

±38.41 Acres of Vacant, Unimproved Residential Land FOR SALE

\$2,102,563 (\$54,740 AC | \$1.26 SF) | Mohave County, AZ



John S. Filli, SIOR

John.filli@naihhorizon.com | +1 602 852 3411

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

NAI Horizon

2944 N 44th St, Suite 200,
Phoenix, AZ 85018

+1 602 955 4000 | naihhorizon.com

±38.41 Acres of Vacant, Unimproved Residential Land

Land Opportunity For Sale

This ±38.41-acre site presents an excellent opportunity for residential and complementary uses, including but not limited to: Residential Development, Rural Estate Lots, Recreational Land Use, Investment Hold Strategies, and Select Mixed-Use or Low-Density Development.

Property Features:

- Zoned for residential use
- No known improvements currently on site
- Gently sloping topography suitable for development

Site/Location Features:

- Located approximately 15 miles southwest of Kingman in Mohave County, Arizona
- Convenient access to Interstate 40 corridor
- Close proximity to Kingman Airport and regional rail access
- Near major natural attractions including the Colorado River and Grand Canyon
- Adjacent to Mount Nutt Wilderness area offering recreation and scenic value
- Positioned within a growing regional corridor connecting Arizona, Nevada, and California
- Suitable for long-term investment, residential expansion, or land banking opportunities

County	Mohave
ZIP	86401
Land Size (AC)	±38.41 AC
Land SF	±1,673,140 SF
Sale Price	\$2,102,563
Price per SF	\$1.26/SF
Price per Acre	\$54,740/AC
Zoning	Residential
Primary Use	Residential
Topography	Gently Sloping
Electricity / Gas	To Be Verified
Water	To Be Verified
Sewer	To Be Verified
APN	209-30-007

John S. Filli, SIOR

John.filli@naihhorizon.com | +1 602 852 3411

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

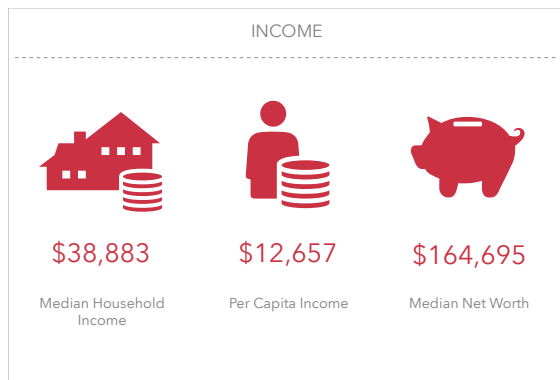
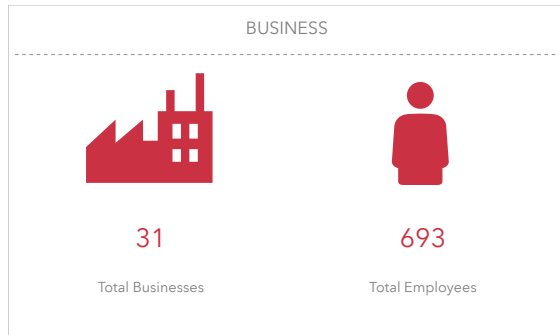
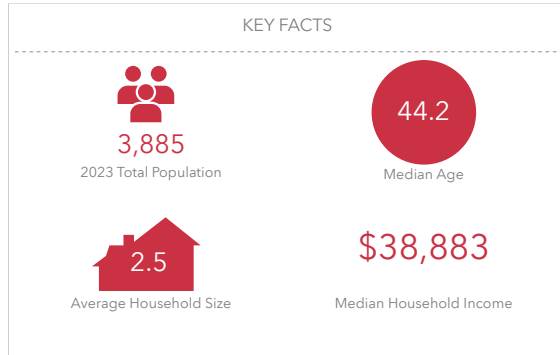
NAIHorizon

2944 N 44th St, Suite 200,
Phoenix, AZ 85018

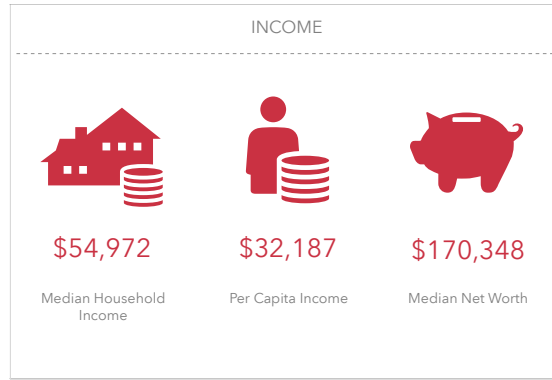
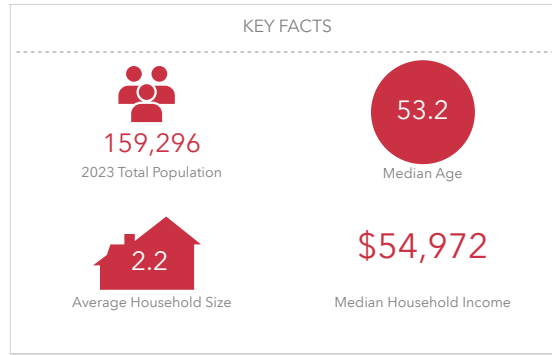
+1 602 955 4000 | naihhorizon.com

Demographics 10 Mile, 30 Mile, 50 Mile

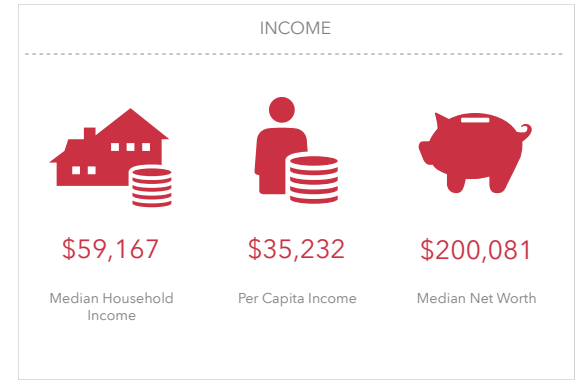
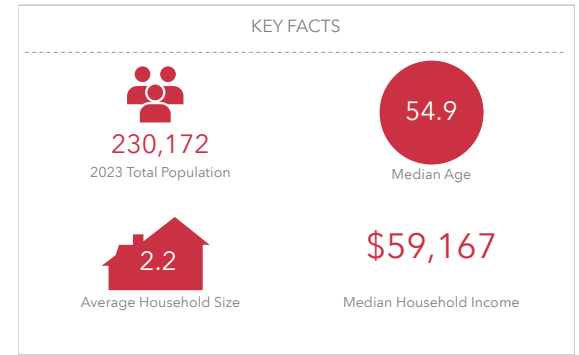
10 Mile



30 Mile



50 Mile



John S. Filli, SIOR

John.filli@naihhorizon.com | +1 602 852 3411

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

NAIHorizon

2944 N 44th St, Suite 200,
Phoenix, AZ 85018

+1 602 955 4000 | naihhorizon.com