

# A VALUABLE PROSPECT

KINGMAN, ARIZONA





# A SUPERB SETTING FOR BUSINESS GROWTH



“Hualapai” (pronounced WAL-lah-PI) is the name of a local Native American tribe. It means “People of the Tall Pines.” The Hualapai reservation, located 45 minutes northeast of Kingman, encompasses one-million acres along 108 miles of the Grand Canyon. An outdoorsman’s paradise, the tribe offers hunting, fishing, and Colorado River rafting to the public. It is also home to the famous Grand Canyon Skywalk – a glass bridge that enables visitors to walk beyond the rim of the Grand Canyon, 4,000 feet above the Colorado River.

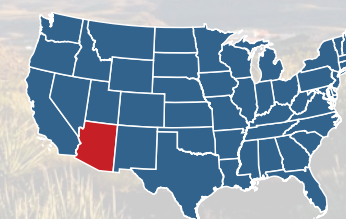
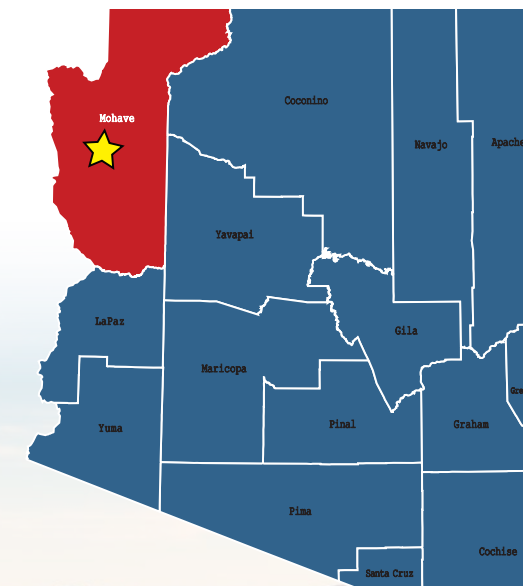


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Situated in the Hualapai Valley between the Cerbat and Hualapai mountain ranges, historic Kingman has it all— access to large markets, hundreds of acres of available commercial property, a progressive transportation/distribution infrastructure, low taxes, and excellent quality of life. Kingman offers a family-friendly atmosphere, mild weather, scenic views, and an abundance of outdoor activities.

Kingman was founded in 1882, when Arizona was still a territory. It is the county seat of Mohave County, which in terms of land area, is the fifth largest county in the United States, covering 13,470 square miles (about the size of New Jersey). Mohave County shares borders with three states— California, Nevada, and Utah.

Kingman’s area population is 70,000, with 28,000 residing within the city limits.



CITY OF KINGMAN ECONOMIC DEVELOPMENT

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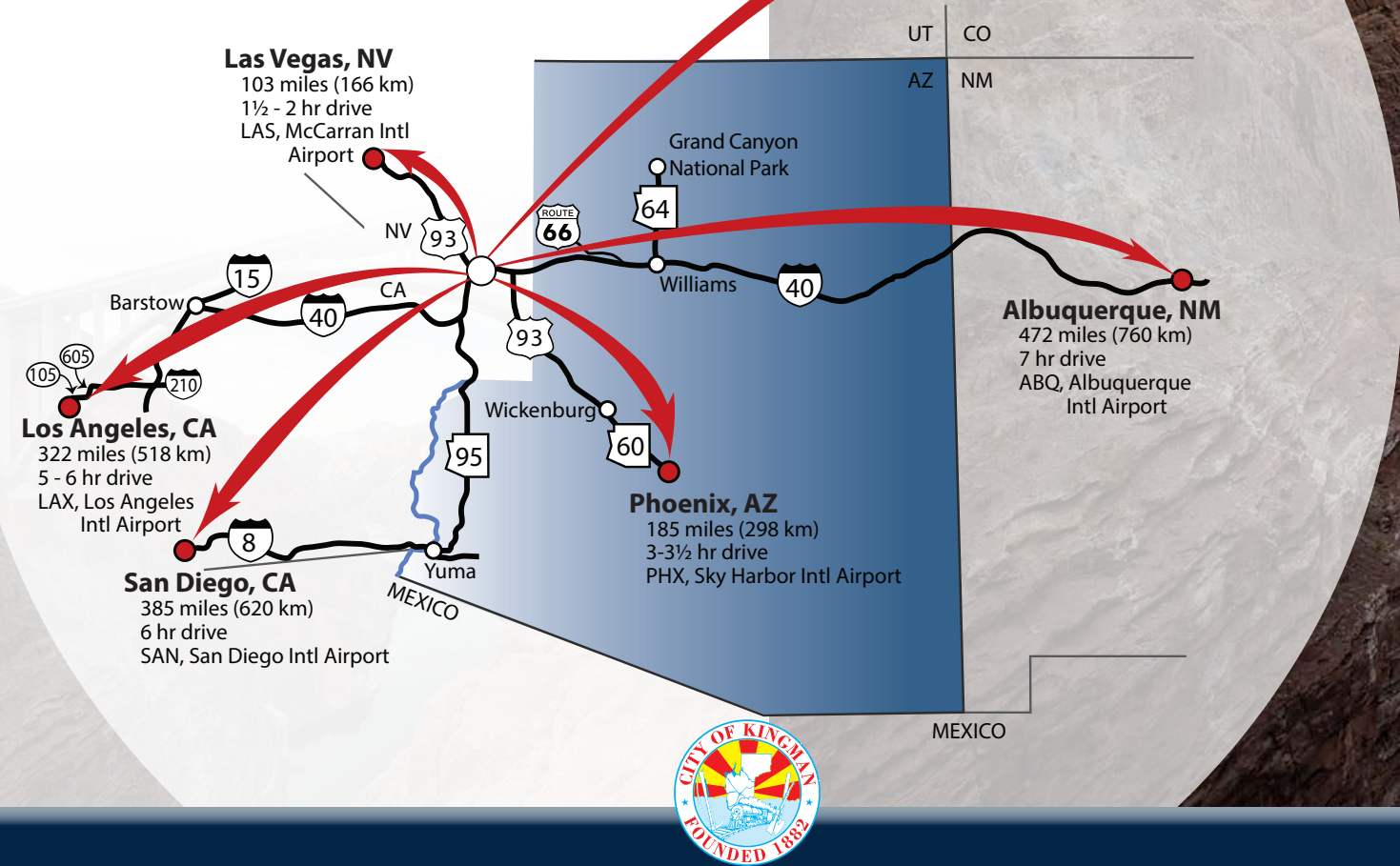


**SAME-DAY GROUND ACCESS TO THE WEST'S LARGEST MARKETS**

**K**ingman is situated on historic Route 66; U.S. Interstate 40 (one of the nation's primary east/west corridors); and U.S. Highway 93— the future Interstate 11 that will connect Mexico, the United States, and Canada.

Over 33 million people live within a 350-mile radius of Kingman. In fact, ground transportation deliveries from here can easily reach Southern California cities, Phoenix, Tucson, or Las Vegas in the same day.

Kingman is also located on a main line of the Burlington Northern and Santa Fe (BNSF) railroad and is serviced by a modern private airport.



The Mike O'Callaghan-Pat Tillman Memorial Bridge is the widest concrete arch bridge in the Western Hemisphere. Spanning the Colorado River between Arizona and Nevada, the bridge is located near the Hoover Dam, 70 miles north of Kingman and 30 miles southeast of Las Vegas. Completed in 2010, the bridge rerouted US Highway 93 to bypass Hoover Dam—which reduced commute time from Kingman to Las Vegas by over 30 minutes. The bridge is slated to be part of the new Interstate 11, which will replace US 93.







## **AMPLE COMMERCIAL PROPERTY AT REASONABLE COST**

**L**arge parcels of undeveloped land lie within Kingman's city limits. These properties are available at highly-competitive prices and can be zoned for commercial use. The City of Kingman does not assess property tax.

Also, hundreds of miles of inexpensive land is available throughout our region. And, commercial property is available for lease at the Kingman Airport and Industrial Park, five miles outside the city limits.

To additionally enhance your bottom line, alternative energy sources such as wind and solar are particularly viable in Northwest Arizona. On average, our area receives over 330 days of sunshine per year.





## KINGMAN AIRPORT & INDUSTRIAL PARK

The Kingman Airport and Industrial Park is the largest industrial park in Arizona outside the Phoenix area. It features 1,100 acres of developed land, with an additional 1,500 acres planned for future expansion. Currently, the industrial park is home to more than 75 companies, employing over 2,500 people.

A variety of transportation modes provide service to the park. It is located outside Kingman's city limits on Route 66, just north of I-40 and US Hwy 93.

A main line of the Burlington Northern Santa Fe Railroad intersects the park. Additionally, the adjacent Kingman airport has two active 6,900 ft. runways. The main runway is rated by the FAA for DC-9/737 type aircraft.



Kingman Airport and the adjacent Kingman Airport Industrial Park are located in an unincorporated area of Mohave County, northeast of the City of Kingman. The 4,000-acre airport / industrial park originally served as a World War II Army Air Corp training facility. The Airport is owned and operated by the City of Kingman.





# A PLACE FOR MEANINGFUL LIVING

**K**ingman represents classic small town America, with friendly people and community-oriented activities that bring us together as neighbors and friends.

Our unique culture and traditions are rooted in cattle ranching, railroading, and mining—along with the allure of the open road on famous Route 66, which runs through town.

Importantly, Kingman is a place where you can get involved and make a difference. Our strongest asset is the community spirit of our residents. Many local individuals, clubs, churches, and other community groups have deep commitment to making our town a place to learn, grow, and thrive. Their energy and dedication are powerful factors for enhancing health and quality-of-life in our community.

Also, just living in Kingman enhances wellbeing. Our tranquil community is relatively stress-free. The weather is usually warm and sunny. Traffic is minimal. And, average commute times are under fifteen minutes.



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## CULTURAL EVENTS AND ACTIVITIES

Our close-knit community sponsors many events and activities throughout the year, such as:

- Art shows
- Outdoor concerts
- Block parties
- Seasonal festivals
- Theater performances
- Rodeo
- Classic car shows
- Arts & crafts fairs
- Gem and mineral shows
- Farmers market
- Live entertainment
- Trade shows
- Wine tastings and winery tours
- Native American arts
- Historic landmarks
- Museums
- Community choir
- Community orchestra
- Sports competitions, tournaments & races



Kingman's annual Route 66 Fun Run draws hundreds of car enthusiasts from around the world to cruise the longest continuous stretch of Route 66 in the United States.

Photo Courtesy Aaron Ricca  
Kingman Daily Miner

## WEATHER

With an elevation of 3300-3500 ft. above sea level, Kingman has much milder summers and cooler winters than many other parts of Arizona.

Annual avg. high temp. . . . .	74.3°F
Annual avg. low temp. . . . .	48.5°F
Avg. annual rainfall . . . . .	10.04"
Avg. high temp. in the hottest month (Jul) . . .	96°F
Avg. low temp. in the hottest month (Jul) . . .	69°F
Avg. high temp. in coldest month (Jan) . . . .	54°F
Avg. low temp. in coldest month (Jan) . . . .	31°F

## EDUCATION

Kingman offers many educational opportunities from K-12 to higher education.

- Elementary schools – 8 public and 1 private
- Middle School – 5 public and 1 private
- High School – 3 public
- Community College – Mohave Community College
- Vocational Education – Mohave Community College
- University Extension Courses – Northern Arizona University
- Medical residency and internships – Kingman Regional Medical Center





## ADVANCED MEDICAL CARE

Healthcare is a principal industry in Kingman. In fact, as the largest healthcare provider in Mohave County, Kingman Regional Medical Center (KRMC) is recognized as an innovator in rural medicine.

KRMC's multi-campus healthcare system includes more than 1,900 employees and 280 physicians who provide a full continuum of highly technical and specialized medical services to meet the healthcare needs of our community.



### KRMC & Mayo Clinic

Kingman residents have excellent options for receiving advanced medical care close to home. In 2011, Kingman Regional Medical Center became one of the first hospitals in the nation to join the Mayo Clinic Care Network. With this, local medical providers have direct access to Mayo Clinic expertise. Additionally, a number of Kingman physicians are alumni of the Mayo Clinic College of Medicine in Rochester, MN.

KRMC Hualapai Mountain Campus







## SCENIC BEAUTY & ABUNDANT RECREATIONAL OPPORTUNITIES

**K**ingman is located where the Mohave Desert transitions to the Sonoran Desert to our south. With the magnificent pine-covered Hualapai Mountains to our east and multi-hued stone formations to our west, our stunning vistas change almost hourly with the light.

Our skies are clear, clean, and vast. Spectacular sunrises and sunsets illuminate our beautiful high-desert landscape with dazzling color. At night, starlight is unimpeded by light pollution, revealing the breathtaking enormity of the cosmos.

Our climate allows for year-round outdoor activity. Trails for hiking and biking are accessible within Kingman's city limits. Additionally, a wide range of recreational opportunities are easily available within our immediate area and the larger region.



Within minutes of Kingman, you can hike, bike, picnic, or camp within the 2300-acre Hualapai Mountain Park. With elevations ranging from 4984 to 8417 feet, the beautiful park is a cool respite in the summer and a place to visit snow-covered landscape in the winter.





## **PARKS AND RECREATION**

Our area boasts many beautiful parks that offer a wide variety of family activities, including:

- Skateboarding
- Frisbee golf
- BMX track
- Swimming
- Tennis
- Pickle Ball
- Baseball/Softball
- Soccer
- Jogging
- Dog Park
- ATV Trails

## **HIKING**

There are many places to hike in Kingman and the surrounding area. Popular local hiking spots include:

- Hualapai Mountains
- Camp Beale Loop
- Monolith Garden Trail



## **GOLF**

Kingman offers superb championship golf courses for individual and tournament play at:

- Cerbat Cliffs public golf course
- Valle Vista Country Club & Golf Course

## **WATER RECREATION**

Kingman residents and tourists have easy access to boating, water skiing, fishing, swimming, and just relaxing on the many waterways in our area, including:

- Lake Mohave ..... 30 minutes
- Colorado River ..... 45 minutes
- Lake Mead ..... 1 hour
- Lake Havasu ..... 1 hour





# GATEWAY TO SOUTHWEST WONDERS

**Within hours, you can drive from Kingman to many world-renowned travel destinations.**

- Lake Havasu London Bridge . . . . 1 hr, 3 min
- Hoover Dam . . . . .1 hr,14 min
- Grand Canyon Skywalk . . . . . 1 hr, 15 min
- Las Vegas . . . . . 1 hr, 41 min
- Havasupai trailhead. . . . . 2 hrs
- Valley of Fire . . . . . 2 hrs, 20 min
- Grand Canyon National Park . . . 2hrs, 45 min
- Meteor Crater . . . . . 2 hrs, 47 min
- Sedona . . . . . 2 hrs, 52 min
- Phoenix/Scottsdale . . . . . 3 hrs
- Petrified Forest . . . . . 3 hrs, 43 min
- Zion National Park . . . . . 4 hrs, 11min
- Brian Head Ski Resort . . . . . 4 hrs, 37 min
- Monument Valley . . . . . 4 hrs, 55 min
- Universal Studios . . . . . 4 hrs, 56 min
- Disneyland . . . . . 4 hrs, 57 min
- California beaches. . . . . 5 hrs
- Bryce Canyon . . . . . 5 hrs, 28 min
- Sea World . . . . . 5 hrs, 41 min
- Puerto Peñasco, Mexico . . . . . 5 hrs, 53 min

*Grand Canyon National Park  
173 miles from Kingman, AZ*

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