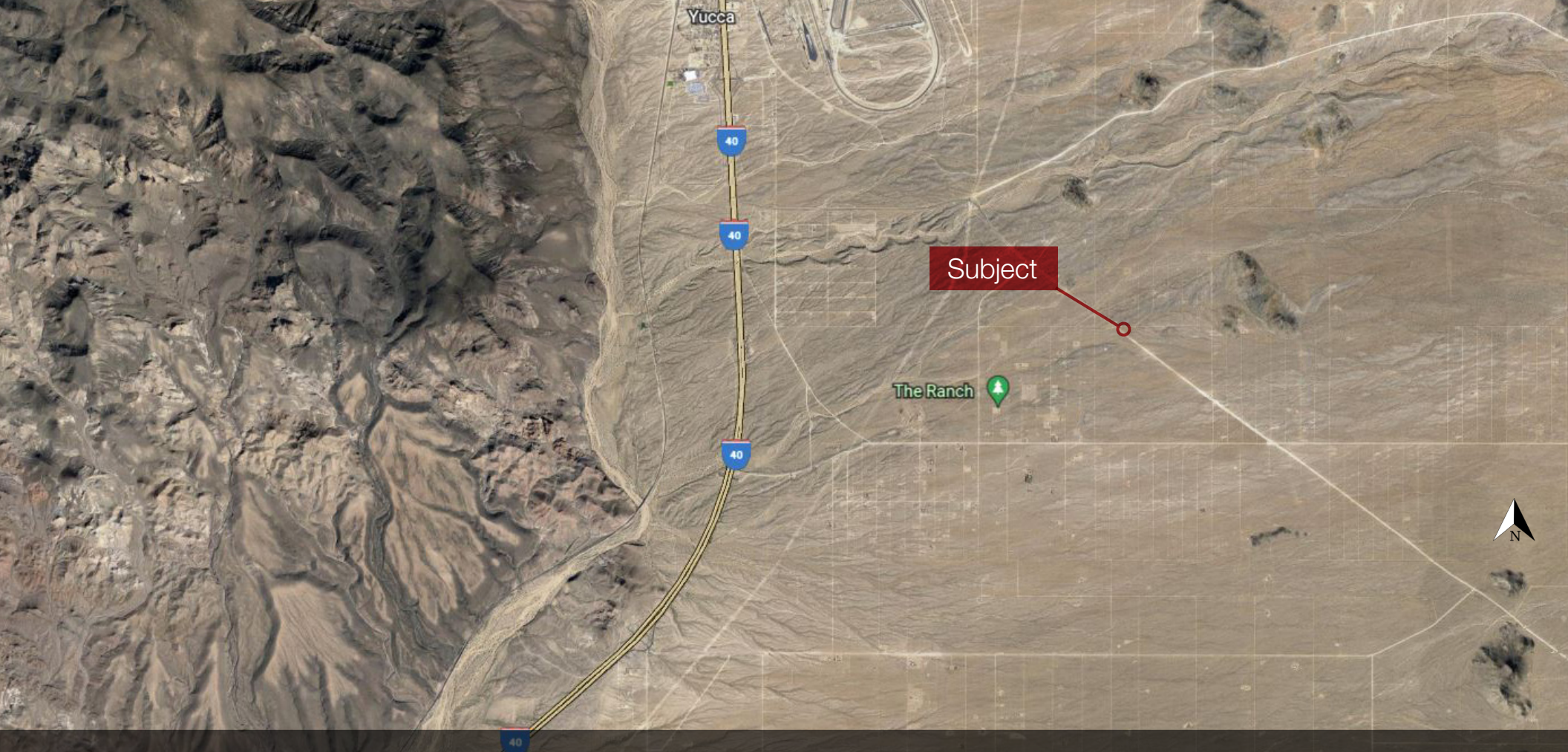


For Sale ±42.33 Acre AR Zoned Land
SEC Alamo Rd & W Allison Dr, Yucca, AZ 86438
Asking Price: \$634,950 (\$15,000 / AC)



Vacant, unimproved, agricultural-residential zoned land 30 miles south of Kingman, AZ

For more information:
John Filli, SIOR
+1 602 852 3411
john.filli@naihonorizon.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein. 22-04-048

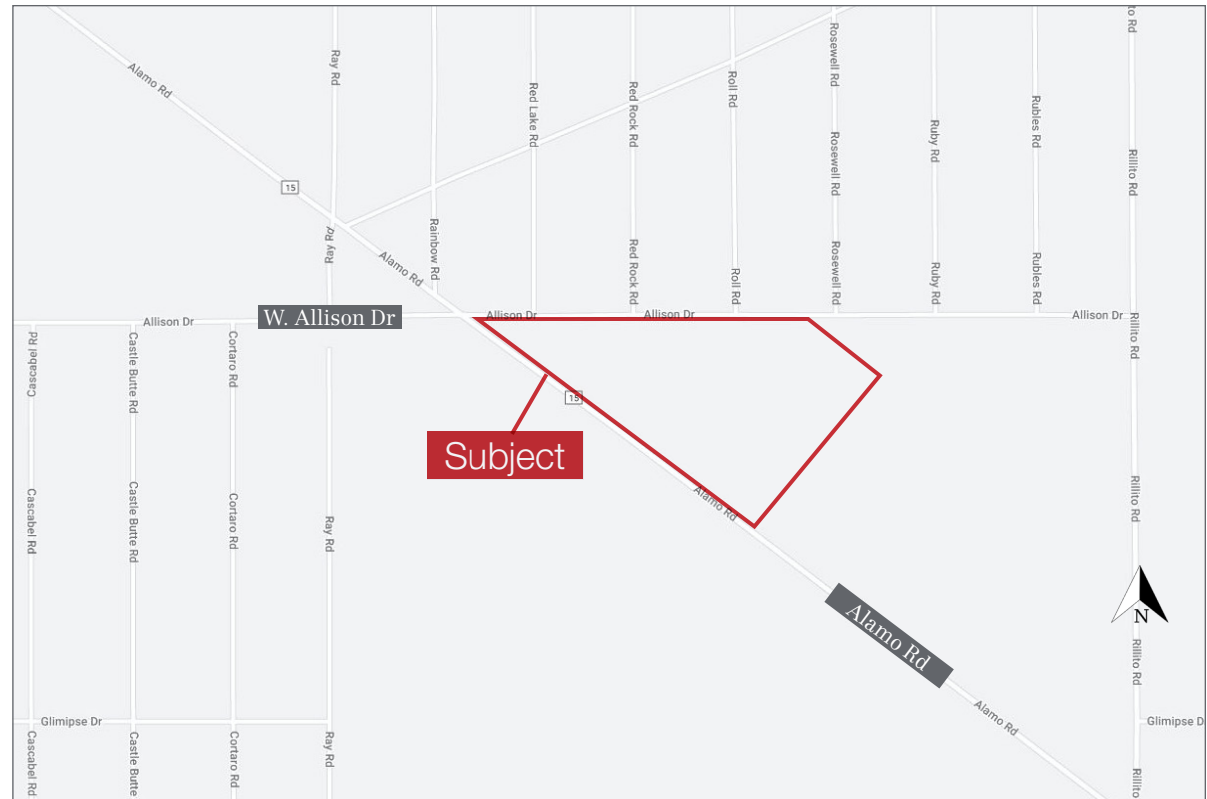
NAIHorizon
2944 N 44th St, Suite 200 | Phoenix, Arizona
naihonorizon.com

±42.33 Acres For Sale

A ±42.33 Acre Vacant, Unimproved, AR-Zoned, Land Site. The property is +/-2.64 Miles SW of the +/-3,282 Acre Chrysler Motors Proving Grounds

Property Highlights

- Zoned AR (Agricultural-Residential), Mohave County
- +/-5.82 Miles SW of the Mohave Water Company
- Potable Water Supply available from underlying aquifer or nearby Mohave Water Company
- Electric and Natural Gas is available from Unisource Energy Services
- Highest & Best Use: RV Park
- Site Allows for easy access to LA, LV & Phoenix
- The road is partially covered by cement up to the property.
- There are more than 32 million people within a 350 mile range of the site
- Excellent access to and from I-40
- There are BNSF rail lines that run north & south approximately 2.8 miles west of the site
- Excellent visibility along Alamo Rd.
- The Site lies +/-2.64 miles SE of the +/- 3,282 Acre Chrysler Motors Proving Grounds
- Site Attributes include great proximity to Market, Transportation, & Labor
- There are plans to build a hotel on a +/-5 Acre site just north of CAL-ARI Dr. & Alamo Rd
- Site is 30 miles from the California border and +/-30 miles south of Kingman, AZ
- The site is Located in an Opportunity Zone



Demographics

(2021, CoStar)	1 Mi	3 Mi	5 Mi
Population	195	1,390	2,164
Households	62	491	760
Persons/HH	3.2	3.2	3.2
Ave HH Income	\$50,373	\$50,054	\$51,077
Median Age	38.0	38.5	38.2
Avg Home Value	\$77,585	\$77,940	\$79,804

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±42.33 Acres For Sale

Property Information

	Previous Year	Current Year	Future Year
Tax Year	2021	2022	2023
Tax Area	1300	1300	1300
Land Value	\$20,972	\$20,972	\$39,637
Improvement	\$0	\$0	\$0
Full Cash Value	\$20,972	\$20,972	\$39,637
Assessed Full	\$3,146	\$3,146	\$5,946
Limited Value	\$17,617	\$18,498	\$19,423
Assessed Limited	\$2,643	\$2,775	\$2,913
Value Method	Market	Market	Market
Exempt Amount	\$0	\$0	\$0

Exempt Type	
Assessor Use Code	0004-VL-UNDET-RUR-NONSUBDIVID
Assessment Ratio	15.0
Property Class	02R
Parcel Number	245-20-018

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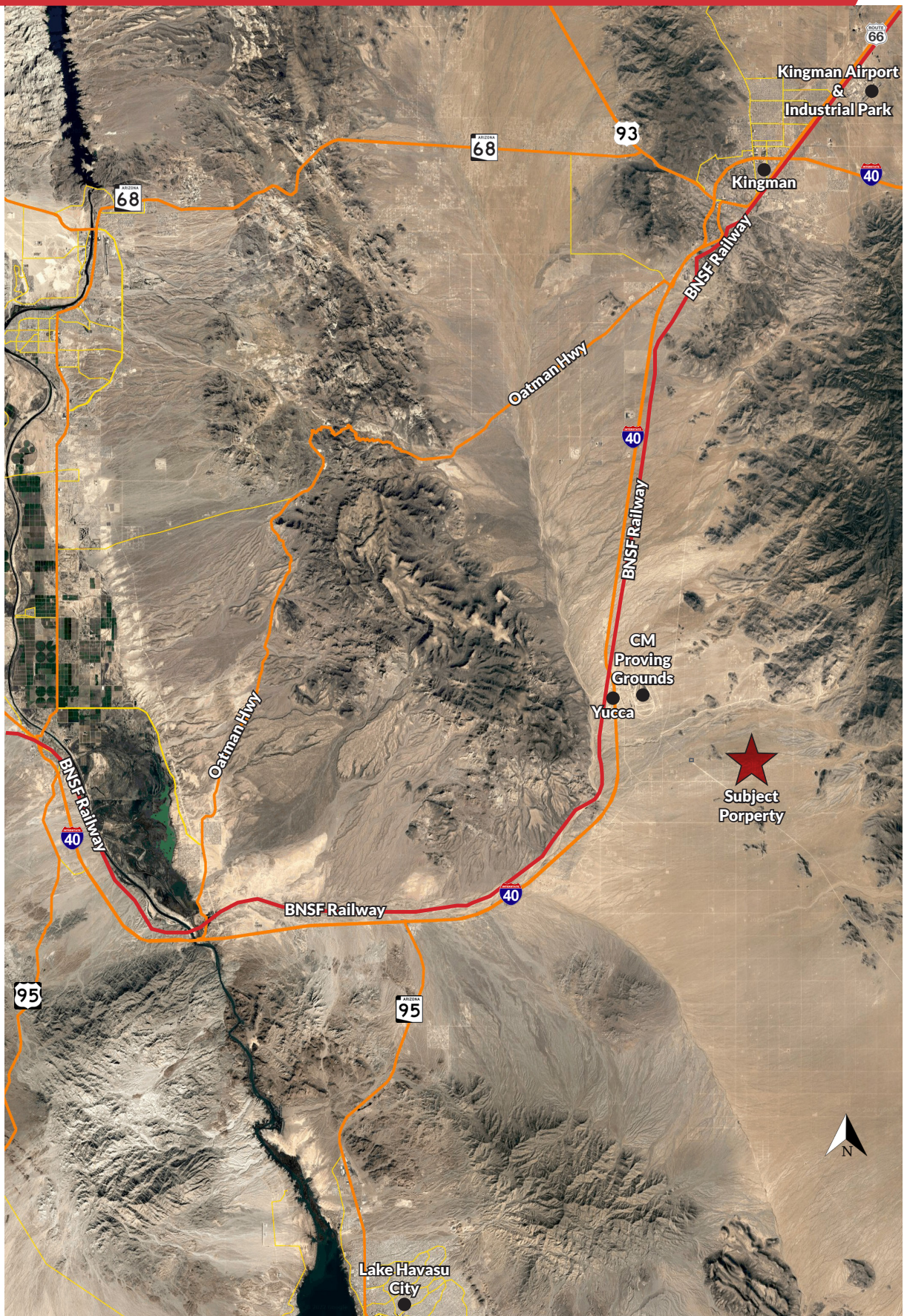
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