Available for sale - Opportunity Zone land



Griffith Logistics Hub

±1,020 acres I-40 / Griffith Road, Mohave County, AZ

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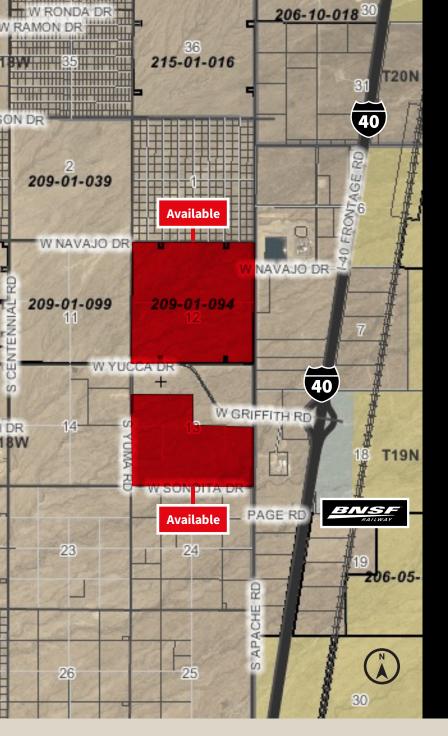
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Property features

- ±1,020 acres (divisible to 20 acres)
- Located in an Arizona Opportunity Zone
- Mohave County parcel #209-01-094: ±630 acres
- Mohave County parcel #209-01-154: ±390 acres
- M-X Zoning (heavy manufacturing), Mohave County
- Located at Griffith Interchange in Mohave County
- Natural gas (UniSource Energy Services, 700 PSI line), electricity, and fiber optic to site
- Direct access to I-40
- Located along CANAMEX corridor
- Close proximity to Kingman Commercial Airport
- Close proximity to BNSF Railways Transload
- Proximate to electrical substation

CANAMEX Trade Corridor

- Internationally recognized trade route bridging the economies of U.S., Mexico, and Canada
- Joint project of Arizona, Nevada, Idaho, Utah, and Montana
- Planned development of a continuous four-lane roadway from Mexico through the US CANAMEX states, into Canada

Mohave County has committed the necessary governmental resources to create a best of class employment environment at a strategic location on I-40 at the Griffith Interchange.

- Second largest county in the state of Arizona and the fifth largest in the country
- One of the lowest taxes counties in Arizona and is less than a day's drive from California
- In 2021, Mohave County had a population of 217,692¹
- 45.7% of the civilian labor force population is over the age of 16¹
- The Mohave region's Distribution, Logistics & Transportation Industry Cluster is in a strategic position for growth as Pacific and other west coast inland ports reach capacity and push eastward



±1,020 acres | I-40 / Griffith Road, Mohave County, AZ

Opportunity zone

- Capital gains tax incentive for investing in opportunity zone
- · Temporary deferral for capital gains reinvested
- Step-up in basis to 15%
- Permanent exclusion from taxable income of capital gains

Kingman Airport

Kingman, AZ



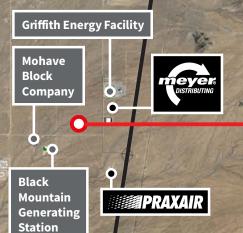
Historic Route 66



Beale St.

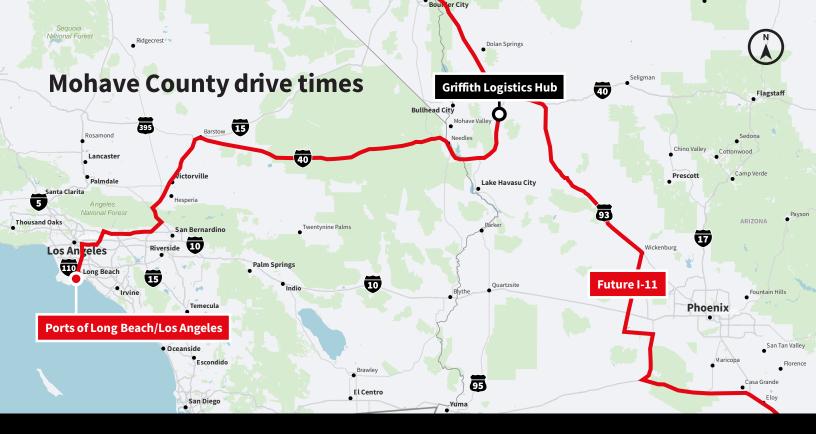
Future Interstate 11

- Runs from Casa Grande, AZ to Las Vegas, NV, by way of Kingman, AZ
- Provide direct connection from I-40 and I-15
- Provide accessibility to Pacific coast commerce centers and sea ports
- Complete an international trade route
- Designed as a multi-modal (rail and interstate) / multi-utility corridor
- Relieve pressure on existing interstate transportation system
- Increase global investment and long term economic sustainability



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Mohave County drive times

Destination	Distance	Drive time
Las Vegas, NV	104 miles	2:00 hours
Phoenix, AZ	184 miles	3:25 hours
San Bernadino, CA	275 miles	4:20 hours
Riverside, CA	284 miles	4:31 hours
Tucson, AZ	305 miles	5:22 hours
Los Angeles, CA	318 miles	5:08 hours
Long Beach, CA	332 miles	5:17 hours
San Diego, CA	380 miles	5:58 hours

Demographics

Mohave County demographics	
Population (2022)	217,130
Projected population (2027)	222,073
Households (2022)	93,522
Projected households (2027)	96,598
Population between ages of 25-64	30.6%
Civilian population 16+ in labor force (2022)	83,991
Median age (2022)	51.3

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