



• **Location:** Northwest of and adjacent to I-40 at the intersection of the Oatman Highway and Old Crooks Road, Southwest of Kingman, Ariz.

❑ **APNs:** 301-06-020, 022, 027, 030

❑ **Size:** +/- 88.13 AC

❑ **Zoning:**

❑ 020: CMO/10A

❑ 022: C-2/16A

❑ 027: CMO/10A

❑ 030: AR

❑ **Price:**

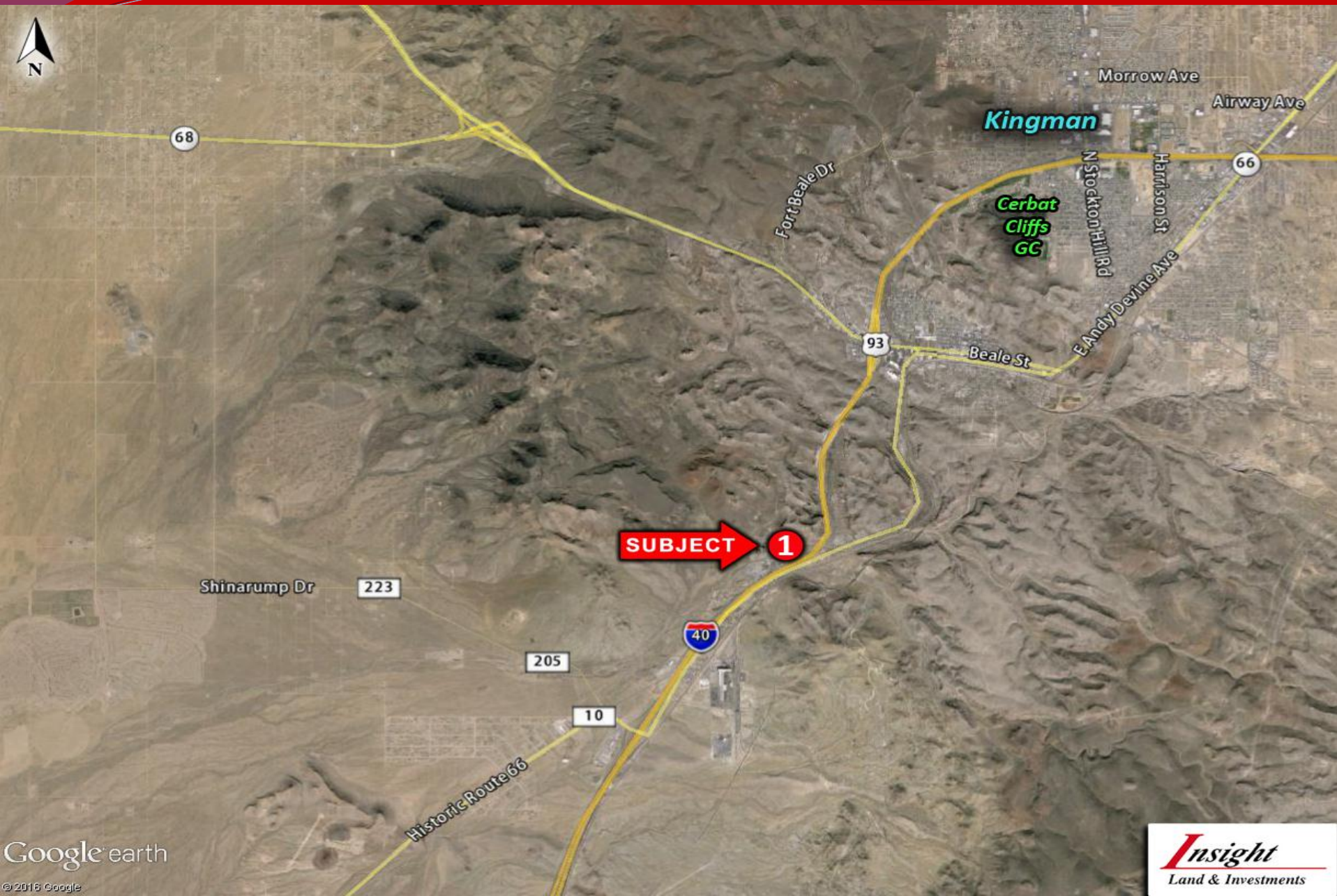
❑ **Property Taxes:** \$8,031.50 (2014)

❑ **Ownership:** Fee Simple

❑ **Comments:**

- 2,350 frontage feet along Oatman Road
- Off-site utilities in place include power, fiber optic and telephone
- Additional utilities include 3 onsite ADWR registered wells and multiple
- Onsite septic systems
- Improved site with multiple buildings totaling 25,308 SF
- Owned and formerly operated by Sunshine Concrete (closed in 2013)
- The property consists of a resource in place of ±820,000 tons of gravel

+/- 88.13 AC COMMERCIAL LAND | MOJAVE COUNTY, AZ



Property Photos:

