



SUBJECT
PROPERTY

LOT 1	LOT 2	LOT 3	LOT 4
1.125 NET AC	1.125 NET AC	1.125 NET AC	1.125 NET AC
SOLD			

FOR SALE | LAND

S OF SWC KAY TEE DR & WESTERN AVE

Scenic, AZ 86432

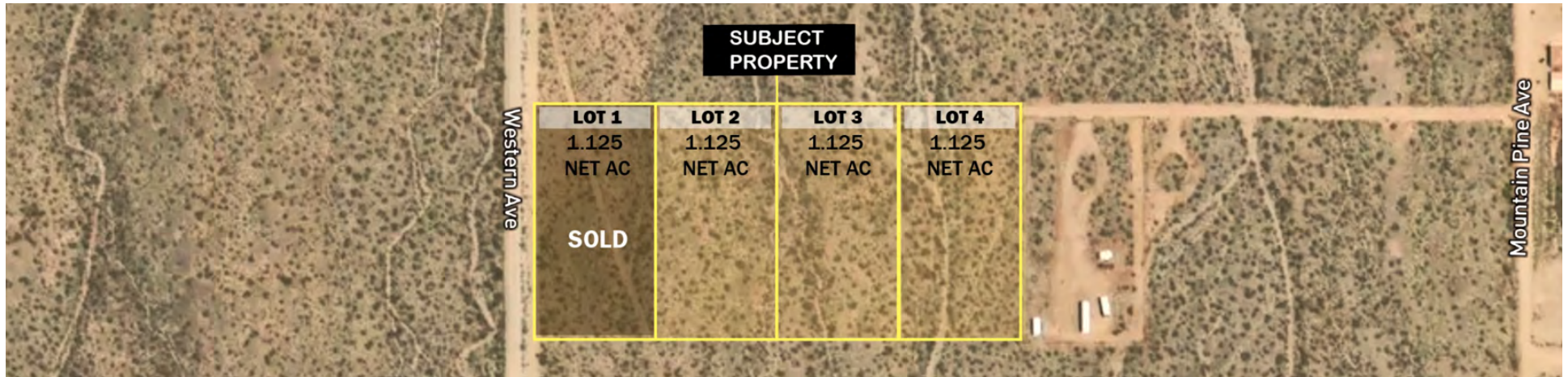
Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

S Of SWC Kay Tee Dr & Western Ave

Scenic, AZ 86432



PROPERTY SUMMARY

Sale Price:	\$100,000 - \$110,000 ea.
Lot Size:	1.125 AC per lot
APN #:	402-25-025
Zoning:	AR - Agricultural Residential
Cross Streets:	Kay Tee Dr & Western Ave

AVAILABLE

Subject Site	Acres Available	Sale Price
Lot 2	1.125	\$100,000
Lot 3	1.125	\$100,000
Lot 4	1.125	\$110,000

PROPERTY OVERVIEW

Three 1.125 AC lots (3.375 AC total) are now available for sale in the unincorporated community of Scenic, AZ in Mohave County. The agricultural residential flat land properties are surrounded by the natural beauty of the Mohave desert and mountains. The lots are minutes to the Mesquite, Nevada border and within an hour of the Utah border. Nearby golf courses and access to Utah's National Parks are just a little more down the road.

PROPERTY HIGHLIGHTS

- Located within the Littlefield Unified School District, geographically the largest in AZ
- Adjacent/minutes to Mesquite, NV & within an hour of the Utah border
- The property has been surveyed by a licensed surveyor
- Portable water line
- Electric service by Dixie Power
- Garbage collection at Virgin Valley Disposal
- Beaver Dam Fire nearby

FOR SALE | LAND

S Of SWC Kay Tee Dr & Western Ave

Scenic, AZ 86432



Steve Beck, President & Associate Broker | P: 480.610.2400 | C: 480.251.1505 | steve@coberealestate.com

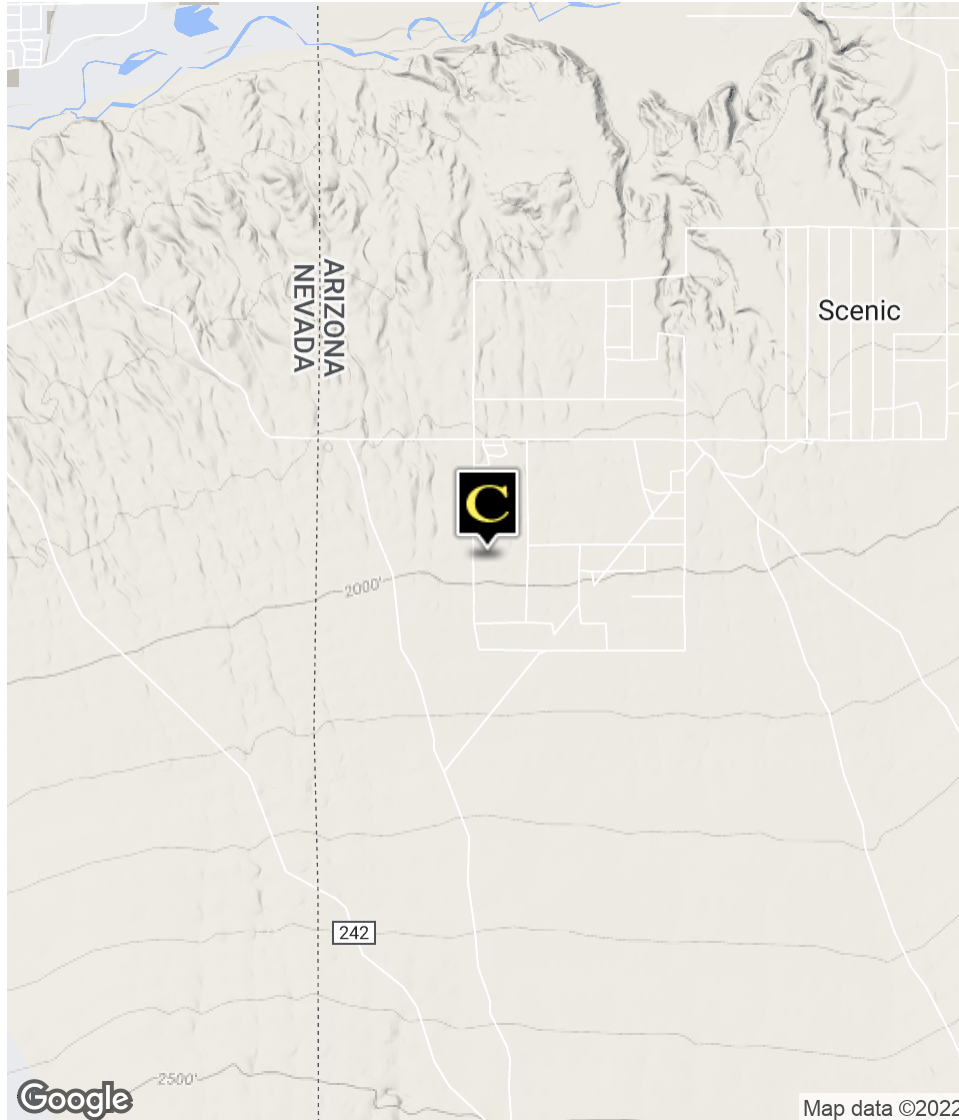
www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

FOR SALE | LAND

S Of SWC Kay Tee Dr & Western Ave

Scenic, AZ 86432



Steve Beck, President & Associate Broker | P: 480.610.2400 | C: 480.251.1505 | steve@coberealestate.com

www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

FOR SALE | LAND

S Of SWC Kay Tee Dr & Western Ave

Scenic, AZ 86432



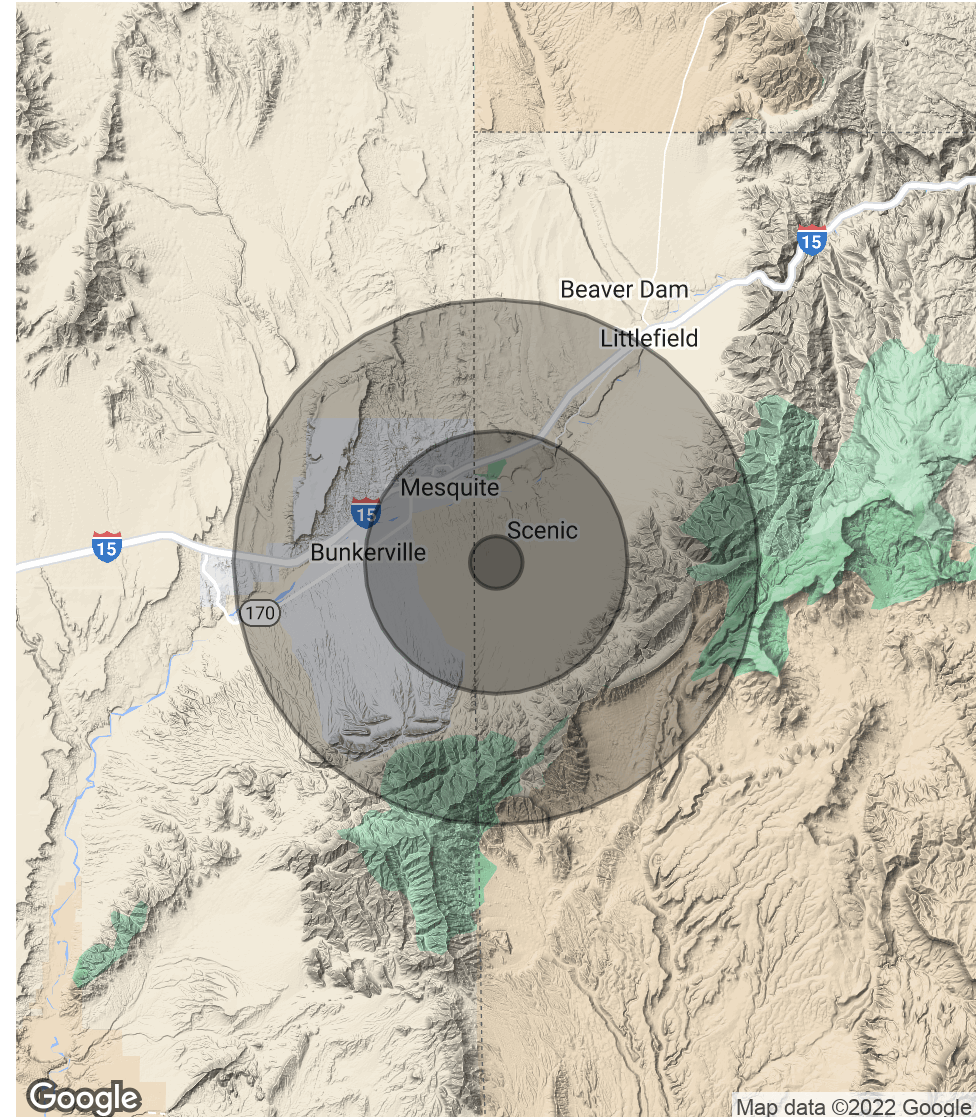
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	263	16,290	21,545
Average Age	52.8	52.8	56.2
Average Age (Male)	62.9	54.8	57.7
Average Age (Female)	50.4	51.8	55.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	112	8,204	11,721
# of Persons per HH	2.3	2.0	1.8
Average HH Income	\$34,960	\$51,680	\$53,358
Average House Value	\$196,344	\$209,540	\$234,504

* Demographic data derived from 2020 ACS - US Census



Steve Beck, President & Associate Broker | P: 480.610.2400 | C: 480.251.1505 | steve@coberealestate.com

www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.