

Executive Summary

Mohave Valley

Narrative: The total parcel is comprised of approximately 13.54 acres and is located on Highway 95 north of Willow Drive on the West side of the Highway. This property is zoned C2H (Commercial). The uniqueness of this property is the frontage on Highway 95 with approximately 1000 feet Highway Frontage. THE OPPORTUNITY lies in developing commercial/retail being surrounded by new residential and commercial developments.

Address: Highway 95
Mohave Valley, Arizona

Parcels: 225-26-105

Property:	Commercial	13.54 Acres
	Square Feet	589,802.4
	Lot Dimension Approximate	966 x 610.50
	Total Gross Acres	± 13.54Acres

Price:	\$ 1,800,000.00
Per Square Foot	\$ 3.05
Total Price Terms	\$ 133,000
Terms	Cash, CNV

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The above information was delivered from a source deemed reliable. We have no reason to doubt the accuracy, but make no representation or warranties, expressed or implied to the accuracy of this information.

County of Mohave, Arizona
Geographic Information Systems

13 Acres Mohave Valley



0 260 520 ft.

Map created on: Jan 22, 2009

Map center: 34° 54' 49.5" N, 114° 35' 56.4" W



Populated Places

Incorporated Cities

Centerline

Railroads

Tax Parcels

2

0

Township/ Range

Sections

Federal Lands

Indian Reservations BIA

National Monument NPS/BLM

National Park NPS

National Recreation Area NPS

Wilderness Area BLM

Wilderness Study Area NPS

Land Ownership

Arizona Game and Fish

AZ State Trust Land

Bureau of Land Management

Bureau of Reclamation

National Wildlife Refuge

Indian Allotments

National Forest

Military Reservation

Parks and Recreation

National Monument

Waterbodies

2007 0.4-ft Mohave Channel

2007 0.4-ft Valle Vista

2005 1-ft (Lake Havasu City Area)

2005 0.25-ft (Lake Havasu City)

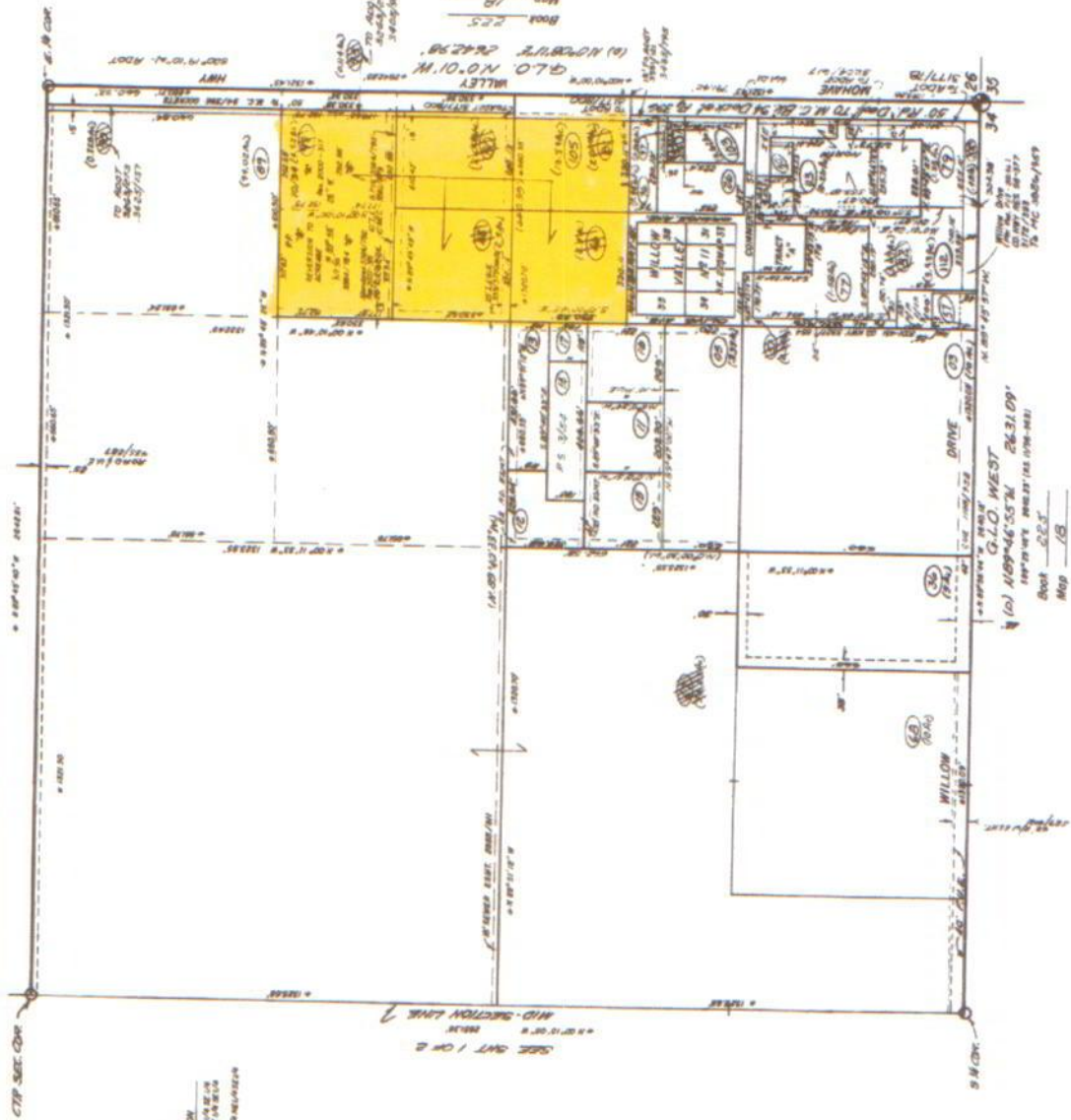
Scale: 1:3,157



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SEC. 27SE, T18N, R22W.

BOOK 225
MAP 26
2 OF 2
Code 1841



BLK. NO.	REC. DATE	ITE. NO.	LOCATION
11	1/1/00	11	BLK. 11, 1/1/00
12	1/1/00	12	BLK. 12, 1/1/00
13	1/1/00	13	BLK. 13, 1/1/00
14	1/1/00	14	BLK. 14, 1/1/00
15	1/1/00	15	BLK. 15, 1/1/00

18N, 22W, 27SE Sept. 3, 2005

MOHAVE COUNTY
ASSESSOR'S MAP