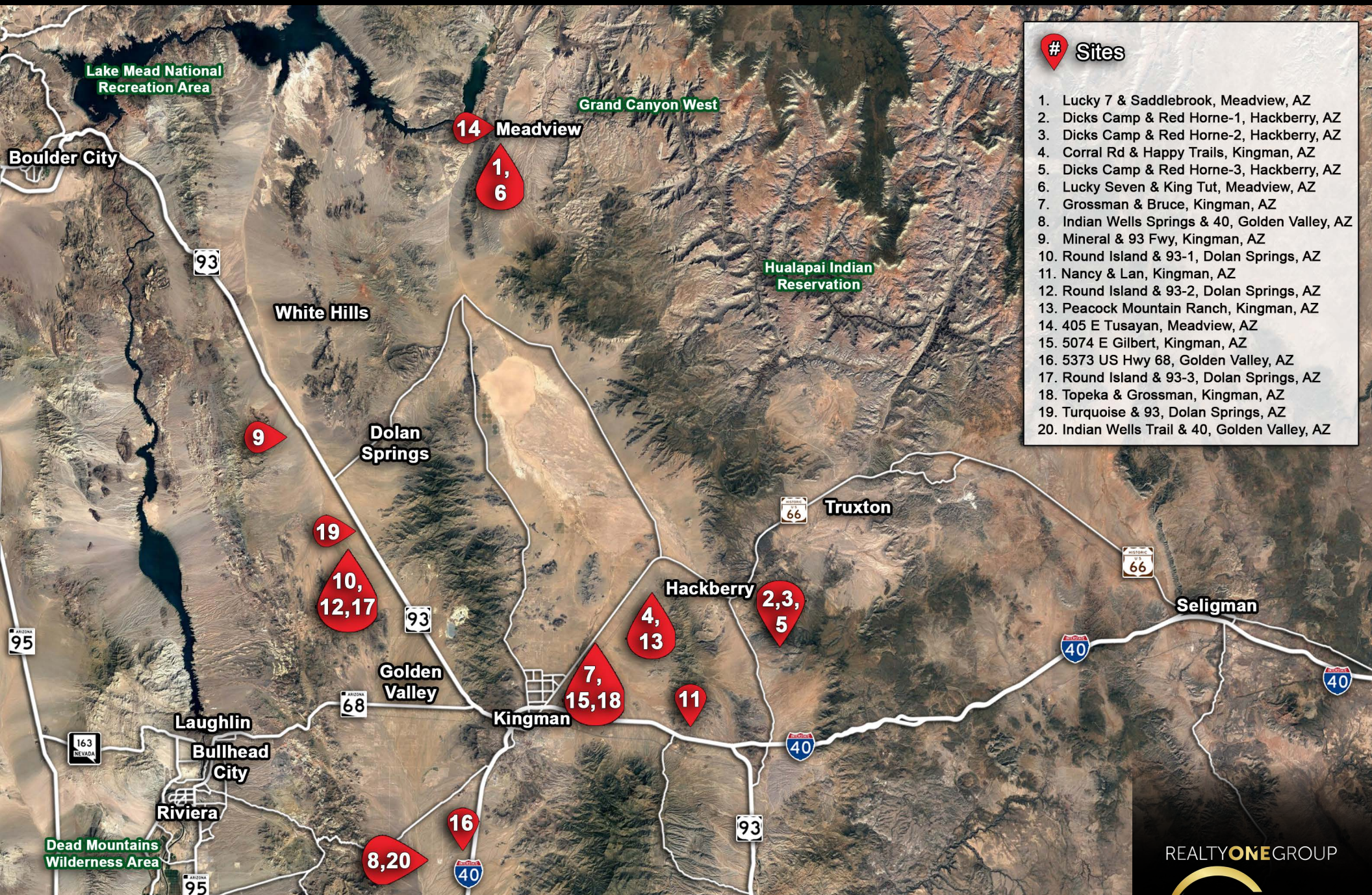


For Sale - 20 Parcels - Vacant Land - Mohave County, Arizona



- # Sites**
1. Lucky 7 & Saddlebrook, Meadview, AZ
 2. Dicks Camp & Red Horne-1, Hackberry, AZ
 3. Dicks Camp & Red Horne-2, Hackberry, AZ
 4. Corral Rd & Happy Trails, Kingman, AZ
 5. Dicks Camp & Red Horne-3, Hackberry, AZ
 6. Lucky Seven & King Tut, Meadview, AZ
 7. Grossman & Bruce, Kingman, AZ
 8. Indian Wells Springs & 40, Golden Valley, AZ
 9. Mineral & 93 Fwy, Kingman, AZ
 10. Round Island & 93-1, Dolan Springs, AZ
 11. Nancy & Lan, Kingman, AZ
 12. Round Island & 93-2, Dolan Springs, AZ
 13. Peacock Mountain Ranch, Kingman, AZ
 14. 405 E Tusayan, Meadview, AZ
 15. 5074 E Gilbert, Kingman, AZ
 16. 5373 US Hwy 68, Golden Valley, AZ
 17. Round Island & 93-3, Dolan Springs, AZ
 18. Topeka & Grossman, Kingman, AZ
 19. Turquoise & 93, Dolan Springs, AZ
 20. Indian Wells Trail & 40, Golden Valley, AZ

20 PARCELS AVAILABLE IN MOHAVE COUNTY IN ARIZONA

Twenty vacant land parcels are available in Meadview, Hackberry, Kingman, Golden Valley, and Dolan Springs, Arizona.

1. Lucky 7 & Saddlebrook, Meadview, AZ
2. Dicks Camp & Red Horne-1, Hackberry, AZ
3. Dicks Camp & Red Horne-2, Hackberry, AZ
4. Corral Rd & Happy Trails, Kingman, AZ
5. Dicks Camp & Red Horne-3, Hackberry, AZ
6. Lucky Seven & King Tut, Meadview, AZ
7. Grossman & Bruce, Kingman, AZ
8. Indian Wells Springs & 40, Golden Valley, AZ
9. Mineral & 93 Fwy, Kingman, AZ
10. Round Island & 93, Dolan Springs-1, AZ
11. Nancy & Lan, Kingman, AZ
12. Round Island & 93, Dolan Springs-2, AZ
13. Peacock Mountain Ranch, Kingman, AZ
14. 405 E Tusayan, Meadview, AZ
15. 5074 E Gilbert, Kingman, AZ
16. 5373 US Hwy 68, Golden Valley, AZ
17. Round Island & 93, Dolan Springs-3, AZ
18. Topeka & Grossman, Kingman, AZ
19. Turquoise & 93, Dolan Springs, AZ
20. Indian Wells Trail & 40, Golden Valley, AZ

Available as a complete portfolio or for individual sale. Many strategically located parcels on major highways, near the airport, and with sought after zoning.

Mohave County

20 PARCELS FOR SALE

Guillermo Luevano

480.430.2851 | gluevano@rogcre.com

Tracey Schulte

928.542.8557 | tschulte@rogcre.com

Geoff Adams, CCIM

607.740.8428 | Geoff@AgentCollective.com

RealtyOneGroupCommercial.com

REALTYONEGROUP



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, in-dependent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**#10 - ROUND ISLAND RD & 93 FREEWAY-1
DOLAN SPRINGS, AZ 86441**

Parcel Size: 5 AC / 217,823 SF

Zoning: (02-0R) AG/VAC

Great business opportunity to own 5 acres of land off of I 93 outside of the growing Kingman market. Located in Gateway Acres between Dolan, Las Vegas and Kingman.

SITE 10

SITE 17

SITE 12

**#12 - ROUND ISLAND RD & 93 FREEWAY-2
DOLAN SPRINGS, AZ 86441**

Parcel Size: 5 AC / 217,822 SF

Zoning: (02-0R) AG/VAC

Great business opportunity to own 5 acres of land off of I 93 outside of the growing Kingman market. Located in Gateway Acres between Dolan, Las Vegas and Kingman.

**#17 - ROUND ISLAND RD & 93 FREEWAY-3
DOLAN SPRINGS, AZ 86441**

Parcel Size: 5 AC / 217,839 SF

Zoning: (02-0R) AG/VAC

Great business opportunity to own 5 acres of land off of I 93 outside of the growing Kingman market. Located in Gateway Acres between Dolan, Las Vegas and Kingman.

DOLAN SPRINGS, AZ



POPULATION

1,719



DAYTIME POP.

1,455



HOUSEHOLDS

834



AVG HH INCOME

\$43,437



MED HOME VALUE

\$151,357

SITE 19



Turquoise Rd

**TURQUOISE RD & 93 FREEWAY
DOLAN SPRINGS, AZ 86441**
Parcel Size: 5.01 AC / 218,164 SF
Zoning: (02-0R) AG/VAC
Great business opportunity to own 5 acres of land off of I 93 outside of the growing Kingman market. Located in Gateway Acres between Dolan Las Vegas and Kingman.

DOLAN SPRINGS, AZ



POPULATION
1,719



DAYTIME POP.
1,455



HOUSEHOLDS
834



AVG HH INCOME
\$43,437



MED HOME VALUE
\$151,357

**#8 - INDIAN WELLS SPRINGS & 40
GOLDEN VALLEY, AZ 86413**

Parcel Size: 39.93 AC / 1,739,385 SF

Zoning: (02-0R) AG/VAC

Great business opportunity to own acreage off the I 40 interstate. Property located outside of the growing Kingman market.

Indian Wells Trail



Wickenberg Dr

**SITE
20**

**SITE
8**

Sunrise Dr

Sacramento Rd

**#20 - INDIAN WELLS SPRINGS & 40
GOLDEN VALLEY, AZ 86413**

Parcel Size: 39.94 AC / 1,739,644 SF

Zoning: (02-0R) AG/VAC

Great business opportunity to own acreage off the I 40 interstate. Property located outside of the growing Kingman market.

GOLDEN VALLEY, AZ



POPULATION

8,859



DAYTIME POP.

7,302



HOUSEHOLDS

4,003



AVG HH INCOME

\$58,014



MED HOME VALUE

\$85,841



**5373 US HIGHWAY 68
 GOLDEN VALLEY, AZ 86413**
 Parcel Size: 38.83 AC / 1,691,290 SF
 Zoning: (02-0R) AG/VAC
 Great business opportunity to own acreage
 off the I 40 interstate. Property located out-
 side of the growing Kingman market.

GOLDEN VALLEY, AZ



POPULATION
 8,859



DAYTIME POP.
 7,302



HOUSEHOLDS
 4,003



AVG HH INCOME
 \$58,014



MED HOME VALUE
 \$85,841

**#2 - DICKS CAMP & RED HORNE-2
HACKBERRY, AZ 86411**

Parcel Size: 36.12 AC / 1,573,261 SF

Zoning: (02-0R) AG/VAC

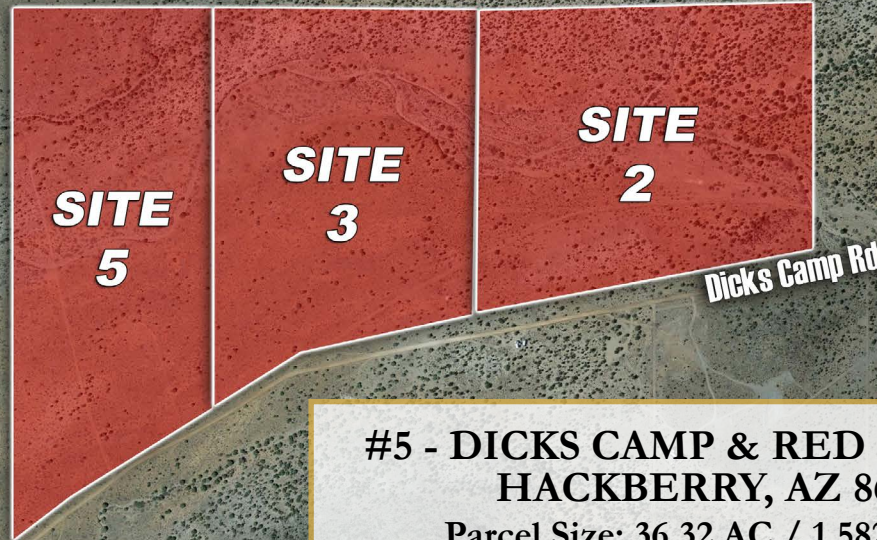
Great business opportunity to own acreage near Hackberry. Located between I 40 and Route 66. 1 of 3 parcels next to each other for an approximate of 120 acres.

**#3 - DICKS CAMP & RED HORNE-3
HACKBERRY, AZ 86411**

Parcel Size: 36.21 AC / 1,577,350 SF

Zoning: (02-0R) AG/VAC

Great business opportunity to own acreage near Hackberry. Located between I 40 and Route 66. 1 of 3 parcels next to each other for an approximate of 120 acres.



**#5 - DICKS CAMP & RED HORNE-5
HACKBERRY, AZ 86411**

Parcel Size: 36.32 AC / 1,582,210 SF

Zoning: (02-0R) AG/VAC

Great business opportunity to own acreage near Hackberry. Located between I 40 and Route 66. 1 of 3 parcels next to each other for an approximate of 120 acres.

HACKBERRY, AZ



POPULATION

112



DAYTIME POP.

84



HOUSEHOLDS

57



AVG HH INCOME

\$80,700



MED HOME VALUE

\$320,000

#4 - CORRAL RD & HAPPY TRAILS RANCH

KINGMAN, AZ 86402

Parcel Size: 37.87 AC / 1,649,493 SF

Zoning: (02-0R) AG/VAC

Great business opportunity to own acreage off the I 66 interstate. Property located outside of the growing Kingman market near Valle Vista Country Club and Golf Course Community.



#13 - PEACOCK MOUNTAIN RANCH, KINGMAN, AZ 86401

Parcel Size: 37.84 AC / 1,648,495 SF

Zoning: (02-0R) AG/VAC

Great business opportunity to own acreage off the I 66 interstate. Property located outside of the growing Kingman market near Valle Vista Country Club and Golf Course Community.

KINGMAN, AZ



POPULATION

33,853



DAYTIME POP.

37,266



HOUSEHOLDS

13,645



AVG HH INCOME

\$76,622



MED HOME VALUE

\$222,218

**#15 - 5074 E GILBERT RD
KINGMAN, AZ 86401**

Parcel Size: 1.26 AC / 55,078 SF

Zoning: (02-0R) AG/VAC

Great business opportunity to own acreage off the I 40 interstate. Property located outside of the growing Kingman market.

TOPEKA ST



**#7 - GROSSMAN & N BRUCE DR
KINGMAN, AZ 86401**

Parcel Size: 2.52 AC / 109,727 SF

Zoning: (02-0R) AG/VAC

Business opportunity galore. This property is just over 1 acre near the Kingman Airport and Kingman Industrial Park. The Kingman Industrial Park is a major commercial hub and distribution center for a lot of businesses. This is an opportunity you don't want to miss out on.



Grossman Rd

N James Dr

E Grossman Rd

N Bruce Dr

Janat Dr



**#18 - TOPEKA ST & GROSSMAN RD
KINGMAN, AZ 86401**

Parcel Size: 8.33 AC / 363,054 SF

Zoning: (02-0R) AG/VAC

Business opportunity galore. This property is ±8 acres near the Kingman Airport and Kingman Industrial Park. The Kingman Industrial Park is a major commercial hub and distribution center for a lot of businesses. This is an opportunity you don't want to miss out on.

Grossman Rd

KINGMAN, AZ



POPULATION

33,853



DAYTIME POP.

37,266



HOUSEHOLDS

13,645



AVG HH INCOME

\$76,622



MED HOME VALUE

\$222,218

W 11th St

Cooks Rd

N Joseph Rd

Mineral Rd

SITE 9

MINERAL ROAD AND THE 93 FRWY RANCH, KINGMAN, AZ 86401

Parcel Size: 159.39 AC / 6,943,147 SF

Zoning: (02-0R) AG/VAC

Great business opportunity to own 159 acres right outside of the growing Kingman market off the I 93. Close to Dolan Springs and White Hills. In between Las Vegas and Kingman. This is a developer's dream!

KINGMAN, AZ



POPULATION

33,853



DAYTIME POP.

37,266



HOUSEHOLDS

13,645



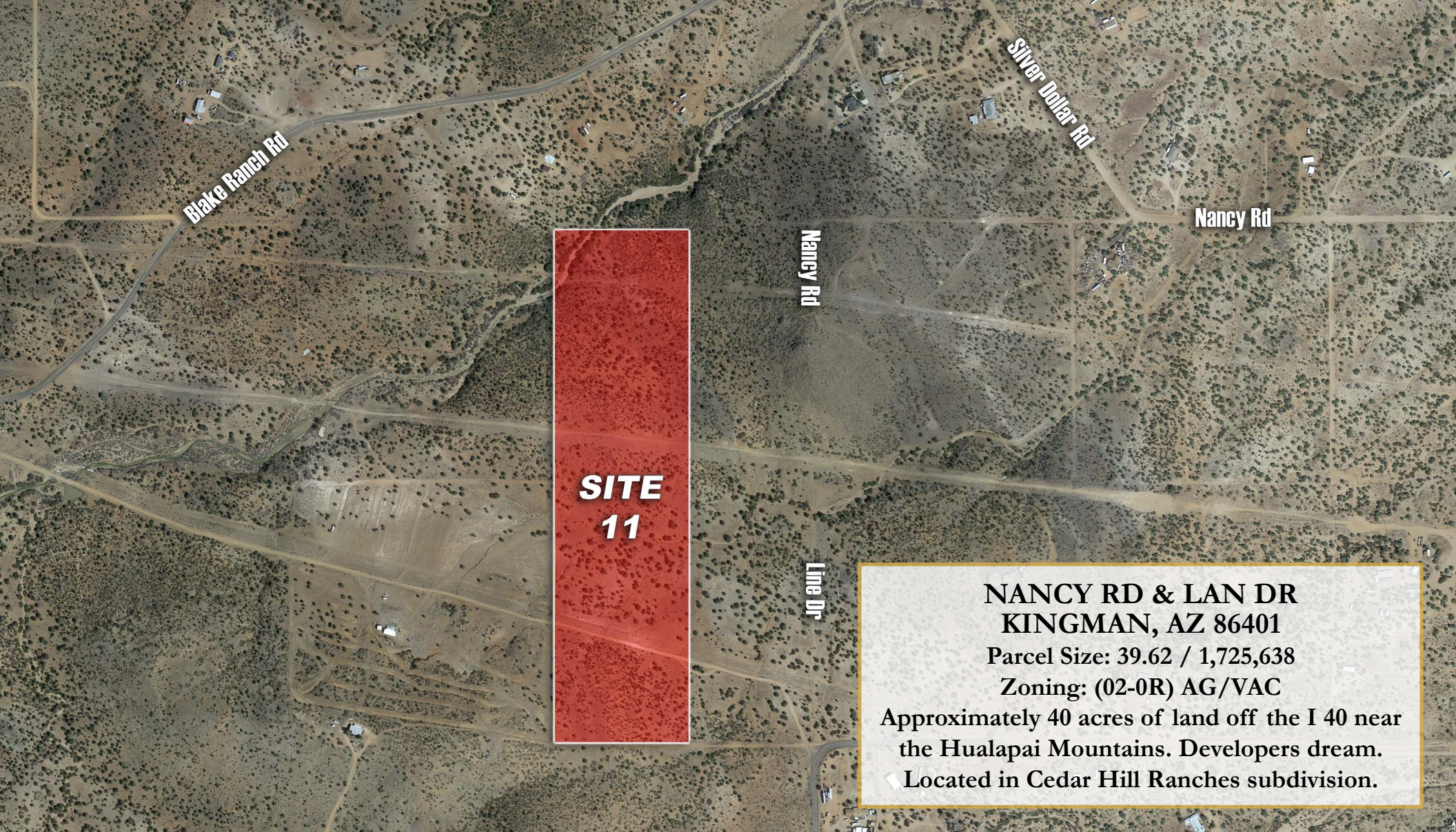
AVG HH INCOME

\$76,622



MED HOME VALUE

\$222,218



**SITE
11**

**NANCY RD & LAN DR
KINGMAN, AZ 86401**
Parcel Size: 39.62 / 1,725,638
Zoning: (02-0R) AG/VAC
Approximately 40 acres of land off the I 40 near
the Hualapai Mountains. Developers dream.
Located in Cedar Hill Ranches subdivision.

KINGMAN, AZ



POPULATION
33,853



DAYTIME POP.
37,266



HOUSEHOLDS
13,645



AVG HH INCOME
\$76,622



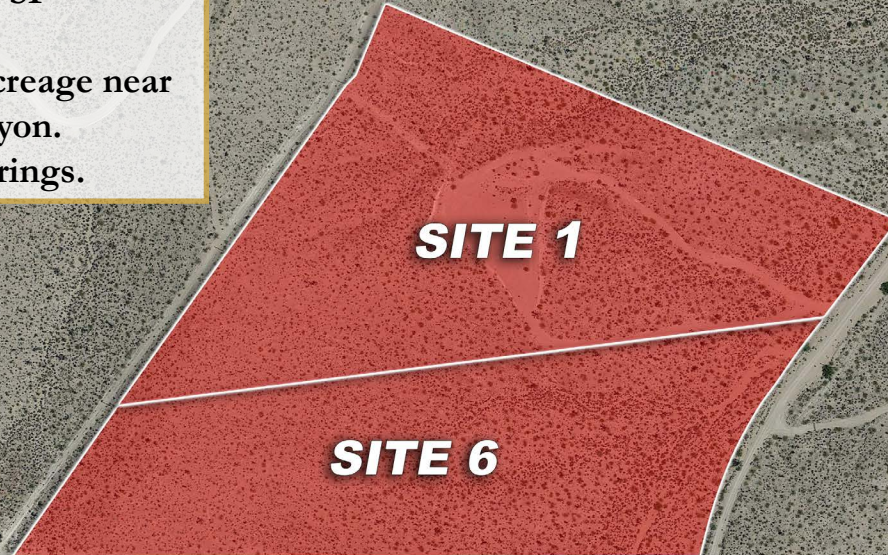
MED HOME VALUE
\$222,218

**#1 - LUCKY 7 DR & SADDLEBACK RD
MEADVIEW, AZ 86444**

Parcel Size: 13.5 AC / 587,885 SF

Zoning: (02-0R) AG/VAC

Great business opportunity to own acreage near
Meadview and the Grand Canyon.
Property located near Dolan Springs.



**#6 - LUCKY 7 DR & KING TUT DR
MEADVIEW, AZ 86444**

Parcel Size: 10.79 AC / 469,887 SF

Zoning: (02-0R) AG/VAC

Great business opportunity to own acreage near
Meadview and the Grand Canyon.
Property located near Dolan Springs.

MEADVIEW, AZ



POPULATION

1,413



DAYTIME POP.

1,138



HOUSEHOLDS

777



AVG HH INCOME

\$60,927



MED HOME VALUE

\$99,313

**405 E TUSAYAN DR
MEADVIEW, AZ 86444**

Parcel Size: 0.26 AC / 11,364 SF

Zoning: (02-0R) AG/VAC

Perfect spot to build your dream home on approximately a .25 acre lot. Property is located in Meadview City Center subdivision near Dolan Spring and the Grand Canyon. Make the Grand Canyon your backyard today!

**SITE
14**

Tusayan Dr

Bradley Bay Dr

Haystack Dr

Escalante Blvd

MEADVIEW, AZ



POPULATION

1,413



DAYTIME POP.

1,138



HOUSEHOLDS

777



AVG HH INCOME

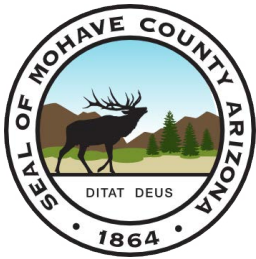
\$60,927



MED HOME VALUE

\$99,313

ABOUT MOHAVE COUNTY



Mission Statement: "The mission of Mohave County is to serve its citizens through the efficient management of resources and the promotion of cooperation among communities, in a visionary manner that enhances the lives of those served."

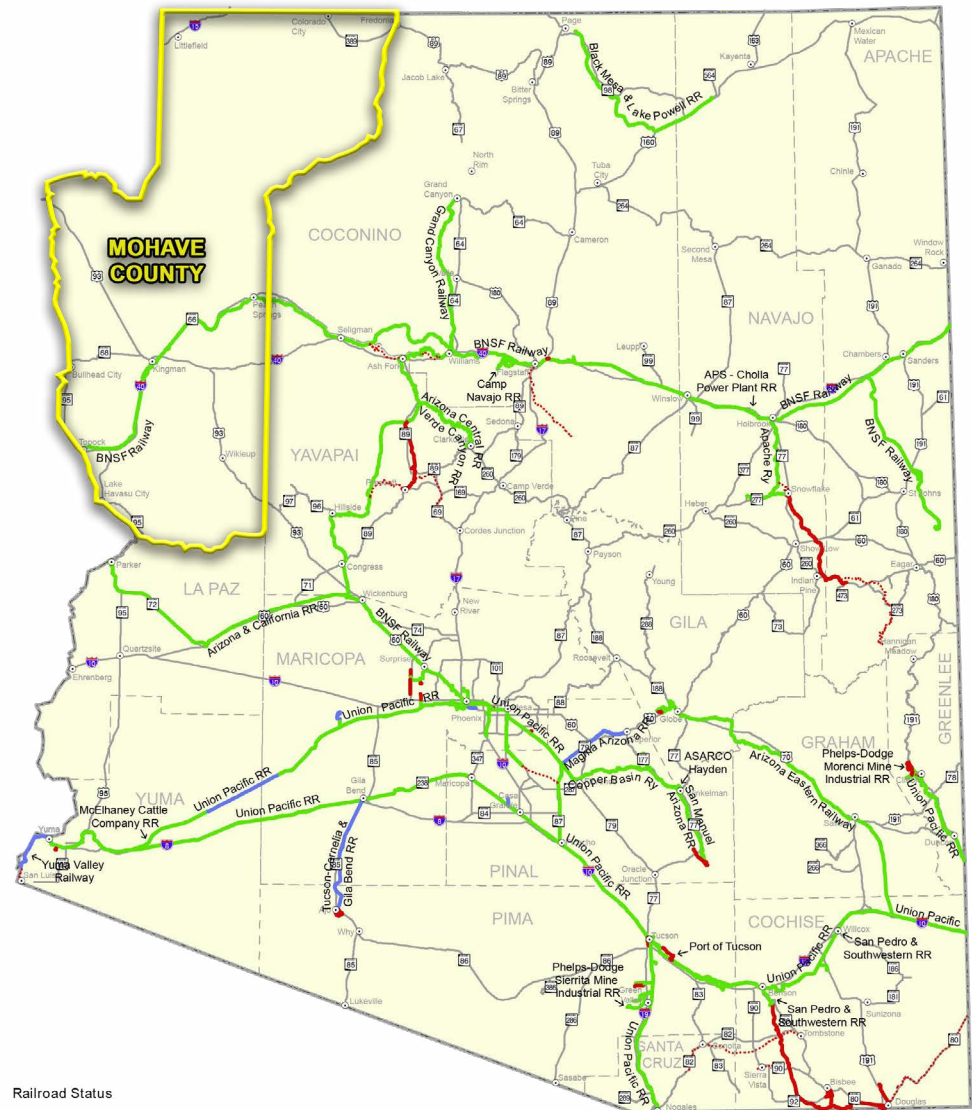
FACTS ABOUT MOHAVE COUNTY, AZ

- The entire county is 13,470 square miles
- Mohave County is the second largest county in the state of Arizona and the fifth largest county in the Country!
- Mohave County is home to the longest remaining drivable stretch of Historic Route 66
- The County is proud to be home to various attractions including the London Bridge, the mighty Colorado River, Grand Canyon West with its iconic glass bridge, Hoover Dam on Lake Mead, Old West style towns like Oatman and Chloride, numerous stunning landscapes, open land for all types of outdoor recreation, museums, weekly events in each of our cities and Parks that are definitely worth a tour!

Mohave County is the ideal place for your employees to be productive at work and enjoy their individual lifestyles when not at work.

Source: <https://www.mohave.gov/>

Arizona Railroads (Service Status and Ownership)



Railroad Status
 — In Service
 — Out of Service
 — Abandoned (1980 - 2007)
 ····· Abandoned (1950 - 1979)

○ Cities and Towns
 — State Highway System
 [] County Boundaries

Note:
 The State of Arizona makes no claims concerning the accuracy of this map nor assumes any liability resulting from the use of the information herein.



Prepared by:
 Arizona Department of Transportation
 Multimodal Planning Division
 Transportation Analysis GIS Section
 (602) 712-7333 May, 2012

0 15 30 60 Miles

CALL US WITH ANY QUESTION
MOHAVE COUNTY LAND
MEADVIEW, HACKBERRY,
KINGMAN, GOLDEN VALLEY,
AND DOLAN SPRINGS

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