

FOR SALE

91 +/- Hwy-95 Frontage With Mixed use Potential



Offered at:

\$7,800,000

\$85,808.05 Per Acre

This ±91-acre tract on the lakeside of Highway 95 presents a rare chance to control scale in one of Lake Havasu's most strategic corridors. With approximately 835 feet of highway frontage. This site provides outstanding visibility and branding potential for future commercial uses while offering depth to transition into a residential neighborhood and storage uses behind.



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KELLERWILLIAMS,
ARIZONA LIVING REALTY

Prime Development Opportunity



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Aerial View



Lake Havasu City Airport

Walmart

North Pointe Estates

AZ Highway 95

Resor

LOWE'S

ANDERSON
COMMERCIAL REAL ESTATE

Subject Property

IRON WOLF
GOLF & COUNTRY CLUB
LAKE HAVASU CITY, ARIZONA

Colorado River

80% of new development over the next 10 years will come from a 3-mile radius of this site. mostly to the north of this site and west of the regional mall.

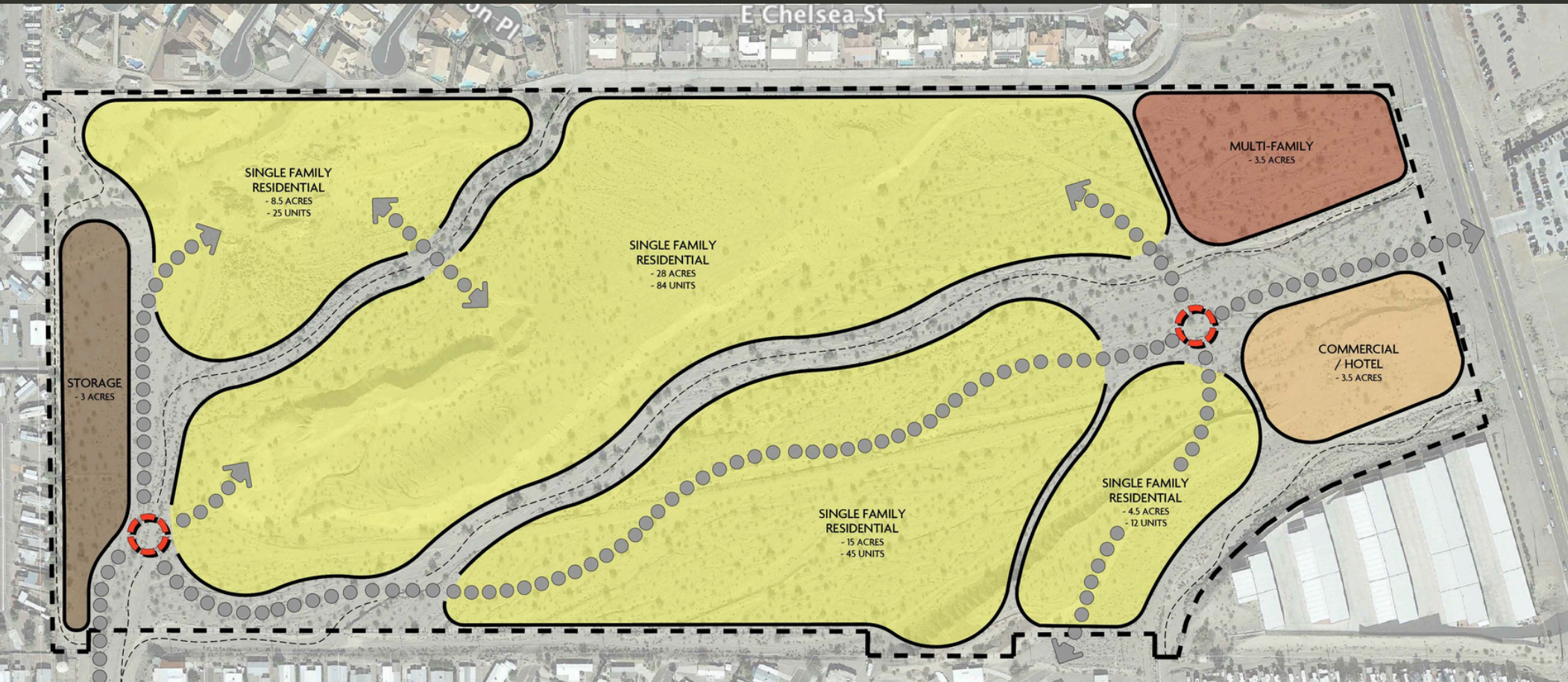


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Concept Plan



Concept Plan breakdown

- Multi-Family: 3.5 +/- acres
- Commercial/Hotel: 3.5 +/- acres
- Single Family Residential: 56 +/- acres
- Storage: 3 +/- acres

Notes: Concept plan created by Desert Land Group (DLG), as an example of highest and best use

General Plan: 13.5 acres frontage on Hwy-95 as commercial property

Lake Havasu City - A Premier Vacation Destination



Lake Havasu is a **thriving tourist hotspot**, attracting over **1,600,000 visitors annually**. Known for its **booming recreational scene**, the city is a prime location for **boating, fishing, off-roading, and year-round events**. The iconic **London Bridge**, a major attraction, draws visitors from all over the country, creating a dynamic and **active retail environment**.

Key tourism highlights:

- ✦ Over **300 days of sunshine per year**, making it a year-round destination
- ✦ **Top-rated boating and water recreation** on Lake Havasu
- ✦ Major events, including **Desert Storm Poker Run, Havasu Balloon Festival, and Spring Break**
- ✦ A strong **snowbird and retiree community** that boosts seasonal spending
- ✦ Growing local population fueled by tourism-related economic growth

This consistent flow of visitors and seasonal residents enhances **consumer spending and retail demand**, making this property a **high-performing commercial asset** in a prime market.

Local Market - Key Demographics

Population
60,403

Average
Household Income
\$73,337

Median Age
57.5

Total
Housing Units
37,074

Retail Trade, Food
Service & Drinking Places
Sales (2024)
\$780MM

These strong demographics underscore the area's **economic stability** and **consumer spending power**, making this property an ideal long-term investment.

Premium Development Opportunity

Current Lake Havasu Market Data

Lake Havasu City's in-city single-family market is showing exactly the type of steady, higher-price demand that supports a property like this one to be developed. Recent MLS data indicates about 5 months of absorption, which is a balanced but tight enough level that new, well-designed product can be absorbed without needing heavy discounting. Prices are solidly in the upper tier: active inventory is clustered around a \$500,000 median list price, with closed sales still achieving close to asking and a median sale price just above \$500,000, confirming that end-buyers in this market can support strong home values. At the same time, median days on market is roughly one month, meaning that appropriately priced homes are turning quickly even at these price points, while only the mis-positioned listings are lingering. For a developer, that combination—proven buyer willingness to pay, velocity for the right product, and a balanced (not oversupplied) resale environment—suggests Lake Havasu City can comfortably absorb a new community of well-planned single-family homes over a multi-year build-out.

Summary Statistics

	Apr-26	Apr-25	% Chg	2026 YTD	2025 YTD	% Chg
Absorption Rate	5.14	5.96	-13.76	5.29	5.49	-3.64
Average List Price (Actives)	\$709,992	\$678,466	4.65	\$670,531	\$653,471	2.61
Median List Price (Actives)	\$497,999	\$499,998	-0.40	\$497,000	\$500,000	-0.60
Average Sale Price (Solds)	\$603,422	\$563,885	7.01	\$579,563	\$573,894	0.99
Median Sale Price (Solds)	\$501,500	\$481,250	4.21	\$479,500	\$488,880	-1.92
Average CDOM	75	73	2.74	78	75	4.00
Median CDOM	31	37	-16.22	40	48	-16.67

Market Trends for May 2024 - Apr 2026

Filters: Property type Residential; Sub-Type of 'Single Family Residence'; City of 'Lake Havasu City'.



Key:

Sold Median List Price

Active Median List Price

Data Provided by Local MLS on 5/22/2026



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