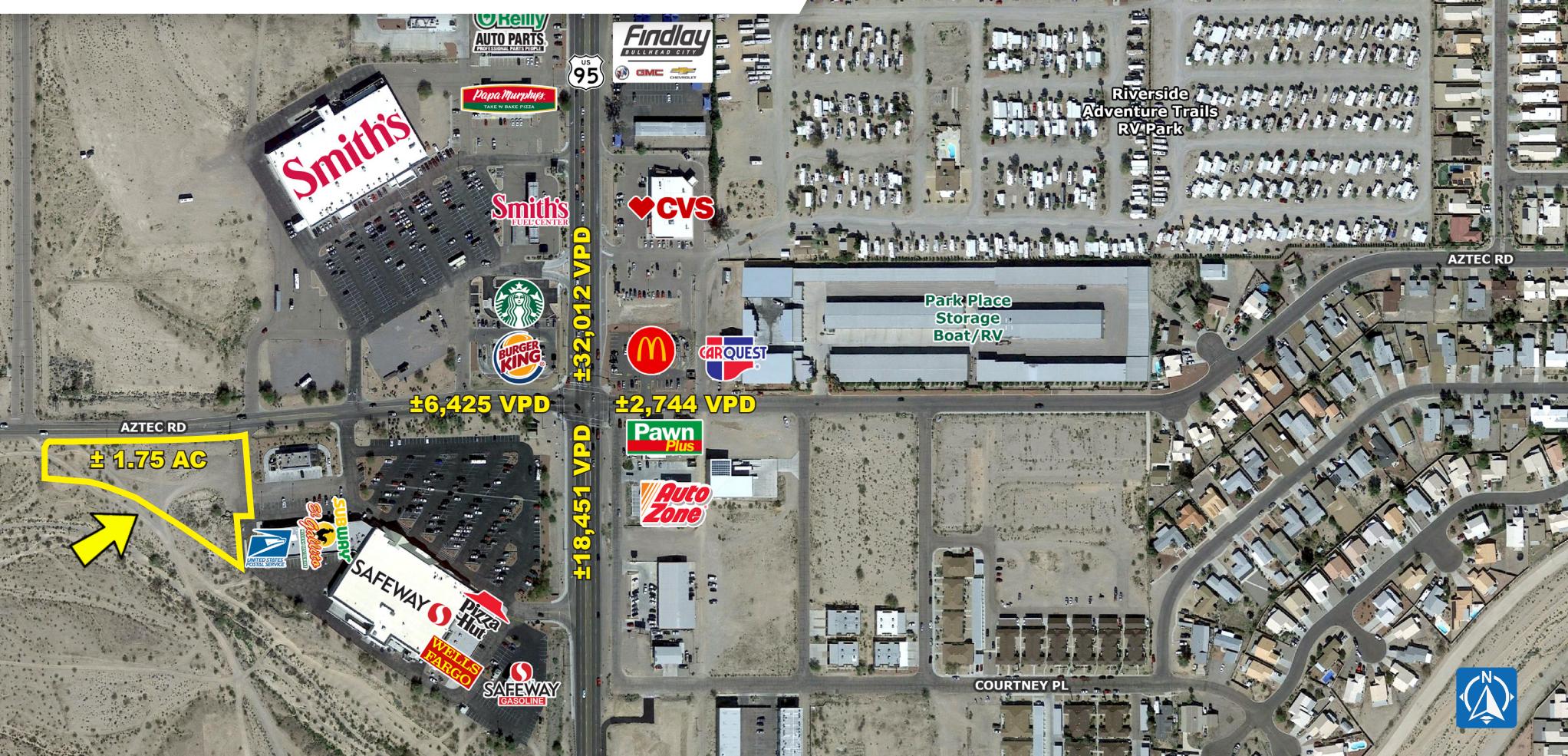


PAD AVAILABLE FOR PURCHASE

BULLHEAD CITY, AZ MSA



SWC SR-95 & AZTEC RD | FORT MOHAVE, AZ



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PROPERTY DETAILS

AVAILABLE ± 1.75 acres

MOHAVE COUNTY PARCEL 228-02-045

PROPERTY HIGHLIGHTS

- Adjacent to a highly-trafficked Safeway grocery store.
- Good access to State Route 95 (the main arterial for the entire MSA).
- Valley View Medical Center (102,000-SF hospital with 60 beds) is located in Fort Mohave, AZ with 325 employees.
- Fort Mohave, AZ is home to The Mojave Crossing Event Center, the largest stadium (seats 3,000 stadium-style or 5,000 arena-style) within 90 miles that serves all of Mohave County.
- Fort Mohave, AZ is the prime location for future industrial growth in the county, with over 130 shovel-ready acres of industrial land primed for development.

TRAFFIC COUNTS

N ±32,012 VPD (NB & SB)

E ±2,744 VPD (EB & WB)

S ±18,451 VPD (NB & SB)

W ±6,425 VPD (EB & WB)

ADOT 2019/2020



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DEMOGRAPHICS



2020 Total Population
2025 Total Population

Trade Area

79,600
84,315



2020 Households
2025 Households

Trade Area

33,902
36,104



Average HH Income
Median HH Income
Per Capita Income

Trade Area

\$57,006
\$42,397
\$24,307



2020 Housing Units
Owner Occupied
Renter Occupied
Vacant

Trade Area

46,976
43.7%
28.5%
27.8%

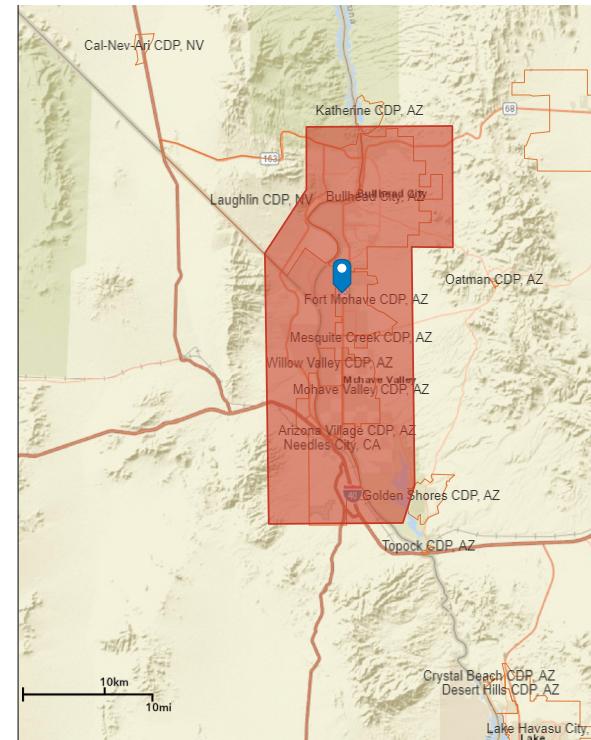


2020 Total Daytime Pop
Workers
Residents

Trade Area

88,397
33,824
54,573

2020 ESRI ESTIMATES



**2020 POPULATION
79,600
WITHIN TRADE AREA**

SWC SR-95 & AZTEC RD | FORT MOHAVE, AZ