

LAND FOR SALE - Industrial Park/Planned Development

31 Acres - (1,350,360 Sq. Ft) \$2,900,000 / \$2.15 Sq. Ft.



Lake Havasu - Victoria Farm Road

31 ACRES



LOCATION: The site is located on Victoria Farm Rd.
West of Highway 95 - between Lowe's and the Airport

SIZE: 31 Acres or 1,350,360 Sq. Ft.

PARCEL: 120-03-014

ZONING: M1P - PD (Industrial Park/Planned Develop.)

UTILITIES: Water, Sewer 1/2 mile - Electric on Road

TAXES: \$6,048 (2021)

PRICE: \$2,900,000

HIGHLIGHTS

- > Inside Lake Havasu City's Limits near Municipal Airport
- > Planned RV Resort Development was approved
- > Near the new regional shopping center and Lowe's
- > Land frontage on Victoria Farm Road/1 mile from HW95
- > Magical views of the Colorado River, Mountains & Lake H.
- > Existing Lake Havasu RV Park within 1500 Feet.
- > Environmental Phase 1 site assessment completed - Clean
- > Possible use - Office/Warehouse/Storage/RV Park
- > Water line is being installed up to property
- > 404 Permit approved by the Army Corps of Engineers/2013
- > East of Property is all State Land
- > Owners will consider a carryback with 25% down payment
- > Property is in the Path of Growth

MICHAEL WOOD - Associate Broker, CRS, GRI, CLSS

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(Colonel USAF Retired)

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Commercial Real Estate Advisors

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7077 E. Marilyn Rd., Bldg 4 Ste. 200
Scottsdale, AZ 85254

Price Dr

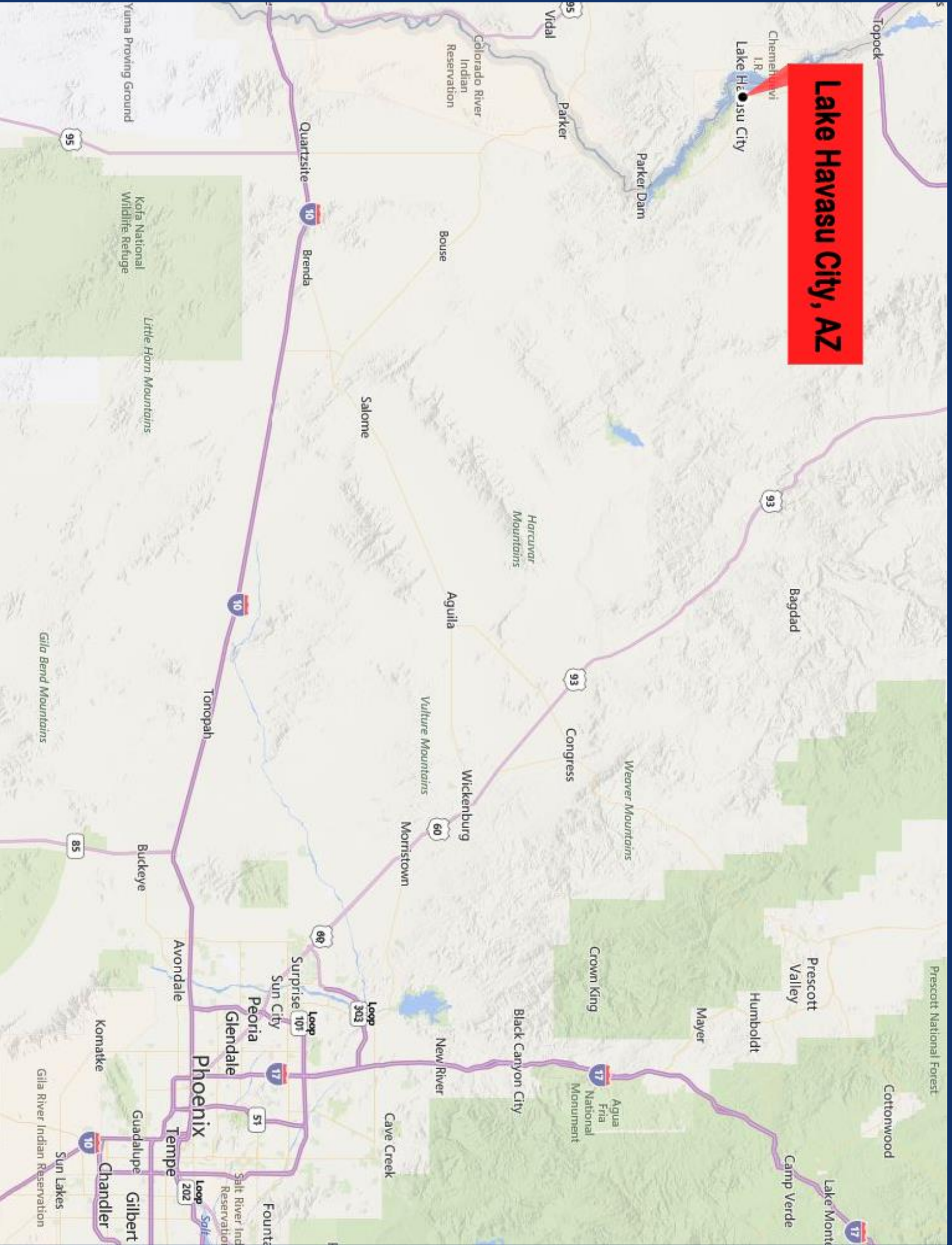
95

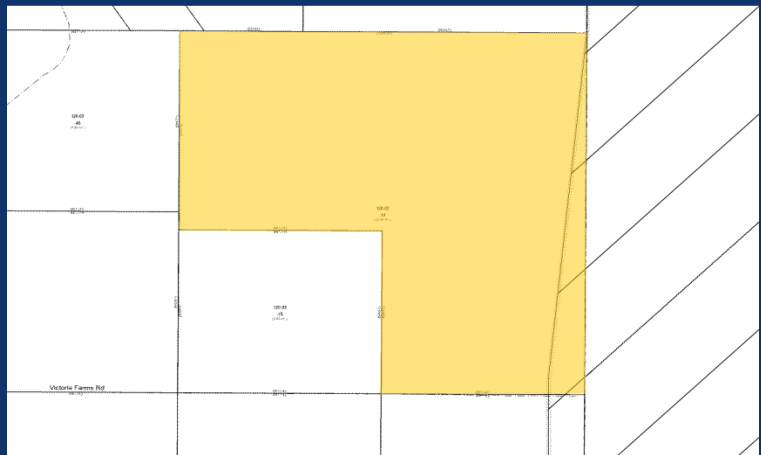
Victoria Farm Rd
Larkspur Dr
Cliff Rose Dr
W Astor Dr
Apache Plume
Havasu Dr
P.V. Road

Victoria Farm Rd



Lake Havasu City, AZ







PROPERTY DESCRIPTION

Prime Industrial property in the City limits of Lake Havasu. Property was approved for a RV resort development with the potential zoning change of M1P - Industrial Park/Planned Development. The property is in the north end of the city limits near the Lake Havasu Municipal Airport, located 1/2 mile up a paved two lane road, Victoria Farms Road. Lowe's Home Improvement building site is located on the corner of Hwy 95 and Chenoweth Road. Home Depot and the new regional mall is one mile northwest of the property.

This is some of the last largest parcels left inside the city limits that would allow RV development and M1P zoning. Could be developed as storage units, manufacturing and commercial condos.

Property has magical views of the Colorado River, Mountains and Lake Havasu. The site has level topography with most of the property having some rolling and sloping topography.

Lake Havasu City is located along Highway 95 on the east bank of the Colorado River and is home to the historic London Bridge. The City was founded in 1964 and incorporated in 1978. The elevation of the community is 575 feet above sea level. It is 206 miles from the state Capital of Phoenix and 317 miles to Tucson. Other regional connectors include Interstate 40 and Interstate 10. Attractions to the area generating tourism dollars include Lake Havasu, formed by Parker Dam on the Colorado River; the city itself, which hosts a number of major bass competitions throughout, annual national outboard championships, sailing competitions, water skiing and international jet ski championships. There are state and commercially operated recreational facilities that include a marina, campsites, picnic grounds, trailer parks, boat slips, dry storage, boat repair, boat rentals, boat tours, swimming beaches, and fishing areas.

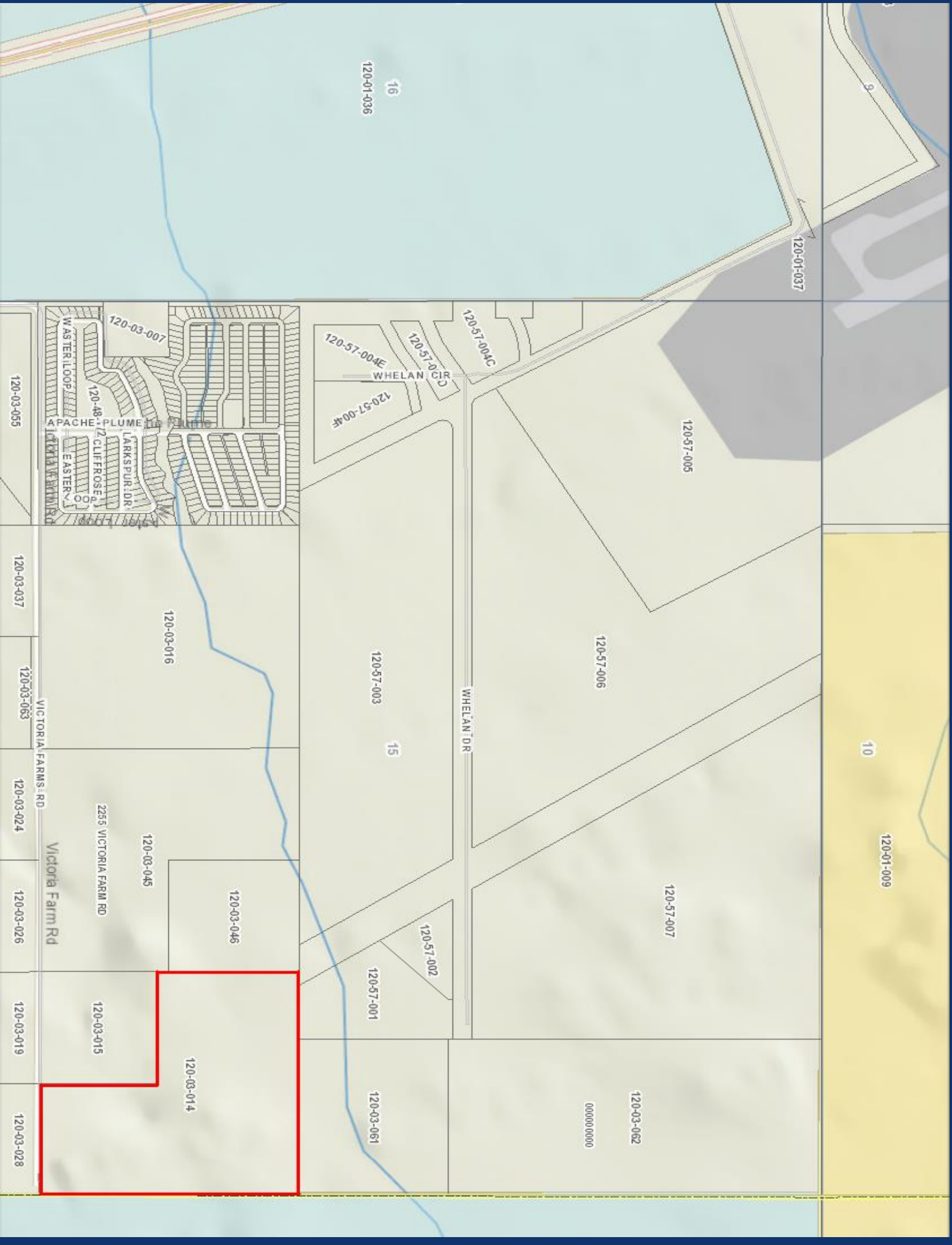
An environmental phase 1 site assessment was completed and there was nothing to revealed on any environmental conditions concerning the 31 acres and no recommendations for any further assessment.

The 31 acres of land consisting of rugged, vacant and undeveloped land. The property to be undisturbed from any fill or grading activity. The land slopes moderately to the west. The soils on the property consisted of well-graded sandy gravel, cobbles and boulders, no staining or dumping was observed on or near the property.



SUBJECT





16
120-01-036

120-01-037

120-03-055

120-03-007

120-57-004C

120-57-00D

120-57-004E

120-57-004F

WHELAN CIR

120-57-005

WASTER LOOP

120-48-001

APACHE PLUME

12 CLIFF ROSE

LARKSPUR DR

12 CLIFF ROSE

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120-03-037

120-03-016

120-57-003

15

120-57-006

WHELAN DR

10

120-01-009

120-03-063

VICTORIA FARMS RD

120-03-024

2255 VICTORIA FARM RD

Victoria Farm Rd

120-03-045

120-03-046

120-57-002

120-57-007

120-03-026

120-57-001

120-03-019

120-03-015

120-03-014

120-03-061

120-03-028

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Victoria Farm Rd

Victoria Farm Rd