

## Executive Summary

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### Fort Mohave

**Narrative:** The total parcel is comprised of approximately 9.15 acres and is located on the corner of Wagon Wheel Land and Calle Valle Vista Drive. This property is zoned C-2 (General Commercial). The uniqueness of this property is the location being across from the new Fort Mohave Hospital and close to the new proposed Super Wal-Mart. THE OPPORTUNITY lies in developing mixed use office/retail/storage project and being surrounded by new residential and commercial developments. All utilities are to the property. Some engineering and architectural plans have been drawn for the Subject property. Please call listing office for more information.

**Address:** 1602 E. Wagon Wheel  
Fort Mohave, AZ 86426

**Parcels:** 227-16-056A, 227-16-059  
Fort Mohave Mesa Ranchos, Blk A, Lots 13 and 14

<b>Property:</b>	Commercial	9.15 Acres
	Square Feet	398,574
	Lot Dimension Approximate	635' x 635'
	<b>Total Gross Acres</b>	<b>± 9.15 Acres</b>

<b>Price:</b>	\$ 999,900
Per Square Foot	\$ 2.50
<b>Per Acre</b>	<b>\$ 109,278.68</b>
<b>Terms</b>	Cash, CNV

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