

RiverLux Resort – Developer & Investor Land Comps Summary

Prepared for client and investor review – February 2026

Subject Property Overview

429 N K St, Needles, CA (SR25245801). City-approved and fully entitled mixed-use resort development between the Colorado River and the golf course. 15.22 acres (~662,983 sf) zoned PUD & C2 with 57 home lots plus RV pads. Offered at \$5,700,000 (~\$374,700/acre • ~\$8.60–\$9.00/sf).

Comparable Market Analysis

Comparable	Size	Price	\$/Acre	\$/SF
Subject - RiverLux (Needles, CA)	15.22 ac (~662,983 sf)	\$5,700,000	~\$374,700	~\$8.60–\$9.00
Approved Commercial Land (Market Avg.)	—	—	~\$516,802	~\$12–\$15
Havasu RV Resort - Deeded Lots (Finished)	200–4,300 sf	\$125k–\$285k	—	\$60–\$115+
Las Vegas Motorcoach Resort - Premium Lots	1,500–6,000 sf	\$230k–\$850k	—	\$88–\$140+

Summary for Developer & Investor Context

Approved commercial land trades around ~\$12–\$15 per square foot. RiverLux is positioned at approximately ~\$8.60–\$9.00 per square foot, offering immediate value on an entitled, shovel-ready mixed-use resort project in Needles. Finished deeded resort lots in the Tri-State region are selling between ~\$60–\$115+ per square foot, supporting substantial post-development upside for RiverLux.