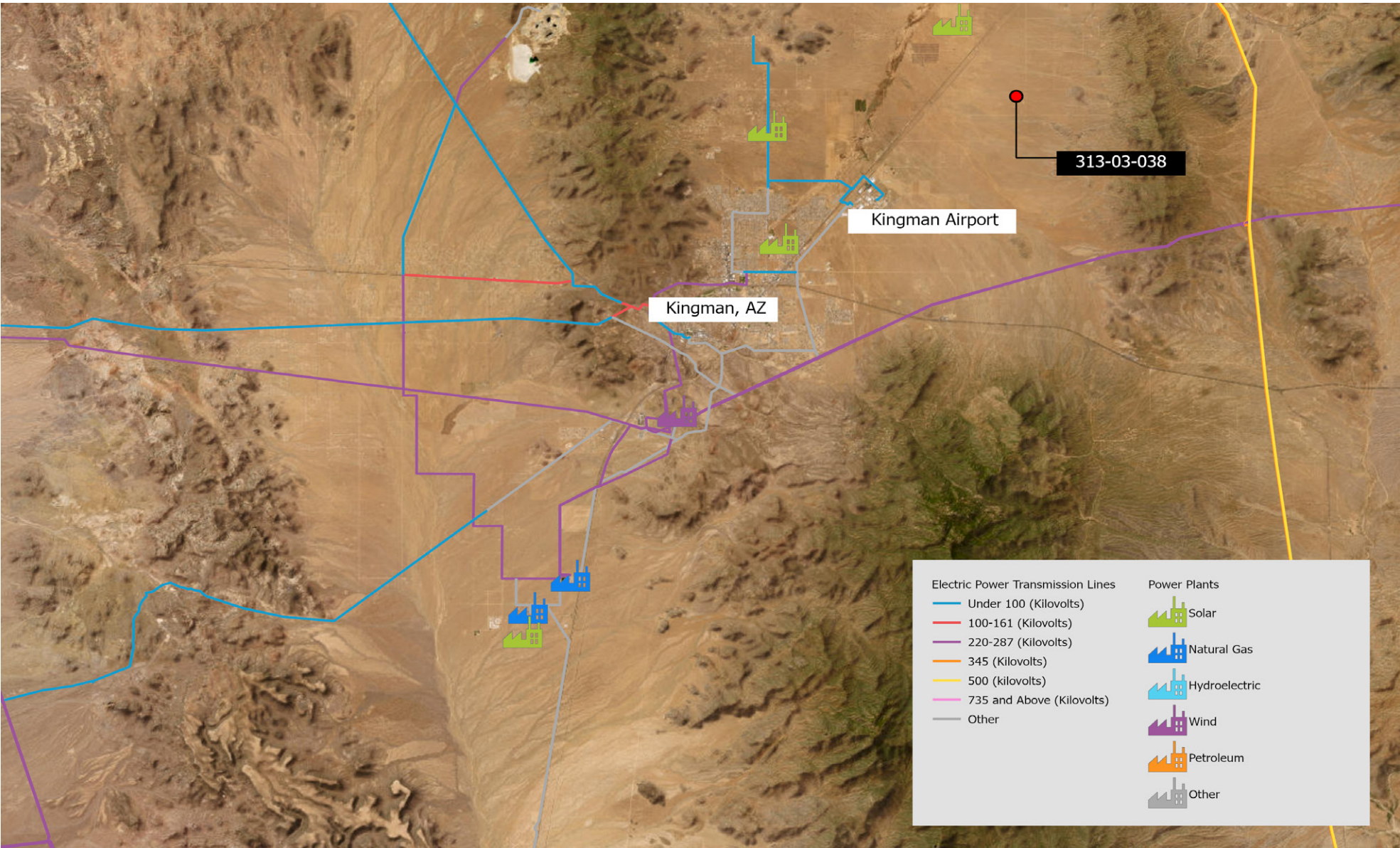
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Transportation Map



Power Lines & Power Plant Map



Travel 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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