

OFFERING MEMORANDUM

DEVELOPMENT OPPORTUNITY

*±14.3 Acre Opportunity Zone
Multifamily Development Offering*

HARRISON ST & RUTHERFORD ST, KINGMAN, AZ

SUBJECT
PROPERTY

km Kidder
Mathews

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

LOCATION
OVERVIEW

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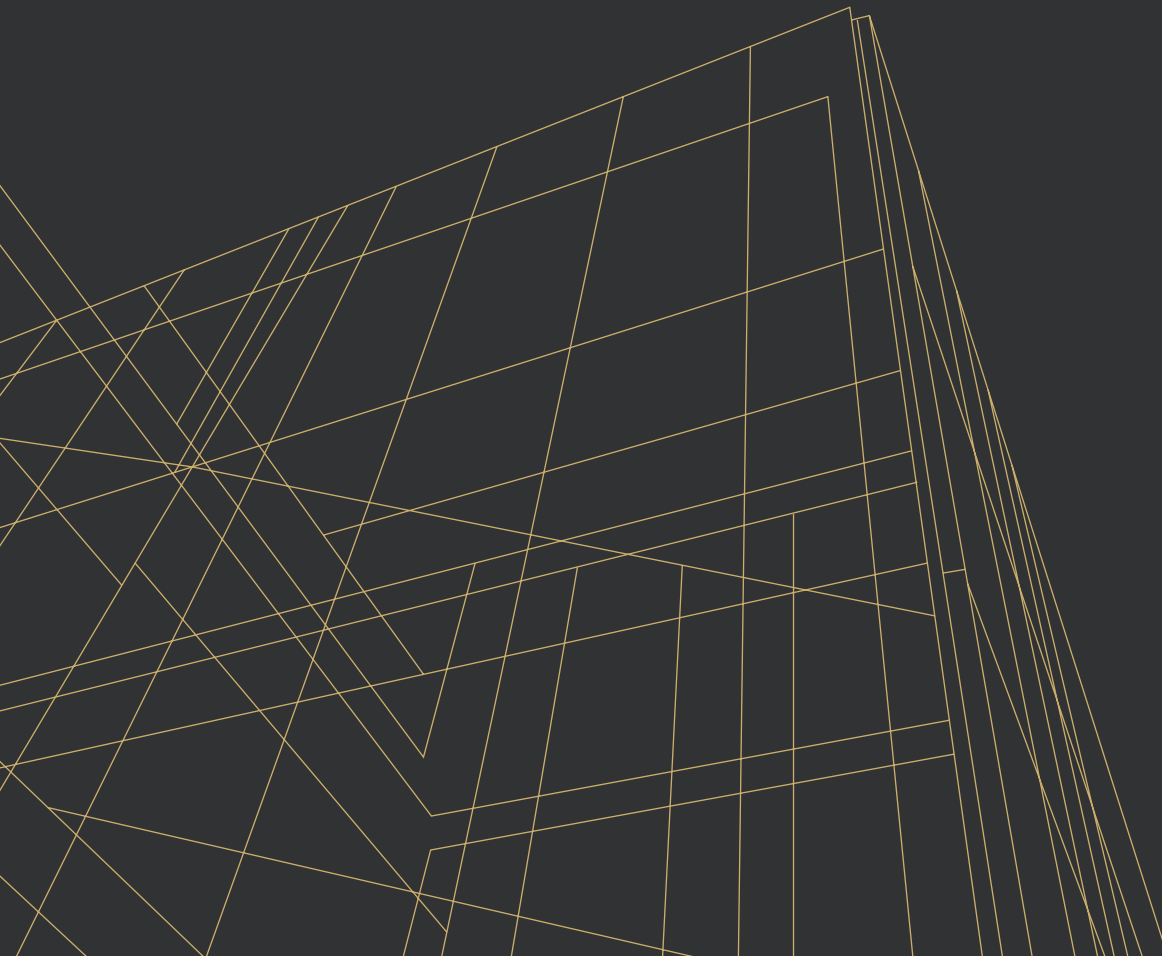
KIDDER.COM



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EXECUTIVE SUMMARY

EXCITING MULTIFAMILY OPPORTUNITY IN KINGMAN, AZ

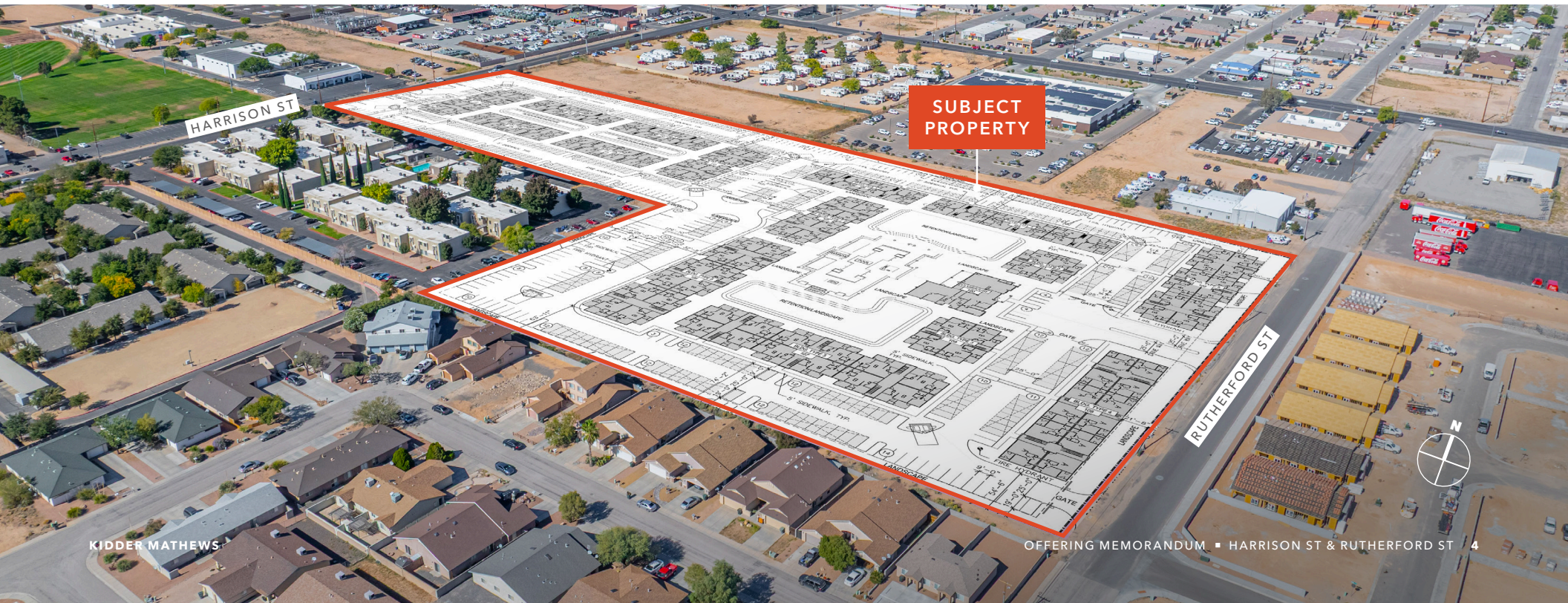
Kidder Mathews is pleased to present a rare multifamily Opportunity Zone development opportunity in the thriving Kingman MSA. This site offers the potential for a 396-unit community on approximately 14.3 acres, with a proposed density of ± 28 units per acre.

Located within Opportunity Zone Census Tract #9539, the property is already zoned R-4, allowing for high-density multifamily development. The site plan envisions a three-story community across 15 buildings with surface parking and an additional clubhouse.

± 14.3
TOTAL ACRES

± 396
POTENTIAL UNITS

± 28
UNITS PER ACRE



PROPOSED COMMUNITY AMENITIES



GATED
ACCESS



LARGE SWIMMING
POOL WITH JACUZZI
& EXPANSIVE
COURTYARD



CLUBHOUSE
WITH COMMUNAL
KITCHEN

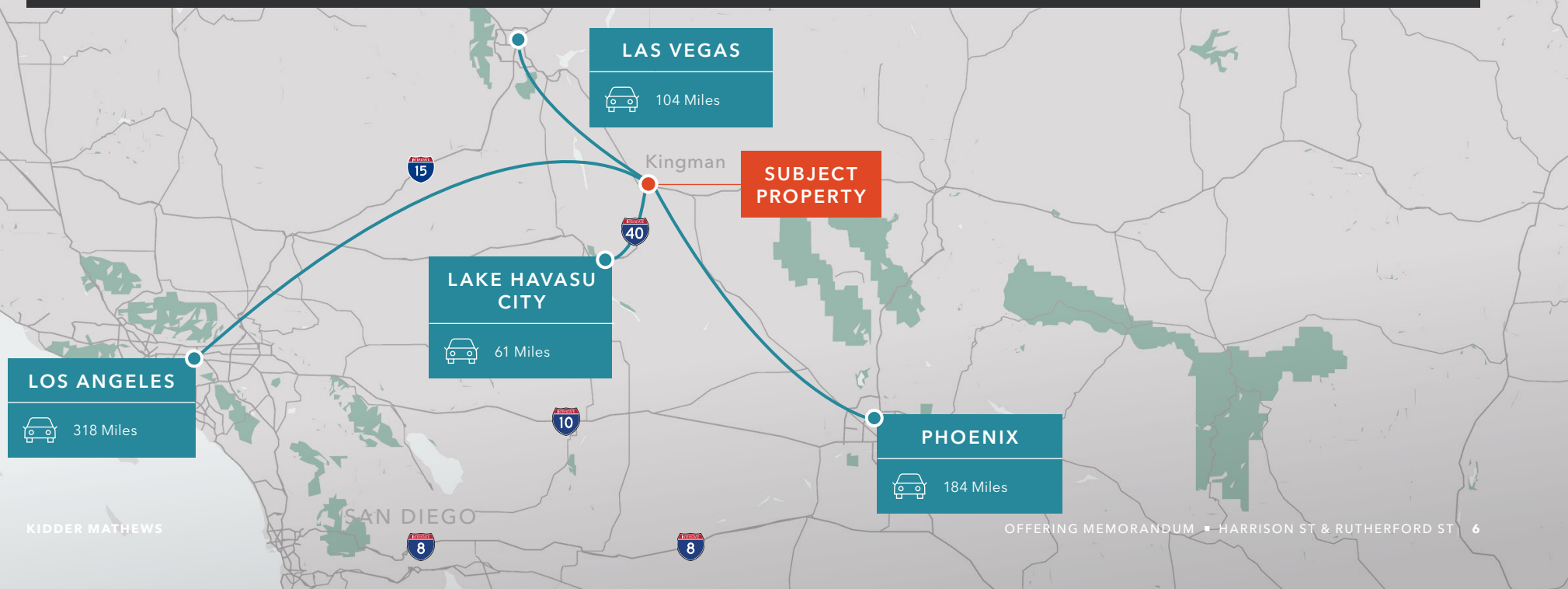


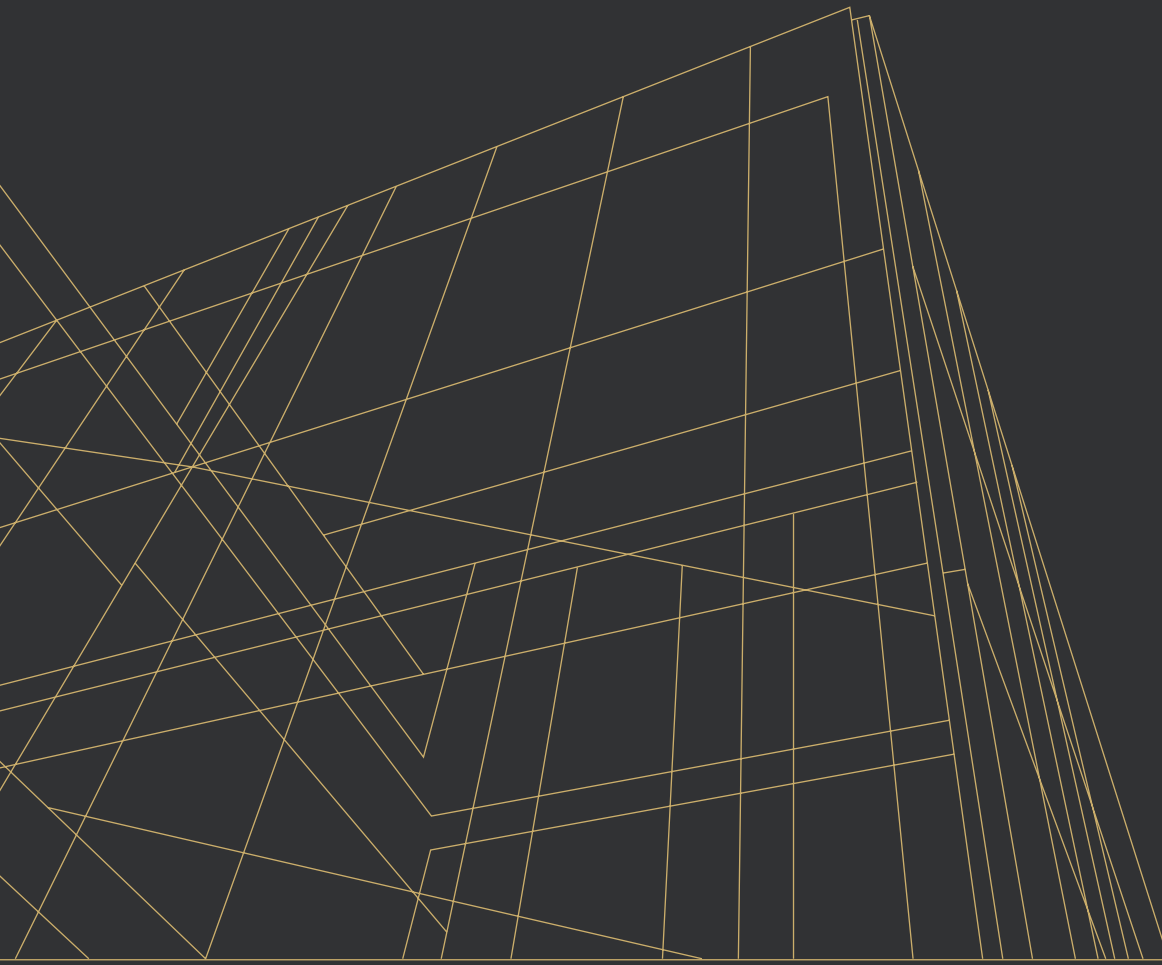
FITNESS CENTER
WITH DEDICATED
YOGA SPACE



LOCATION HIGHLIGHTS

- Situated in Kingman, Mohave County, a convenient commute to the Bullhead-Laughlin employment corridor and easy access to Kingman's growing job market
- The new US-93/I-40 interchange, part of the future Interstate 11, will connect Las Vegas to Phoenix and beyond, boosting travel, commerce, and regional growth across the Southwest
- 34 million people within a one-day drive
- #1 largest industrial park in Northern Arizona
- Prime Route 66, location for global tourism
- 40,000 drivers pass through Kingman daily
- Kingman is one of the fastest-growing small metro areas in the country, with population growth exceeding 10% over the past decade



An abstract graphic on the left side of the page consists of a series of thin, light-colored lines that intersect to form a complex, grid-like pattern. The lines are arranged in a way that creates a sense of depth and perspective, resembling a wireframe model of a building or a series of overlapping planes. The pattern is denser on the left and tapers off towards the right.

PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW

OFFERING & SITE DETAILS

LIST PRICE	\$2,450,000
NET ACREAGE/SF	14.3 AC / ±622,908 SF
PRICE PER SF	\$3.93
PRICE PER ACRE	\$171,329 Per Acre
TAX PARCEL #'S	320-10-061, 083
ELECTRIC PROVIDER	Unisource Energy
DOMESTIC WATER/SEWER	City of Kingman
GAS	Unisource Energy
HARRISON STREET TRAFFIC COUNTS	±19,569

PROPOSED ZONING OVERVIEW & DEVELOPMENT SUMMARY

ARCHITECT	BILTFORM Architecture Group, Phoenix
OPPORTUNITY ZONE	Census Tract #9539, Kingman, AZ
CITY OF KINGMAN ENTITLED ZONING	R-4, Multi-Family, High Density
PERMITTED USES	Multifamily Residential
PERMITTED BUILDING HEIGHT	40 Feet
DU/ACRE	27.69
SITE FRONTAGE ON HARRISON	±330 Feet
SITE DEPTH	±1,320 Feet
SITE FRONTAGE ON RUTHERFORD	±660 Feet
ENTITLED MULTIFAMILY UNITS	396
ABOVE GRADE BUILDING STORIES	Three
ENTITLED PARKING SPACES	700
TOTAL # COVERED & OPEN	396 Covered, 304 Open
UTILITY OFF-SITES	All to subject site



REPRESENTATIVE PHOTO



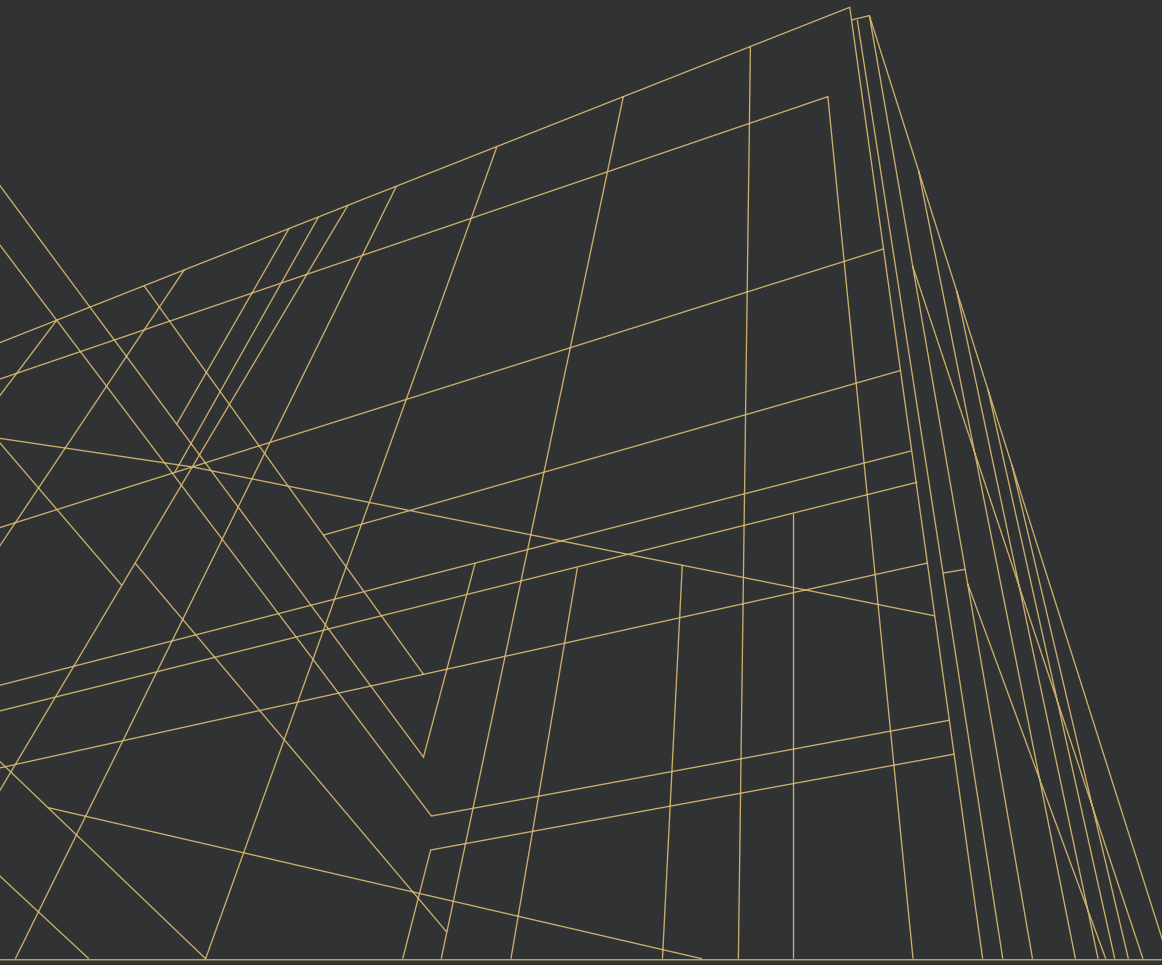
REPRESENTATIVE PHOTO

CONCEPTUAL SITE PLAN



PROPERTY OVERVIEW



An abstract geometric pattern consisting of numerous thin, light-colored lines that intersect to form a complex, grid-like structure. The lines are arranged in a way that creates a sense of depth and perspective, with some lines appearing to recede into the distance. The pattern is located on the left side of the page, partially overlapping the dark background.

LOCATION OVERVIEW

Section 03

KINGMAN, ARIZONA

AREA DESCRIPTION

The site is located in the growing city of Kingman, the county seat of Mohave County in northwestern Arizona. Nestled along the historic Route 66, Kingman sits near the borders of California, Nevada, and Utah, offering a strategic location with excellent regional connectivity. The city is just:

- 40 miles east of Laughlin, NV (Colorado River border)
- 110 miles southeast of Las Vegas, NV
- 150 miles west of Flagstaff, AZ
- 165 miles southwest of the Grand Canyon
- Nearly 200 miles northwest of Phoenix, AZ

Kingman is home to approximately 31,000 residents, representing over 10% population growth in the past decade. The local population trends older than state and national averages, with 24% of residents over age 65 – roughly 8 percentage points higher than typical U.S. and Arizona figures – while the share of children closely tracks national and state averages.

DEMOGRAPHICS & MARKET STATS

The greater Lake Havasu City-Kingman region boasts a labor force of approximately 53,000, growing over 5% in the past year. The largest employment sector is Trade, Transportation, and Utilities, employing nearly 13,000 people.

In the Kingman area, healthcare is the largest private-sector employer, supporting nearly 2,900 jobs. Kingman Regional Medical Center (KRMC) is the city's largest employer and the leading healthcare provider in northwest Arizona. KRMC is a 235-bed, multi-campus facility employing over 1,900 staff, 270 physicians and healthcare professionals, and 150 volunteers. Notably, KRMC joined the Mayo Clinic Care Network in 2010, providing direct access to Mayo Clinic expertise and research – a rare advantage for regional medical care.

With its strategic location, growing population, and strong employment base, Kingman offers a compelling environment for multifamily development, catering to residents seeking access to employment, healthcare, and the amenities of the growing Southwest region.

151K

MEDIAN HOME VALUE
(1 MILE RADIUS)

15,399

NUMBER OF JOBS
(3 MILE RADIUS)

\$60,117

AVERAGE HOUSEHOLD
INCOME (5 MILE RADIUS)

THE I-40 TRADEPORT CORRIDOR

A groundbreaking multi-state public-private initiative connecting the Ports of Los Angeles all the way through Arizona to New Mexico—featuring purpose-built clean-energy logistics hubs, cutting-edge data infrastructure, and next-level freight connections.

DEVELOPMENT SNAPSHOT

Phase 1: Spans ~805 miles from the LA/Long Beach seaport complex to Albuquerque.

Led by: A corridor coalition including Kingman and partners across California, Arizona, and New Mexico.

Federal Support: \$974,000 U.S. DOT award to launch the corridor program.

\$1.94 million SMART grant to develop the Intelligent Data Platform—bringing common data, planning, and operations to shippers and communities along I-40.

Learn more: 3i40tradeportcorridor.com

WHY KINGMAN MATTERS

Kingman sits at the crossroads of the corridor’s booming industrial growth, perfectly positioned to capture momentum, investment, and opportunity.

Advantages: I-40 frontage, US-93 (Phoenix/Las Vegas) access, rail adjacency, and abundant entitled industrial land.

Benefits: Improved freight reliability, lower logistics costs, and attraction of private investment

in modern, low-emission warehousing and transfer facilities.

Local Impact: Job creation, a broader tax base, and greater capture of through-traffic spending.

Major Infrastructure Upgrade: ADOT’s West Kingman System-to-System Interchange (I-40/US-93) is now under construction—eliminating the signalized choke point and creating a free-flow connection that better positions Kingman for future corridor traffic and growth.

More info: kingmanairport.com

TIMING AND NEXT STEPS

The I-40 TradePort Corridor is already in motion, advancing in strategic phases to deliver transformative logistics infrastructure and industrial growth.

Now Underway: Phase 1 planning, coalition development, and SMART data platform implementation.

Active Projects: Partner initiatives, including Kingman’s role, are moving forward in coordination.

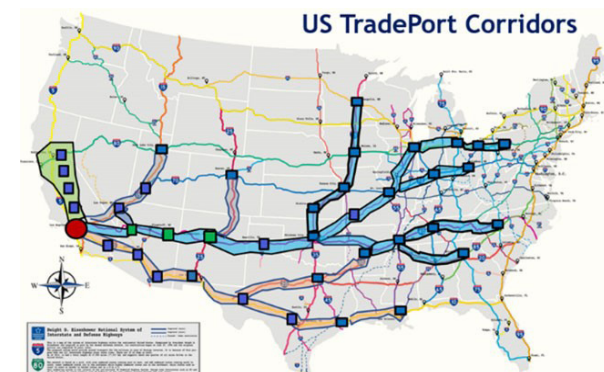
Infrastructure Progress: West Kingman TI

construction began in July 2024.

Near-Term Benefits: Enhanced operations, visibility to shippers, and stronger positioning for future investment.

Long-Term Outcome: Integrated clean-energy logistics, faster port-to-interior cycle times, and durable supply-chain resilience anchoring long-term industrial location decisions in and around Kingman.

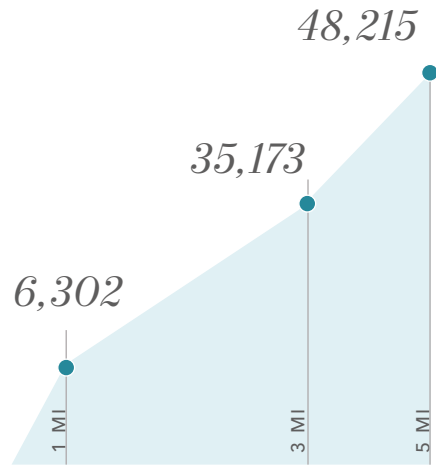
More info: its.berkeley.edu



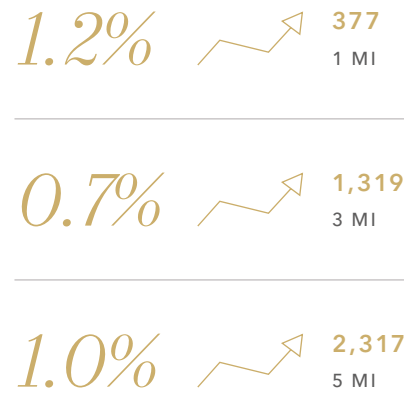
Data Source: ©2025, i40tradeportcorridor.com

DEMOGRAPHICS

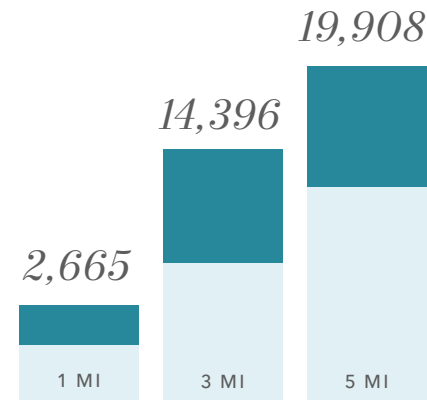
POPULATION



2025-2030 POP. GROWTH



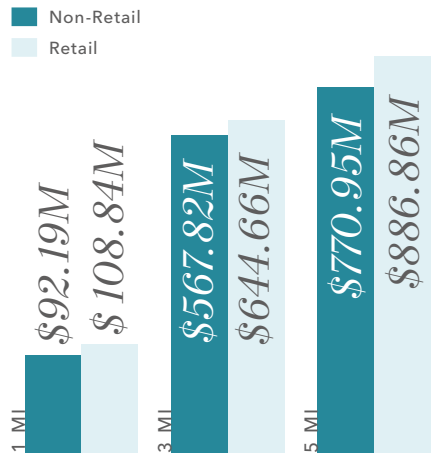
TOTAL HOUSEHOLDS



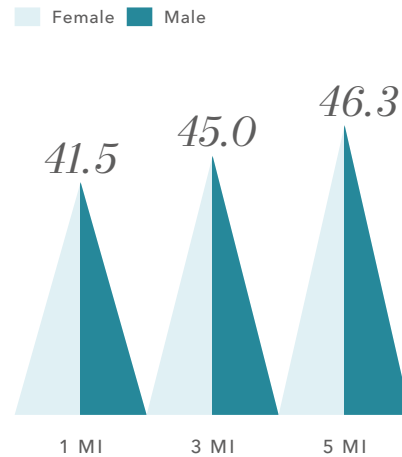
AVERAGE HH INCOME



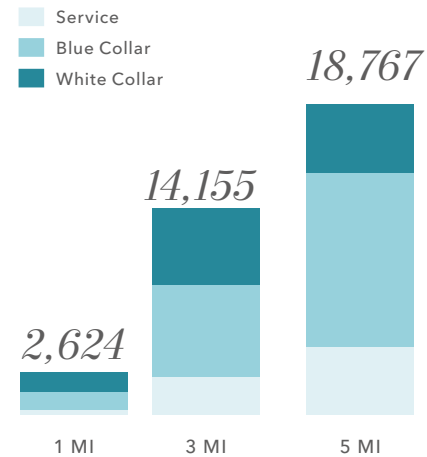
CONSUMER SPENDING



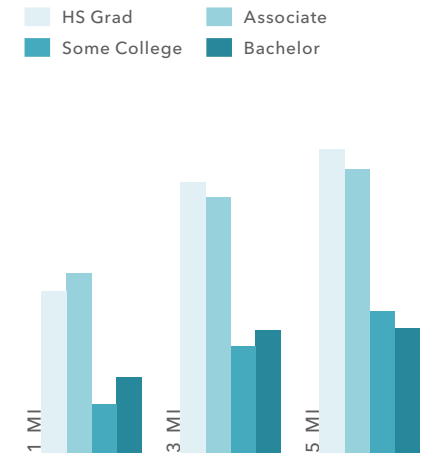
MEDIAN AGE & GENDER



EMPLOYMENT



EDUCATION OVERVIEW



ECONOMIC GROWTH

Kingman combines rapid population growth, rising income and property values, strategic location, and robust infrastructure development, creating a compelling environment for multifamily development and long-term investment.



POPULATION GROWTH

- 2023 population: ≈33,850 (+2.4% YoY)
- 2000-2023 growth: ≈68% (~2.95% average annual growth)
- One of the fastest-growing small metro areas in Arizona



INCOME & PROPERTY

- Median household income (2023): \$60,418 (+7.2% YoY)
- Median property value (2023): \$242,700 (+10.3% YoY)



EMPLOYMENT & WORKFORCE

- Total employed (2023): ≈13,000 in Kingman + 5.9% growth 2022-2023
- Trade, Transportation, & Utilities top sector (~13,000 jobs in the region)
- Healthcare largest private-sector employer locally (~2,900 jobs)



REGIONAL ACCESS

- 34M people within a one-day drive
- Prime Route 66 location and proximity to I-40 and future Interstate 11
- Strategic access to Bullhead-Laughlin, Las Vegas, and Phoenix employment corridors



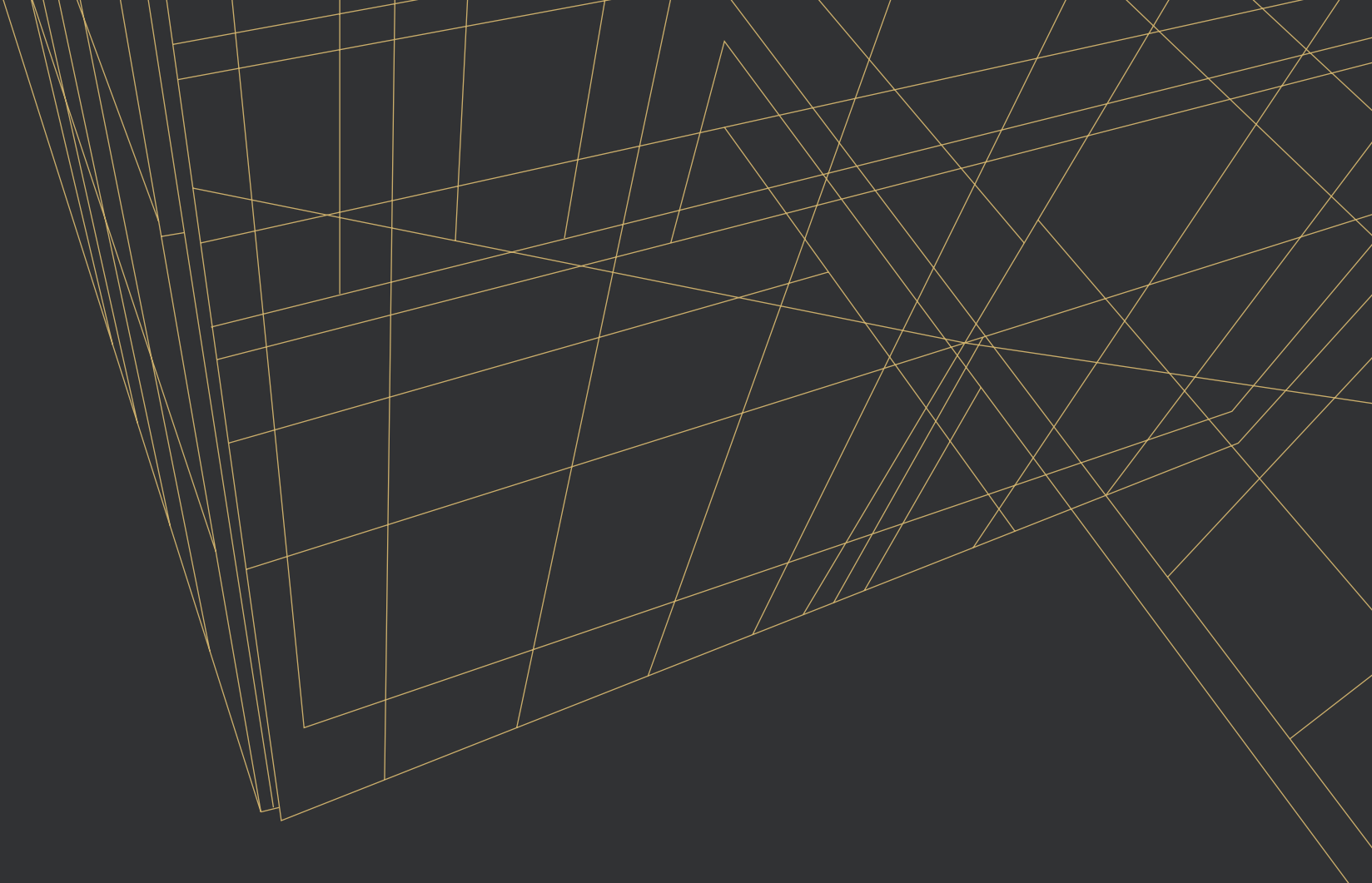
DEMOGRAPHICS

- Approximately 24% of residents are 65+, well above national and state averages
- Population growth driven by retirees and new residents relocating from neighboring states



HEALTHCARE & EDUCATION

- Kingman Regional Medical Center (KRMC): 235-bed facility, 1,900+ employees, Mayo Clinic Care Network member
- High-quality regional healthcare draws residents and supports local workforce



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