

RIVERLUX RESORT



FOR SALE

\$ 5,700,000

Owner Will Carry



Build Your Legacy Where
the Desert Meets the
River



LESLIE SINACORI
BROKER ASSOCIATE
DRE# 01970423
C: 805.797.0243
PREFERRED HOME BROKERS
DRE# 01320027

Call 805.797.0243



Build Your Legacy Where the Desert Meets the River

Hidden Gem Between the Colorado River & Golf Course
Resort Living, Trophy of the Tri-State Area!

Property Overview

Discover RiverLux Resort, a 15.22± acre city-approved development spanning seven parcels overlooking both the Colorado River and Rivers Edge Golf Course. With PUD and C-2 zoning, this property offers unmatched flexibility for luxury residential, resort, or mixed-use development. This gated project features 57 home lots and RV pads with river and golf course views, plus private access to the public Rivers Edge Golf Course.

Location Highlights

- ~500 ft from the Colorado River
- ~1/8 mile from Needles Marina
- ~1.29 miles from Jack Smith Park (2 boat ramps)
- ~10 miles from Topock and Pirates Cove
- ~40 minutes to Lake Havasu
- ~29 minutes to Laughlin

The high-visibility commercial site sits at the heart of the Tri-State growth corridor with private golf course access and resort potential.

Development Potential

Perfect for:

- Gated Residential Community
- Resort or Boutique Hospitality
- Drive-Thru, Retail, or Mixed-Use Development

For Brochure Production Use Only

Prepared By: Lillian Salcido

Leslie Sinacori | C: 805.797.0243 | Preferred Home Brokers | DRE# 01970423

Property Highlights

- 15.22± Acres | 7 Parcels | City-Approved Tract Map #20478
- 57 Gated Home Lots + River & Golf Course Views
- Private Golf Course Access
- PUD & C-2 Zoning – Residential + Commercial Flexibility
- Near Lake Havasu, Laughlin, Topock, Pirates Cove, and Jack Smith Park
- APNs: 0185-058-15; 0185-067-15; 0185-067-08; 0185-067-20; 0185-109-48; 0186-021-01; 0660-301-13

Offered at \$5,700,000 | Owner Will Carry

The City of Needles is ready to collaborate with visionary developers to bring new housing and commercial projects to life.

Discover the Vision- RiverLuxResort.com



Leslie Sinacori
Broker Associate
DRE# 01970423 / C: 805.797.0243
Preferred Home Brokers | DRE#
01320027

"You Get More with Les!"

Where the Desert Meets the River

For Brochure Production Use Only

Prepared By: Lillian Salcido

Leslie Sinacori | C: 805.797.0243 | Preferred Home Brokers | DRE# 01970423

RiverLux Resort - Developer & Investor Land Comps Summary

Prepared for client and investor review - November 2025

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
Needles - Approved Commercial Land (Market Avg.)		—	~\$516,802	~\$12-\$15
Havasu RV Resort - Deeded Lots (Finished)	2,200-4,300 sf	\$125k-\$285k	—	\$60-\$115+
Las Vegas Motorcoach Resort - Premium Lots	~2,600-6,000 sf	\$230k-\$850k	—	\$88-\$140+

Summary for Developer & Investor Context

Approved commercial land in Needles trades around \$12-\$15/sf. RiverLux is priced at \$8.60-\$9.00/sf, offering strong upside on an entitled, shovel-ready asset. Finished deeded resort lots nearby range \$60-\$115+/sf, underscoring post-development value potential.

FOR SALE
15.22 ACRES

Leslie Sinacori
DRE#01970423
PREFERRED HOME BROKERS
DRE#01320027

**BUILD YOUR LEGACY
WHERE THE DESERT
MEETS THE RIVER**

CALL: 805-797-0243



Contact me today!

For Brochure Production Use Only

Created By: Lillian Salcido

Leslie Sinacori | C: 805.797.0243 | Preferred Home Brokers | DRE# 01970423