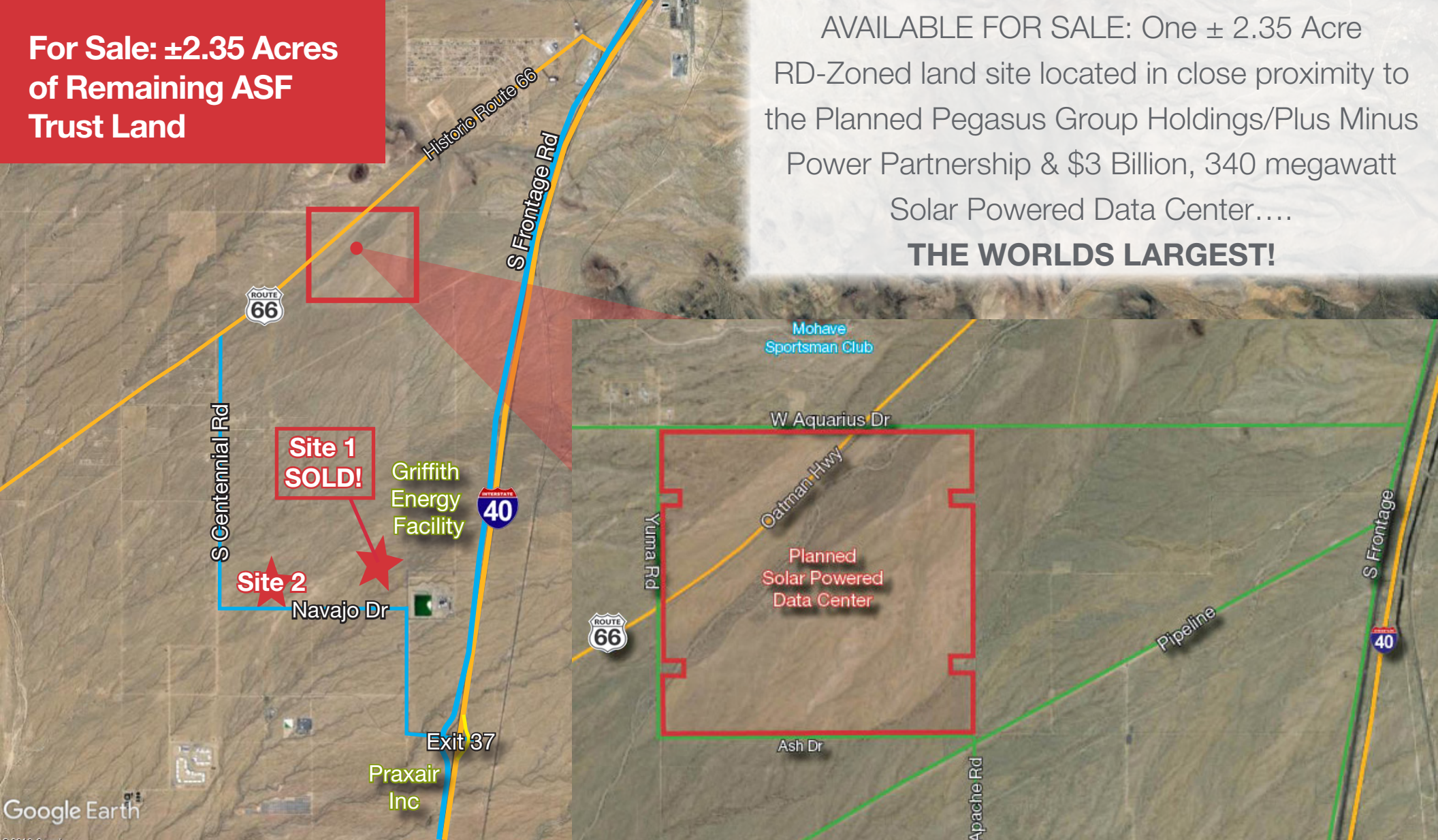


**For Sale: ±2.35 Acres  
of Remaining ASF  
Trust Land**

AVAILABLE FOR SALE: One ± 2.35 Acre  
RD-Zoned land site located in close proximity to  
the Planned Pegasus Group Holdings/Plus Minus  
Power Partnership & \$3 Billion, 340 megawatt  
Solar Powered Data Center....  
**THE WORLDS LARGEST!**



**S Mohave Trail & W Navajo Dr (SOLD)**  
**S Yavapai Rd & W Navajo Dr**  
Golden Valley, AZ 86413

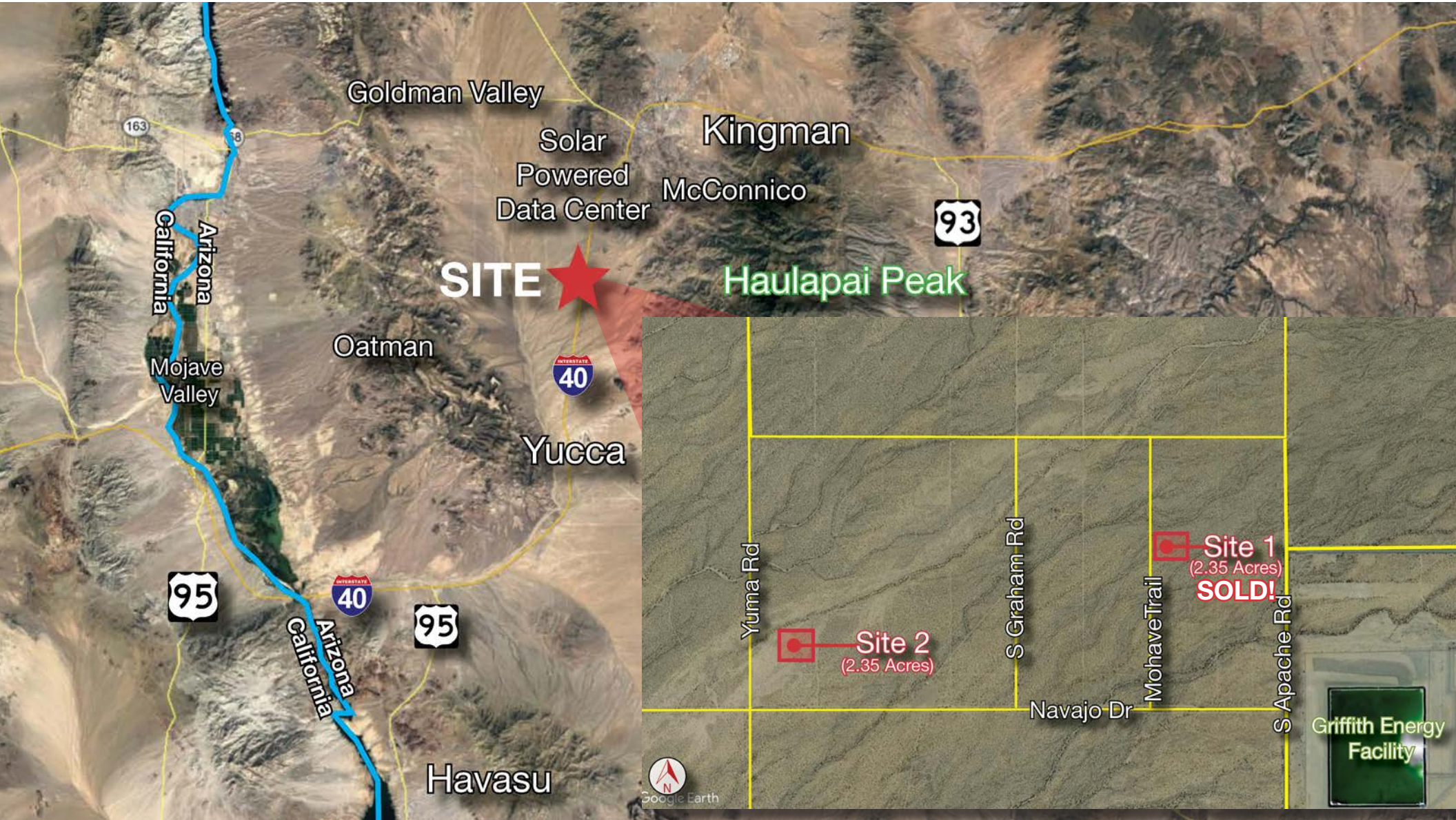
For more information:  
**John Filli, SIOR**  
+1 602 852 3411  
john.filli@naihorizon.com

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# ±2.35 Acres of Land Still Available For Sale



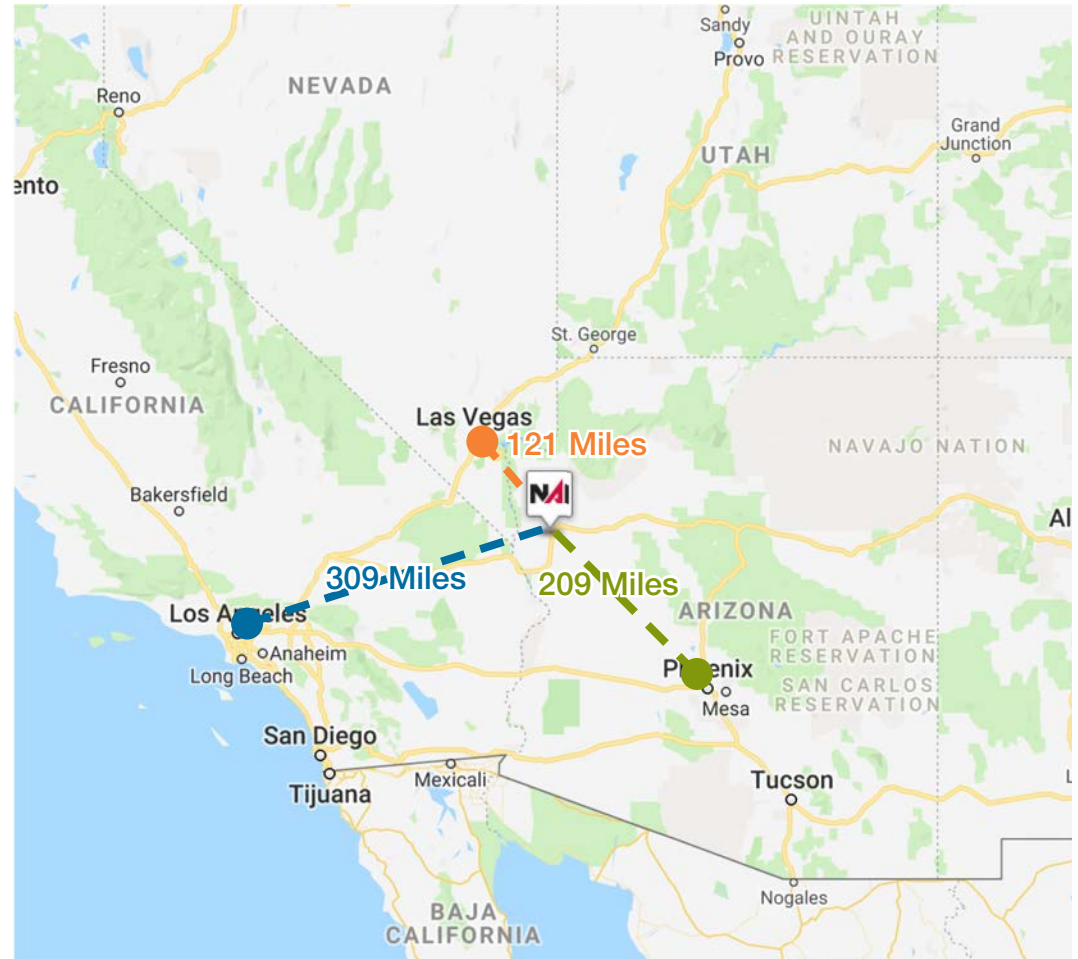
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# ±2.35 Acres of Land Still Available For Sale

## Property & Location Highlights

- Electric & natural gas service to site is available from Unisource Electric & Use
- Potable water supply available from an underlying aquifer
- The site is approximately 15 miles south of Kingman and 55 miles along I-40 from the California border
- Easy access to and from I-40 via exit 37
- I-40 is located about 1 mile and 1.5 miles east of Site 1 and Site 2, respectively
- Site attributes include great proximity to market, transportation & Labor
- Location of site allows for easy access to LA, LV and Phoenix
- There are more than 32 million people within a 350 mile radius of the site
- The Burlington Northern Santa Fe Railway is located approximately .38 miles east of I-40
- The sites are approximately 25 miles east of the California border
- [Click to View the Mohave County News Release](#)
- [Click to View Press Release on the New \\$3B, 340 Megawatt Solar Powered Data Center Near](#)



**Reduced Sale Price: \$32,500 (\$13,829/AC) (\$.317/SF)**

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# ±2.35 Acres of Land Still Available For Sale

## Property Aerial

