

cbi Cameron Broadcasting Inc.



Commercial Property Information

Contact: Don Jaeger
Cameron Broadcasting, Inc.
Sr. Vice President
951.538.5700



We may have the perfect site for your client's next location. This 6.75 acres of prime Kingman property has been cleared, and readied for sale.

This commercially zoned land is located in the heart of the Kingman growth area and has superb visibility of the entire property by passing traffic from Hualapai Mt. Road.

Excellent frontage with great access from both Hualapai Mt. Road and Jackson streets. (685' combined frontage)

High daily traffic count on Hualapai Mt Road (14,554 ADT 2006)

The residents of higher priced homes, located east of the property, drive by this frontage daily.

Asking Price: \$6.59 per square foot, owner terms available

Recently Completed Area Projects:

- Bureau of Land Management Kingman Field office just off Hualapai Mountain Rd.
- Veterans Outpatient Medical Clinic
- Banks, Wireless and Phone Stores, and Fast Food Restaurants

A recent (unofficial) survey of local residents overwhelmingly mentioned the need for a supermarket in the area. Complaints regarding travel to obtain groceries and the traffic problems that surround the existing supermarket locations were repeated by almost every surveyed person.

Other resident suggestions included upscale restaurants, elderly care facilities, theaters or apartments.



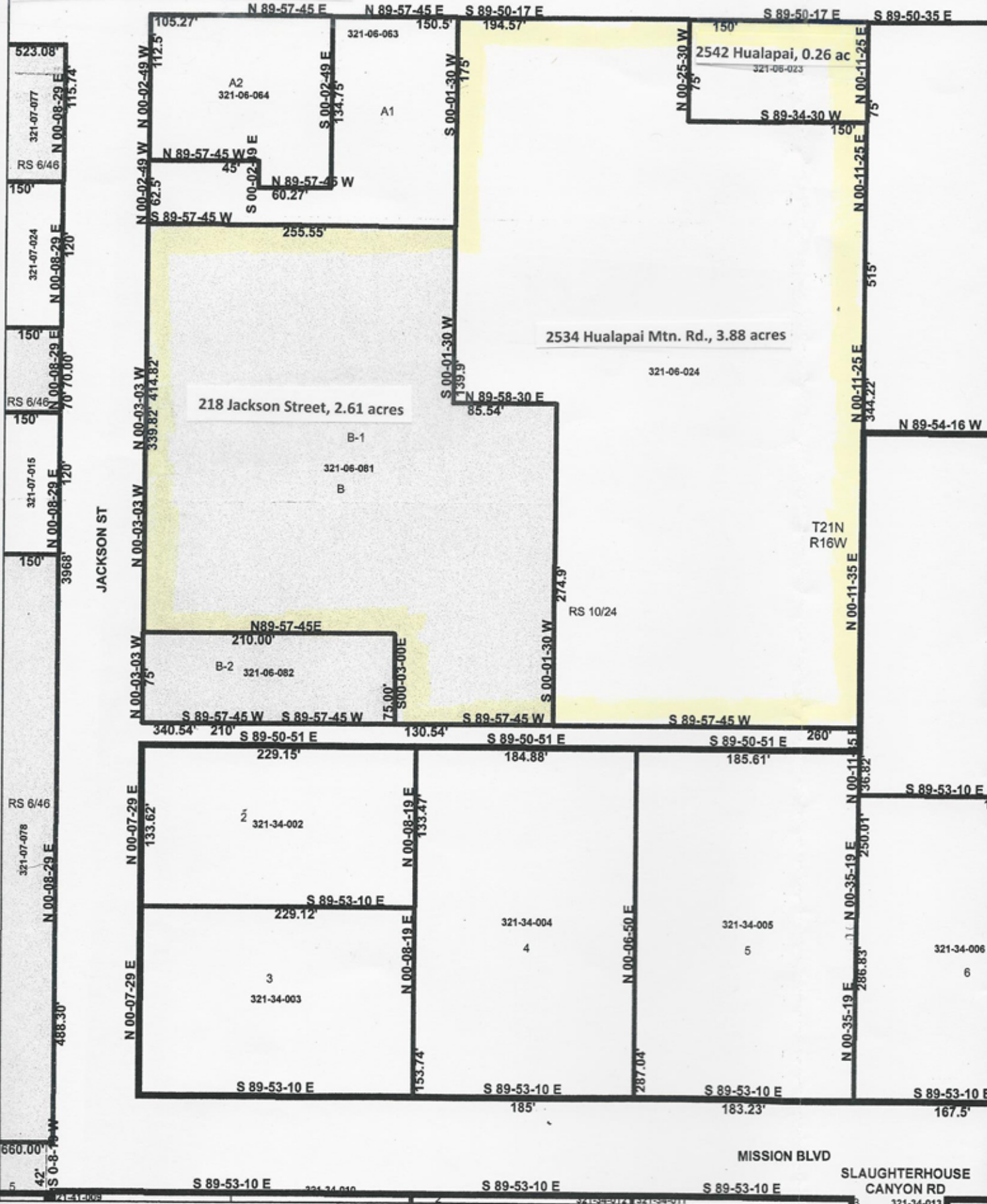
Elevation



Aerial

SEC 19 NE ¼, T21N, R16W, BOOK 321, MAP 05

HUALAPAI MOUNTAIN RD
MONROC ST



218 Jackson Street, 2.61 acres

2534 Hualapai Mtn. Rd., 3.88 acres

2542 Hualapai, 0.26 ac

JACKSON ST

MISSION BLVD

SLAUGHTERHOUSE CANYON RD

523.08'
321-07-077
RS 6/46
150'
321-07-024
RS 6/46
150'
321-07-015
150'
3968'
RS 6/46
321-07-078
488.30'
660.00'
42'

N 89-57-45 E N 89-57-45 E S 89-50-17 E S 89-50-17 E S 89-50-35 E
 105.27' 112.5' 115.74' 150.5' 194.57' 150' 150'
 321-06-063 321-06-064 A1 321-06-023
 S 00-02-49 E S 00-02-49 E S 00-01-30 W S 00-25-30 W
 134.75' 175' 75'
 N 89-57-45 W 45' N 89-57-45 W S 89-34-30 W
 60.27' 150'
 S 89-57-45 W S 00-02-49 E S 00-01-30 W N 00-11-25 E
 82.5' 120' 175' 75'
 255.55' 255' 515'
 2534 Hualapai Mtn. Rd., 3.88 acres
 321-06-024
 N 00-03-03 W N 89-58-30 E N 00-11-25 E
 339.82' 414.82' 85.54' 344.22' 515'
 B-1 321-06-081 B N 89-54-16 W
 N 00-03-03 W N 89-57-45 E N 00-11-35 E
 3968' 120' 120' 344.22'
 210.00' B-2 321-06-082 RS 10/24 274.9'
 N 00-03-03 W N 89-57-45 E S 00-03-00 E S 00-01-30 W
 75' 75' 75.00' 274.9'
 340.54' 210' S 89-50-51 E 130.54' S 89-50-51 E S 89-50-51 E 280'
 229.15' 184.88' 185.61'
 N 00-07-29 E 133.62' 321-34-002 N 00-08-19 E 133.47'
 S 89-53-10 E 229.12' 321-34-004 321-34-005
 3 321-34-003 4 5
 N 00-07-29 E 133.74' N 00-08-19 E 133.47' N 00-06-50 E
 488.30' 286.83' 250.01' 36.82'
 S 89-53-10 E 185' S 89-53-10 E S 89-53-10 E S 89-53-10 E
 183.23' 167.5'

S 89-53-10 E

S 89-53-10 E

S 89-53-10 E

321-34-013