

# ±154.94 Acres of Vacant, Unimproved Residential Land FOR SALE

\$8,481,963 (\$54,740 AC | \$1.26 SF) | Mohave County, AZ



**John S. Filli, SIOR**

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**NAI Horizon**

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# ±154.94 Acres of Vacant, Unimproved Residential Land

## Land Opportunity For Sale

This ±154.94-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

<b>County</b>	Mohave
<b>ZIP</b>	86401
<b>Land Size (AC)</b>	±154.94 AC
<b>Land SF</b>	±6,749,186 SF
<b>Sale Price</b>	\$8,481,963
<b>Price per SF</b>	\$1.26/SF
<b>Price per Acre</b>	\$54,740/AC
<b>Zoning</b>	Residential
<b>Primary Use</b>	Residential
<b>Topography</b>	Gently Sloping
<b>Electricity / Gas</b>	To Be Verified
<b>Water</b>	To Be Verified
<b>Sewer</b>	To Be Verified
<b>APN</b>	209-12-053

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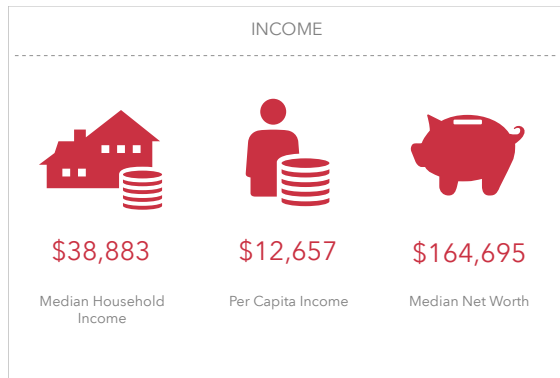
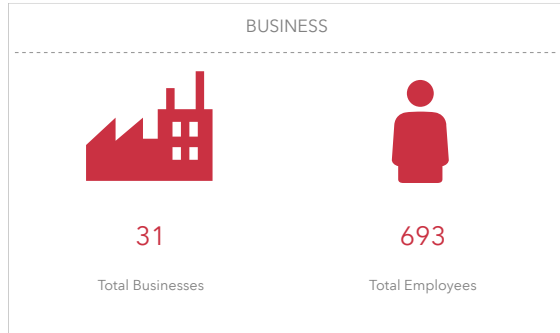
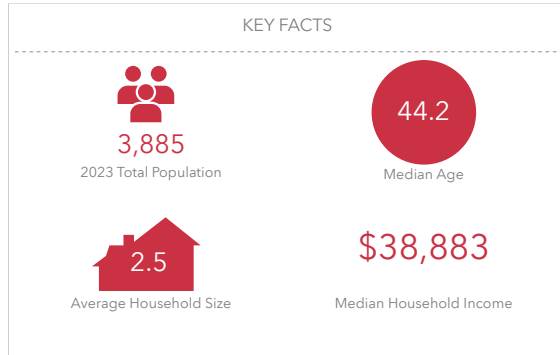
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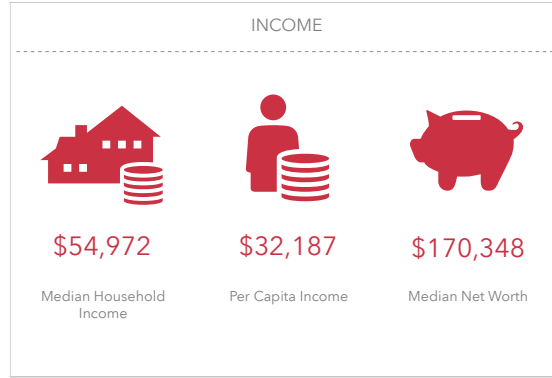
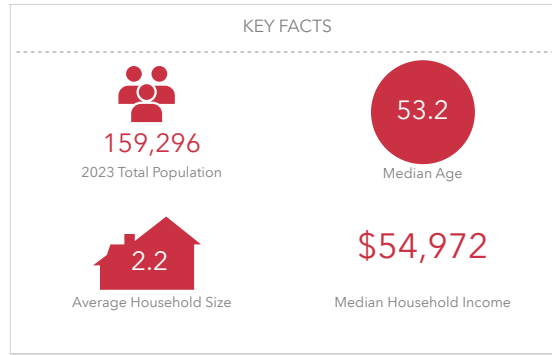
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# Demographics 10 Mile, 30 Mile, 50 Mile

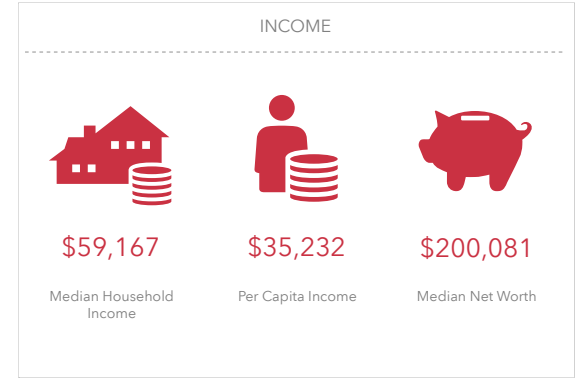
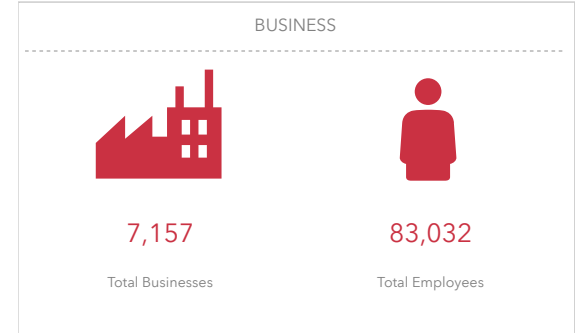
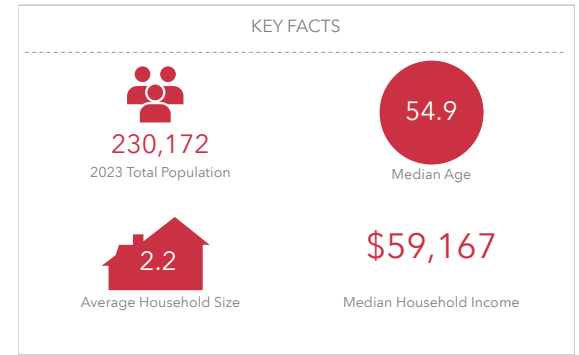
## 10 Mile



## 30 Mile



## 50 Mile



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