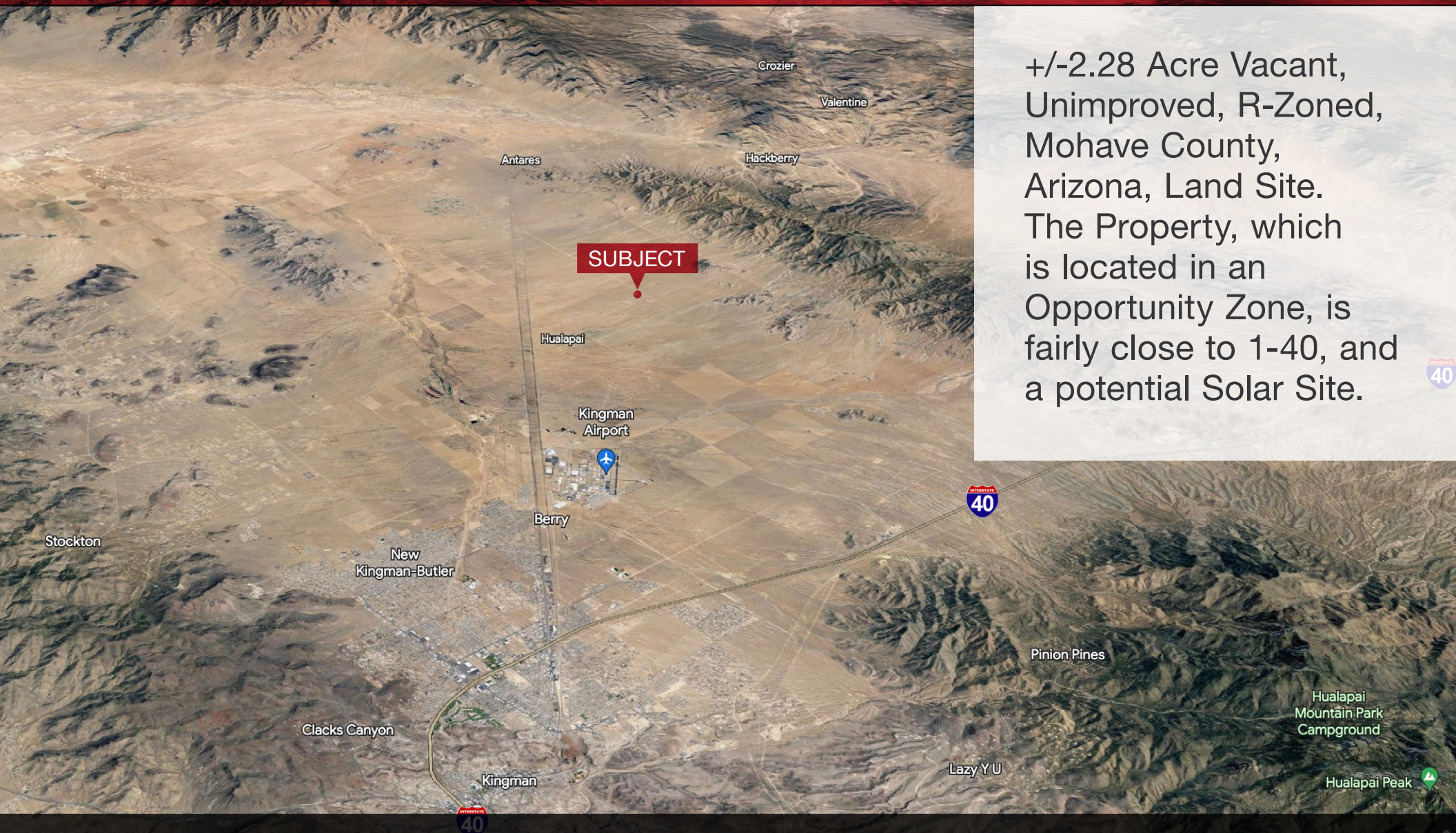


±2.28 AC Norley Ranches – Vacant, Unimproved Land – Kingman, AZ 86401 Residential-Zoned Land For Sale \$218,192 (\$95,698/AC)



+/-2.28 Acre Vacant, Unimproved, R-Zoned, Mohave County, Arizona, Land Site. The Property, which is located in an Opportunity Zone, is fairly close to I-40, and a potential Solar Site.

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Property Information

+/-2.28 Acre Vacant, Unimproved, AR-Zoned, Mohave County, Arizona, Land Site. The Property, which is located in an Opportunity Zone, is a potential Solar Site.

Features

- Electric & Natural Gas service to site available from Unisource Electric & Gas company
- Water available via on-site well or off-site source such as Mohave Water Company
- This property which is owned by the Ingle Family Trust, is located nearby another parcel listed for sale (APN 313-03-028). Referenced parcel is owned by Prashant & Rupali Gupte (husband & wife), who are close friends with the trustees of the Ingle Family Trust.

Site Features

- Potential Solar Site
- There are more than 32 million people that live within a 350 mile radius of the site
- The site is fairly close to the Chrysler Motors Proving Grounds and 1-40
- Location of site allows for easy access to Los Angeles, Las Vegas, and Phoenix
- The site is located close to the California border
- Site attributes include great proximity to Market, Transportation & Labor
- Located within a one day truck drive from every major city in the southwest
- BNSF RR is located west of the site
- Mohave County is the 5th largest county in the U.S. with a current population of over 240,000

Location: Major Cross Streets: E. Oracle Ave & N. Fletcher Dr
Mohave County, AZ 86401

Size: ±2.28 Acres (99,317 SF)

Price: \$218,192 (\$95,698/AC) (\$2.20 PSF)

Conditions of Sale: The Property is being sold "As-Is". Owner makes no representations or warranties as to the condition of the Property. All due diligence investigation is the responsibility of the prospective buyer. Seller reserves the right to withdraw the Property if minimum pricing expectations are not met through the sale process.

Zoning: R

Land Use: Residential (Mohave County)

Utilities

Electric: Unisource

Gas: Unisource

Water: On-site well or off-site source such as Mohave Water Co.

Sewer: On-site

APN #: 313-03-045 (Mohave County)

| 2023 Demographics | 3 Mile | 5 Mile |
|-----------------------|-----------|-----------|
| Number of Households | 20 | 280 |
| Persons per Household | 2.19 | 2.00 |
| Average HH Income | 70,109 | 69,631 |
| Median Age | 59.5 | 61.3 |
| Median Home Value | \$342,857 | \$233,955 |

Property Plat ±2.28 Acres

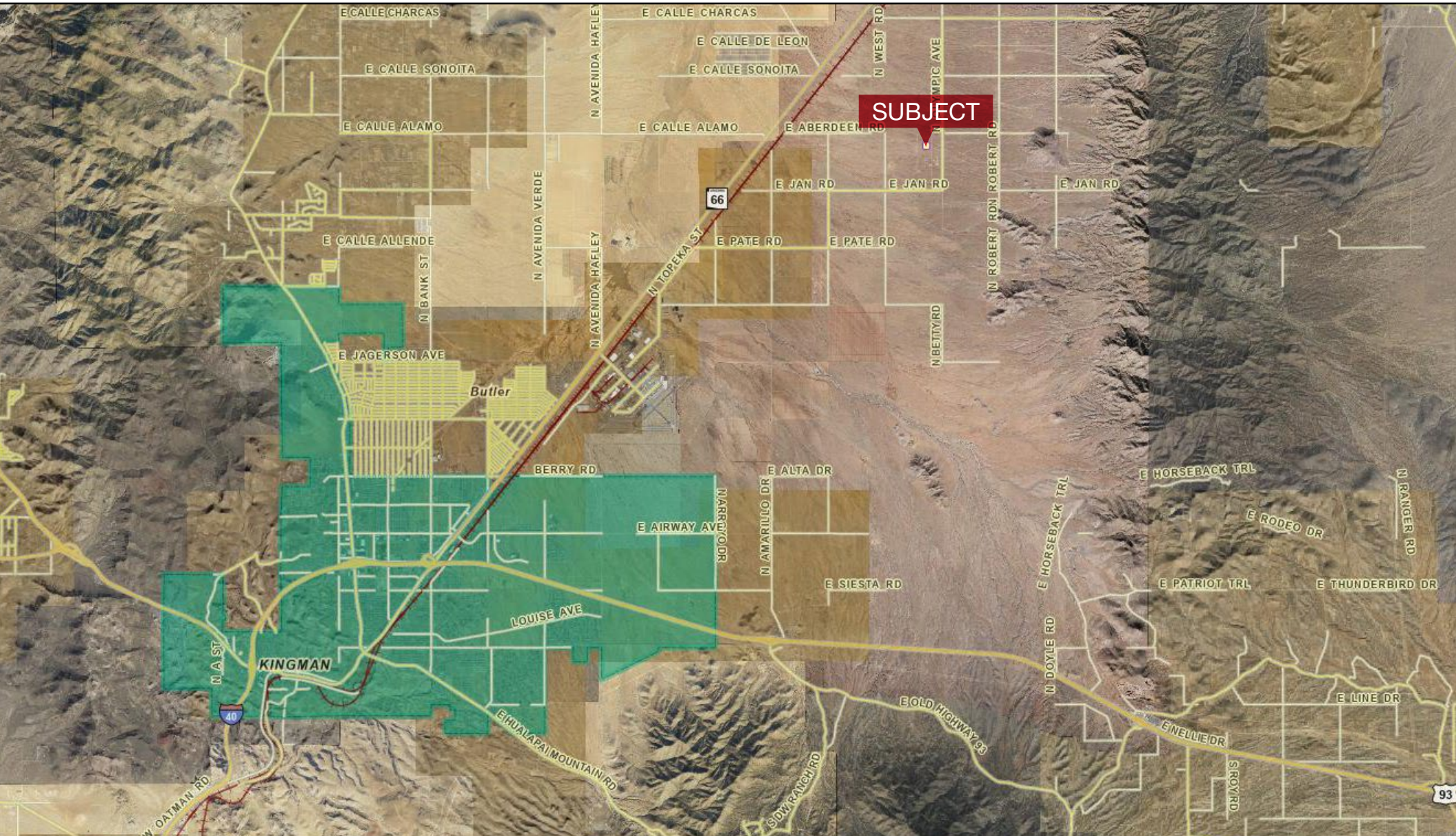


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Property Location

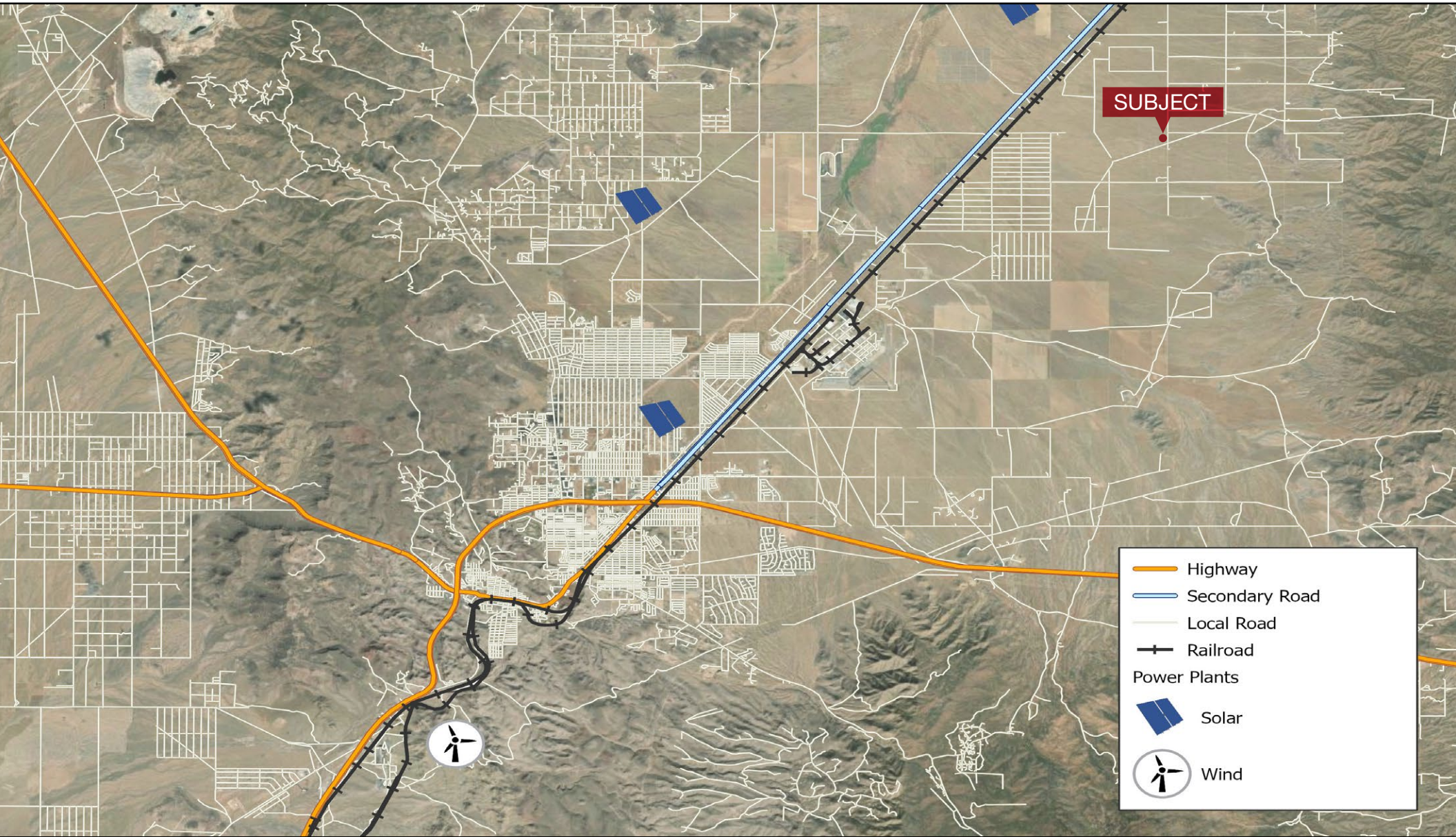


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Transportation & Power Plant Map



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Power Lines & Power Plant Map



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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. |