

Kingman, AZ

Narrative: The total parcel consists of approximately 3.00 acres and is located on the NEC corner of Stockton Hill Road & Riata Road. This property is zoned C-3 (Commercial). The uniqueness of this property is the frontage on Stockton Hill Road with over 450 feet of Frontage. The OPPORTUNITY lies in developing commercial/retail being surrounded by new residential and commercial developments. Utilities are to the property. ALTA Survey and Phase I are available. Please call listing office for more information.

Address: NEC Stockton Hill Road & Riata Road
Kingman, AZ 86401

Parcels: A portion of 320-03-230
A portion of Section 6, T21N, R16W

Property:	Commercial	3.00 Acres
	Square Feet	130,680
	Lot Dimension Approximate	290'x 450'
	Total Gross Acres	± 3.00 Acres

Price:		\$ 2,100,000.00
Per Square Foot		\$ 16.07
Per Acre		\$ 700,000.00

Total Price		\$ 2,100,000.00
Terms		Cash, CNV

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3200 Lakeside Village Drive, Suite 201
Prescott, AZ. 86301
Phone (928) 541-1557
Fax: (928) 541-1561
www.firstamericaninvestment.com

The above information was delivered from a source deemed reliable. We have no reason to doubt the accuracy, but make no representation or warranties, expressed or implied to the accuracy of this information.

County of Mohave, Arizona
Geographic Information Systems

Riata Road



Populated Places



Incorporated Cities



Centerlines



Railroads



Tax Parcels



2



0



Township/ Range



Sections



Federal Lands



Indian Reservations BIA



National Monument NPS/BLM



National Park NPS



National Recreation Area NPS



Wilderness Area BLM



Land Ownership



Arizona Game and Fish



AZ State Trust Land



Bureau of Land Management



Bureau of Reclamation



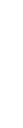
National Wildlife Refuge



Indian Allotments



National Forest



Military Reservation

Parks and Recreation

National Monument

Waterbodies

2007 0.4-ft Mohave Channel

2007 0.4-ft Valle Vista

2005 1-ft (Lake Havasu City Area)

2005 0.25-ft (Lake Havasu City)

Scale: 1:2,007



Map center: 35° 13' 49.1" N, 114° 2' 6.7" W

Map created on: Feb 2, 2009

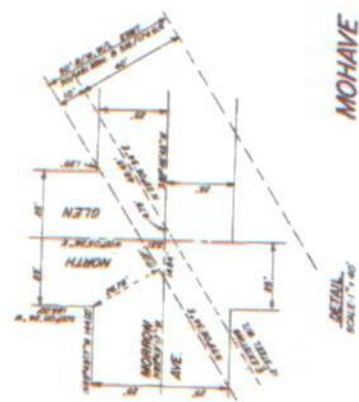
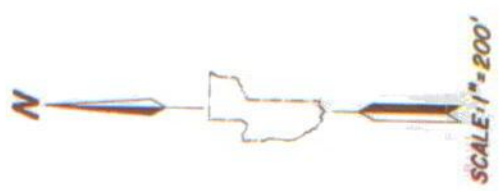


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SEC. 6 (Gov't Ls 16 & 17), T.21N, R. 16W



PLAT	SECTION	REC DATE	SEE NO.
20	109	8/16/09	
21	109	8/16/09	
22	109	8/16/09	
23	109	8/16/09	
24	109	8/16/09	
25	109	8/16/09	
26	109	8/16/09	
27	109	8/16/09	
28	109	8/16/09	
29	109	8/16/09	
30	109	8/16/09	
31	109	8/16/09	
32	109	8/16/09	
33	109	8/16/09	
34	109	8/16/09	
35	109	8/16/09	
36	109	8/16/09	
37	109	8/16/09	
38	109	8/16/09	
39	109	8/16/09	
40	109	8/16/09	



MOHAVE COUNTY
ASSESSOR'S MAP
(10)

21N, 16W, 6 (Gov't Ls 16 & 17) June 28, 2004
Date