

# 83 ACRES ON HISTORIC ROUTE 66

**Overlooking the Havasu National Wildlife Refuge Lake  
Area in Golden Shores/Topock (Mohave County, AZ)**



Located in a **Qualified ARIZONA OPPORTUNITY ZONE** right alongside the beautiful **Colorado River** and scenic **Topock Gorge**.

This land is one of a kind, and the perfect investment vehicle for capital allocation toward community development.



**TOPOCK BAY**  
LAND GROUP

## LAND OVERVIEW:

This property offers unmatched views for peace and tranquility, making it ideally positioned for mixed use development of multiple kinds, including: single family residential, workforce housing, RV park and campgrounds, boat & RV commercial storage, retail buildings, or any combination of these as desired.

**Size:** Property consists of 83.20 total acres (3,624,192 sq. ft.) of undeveloped land on single parcel (210-55-008).

**Location:** 83.20 acre property is located in Mohave County, AZ near the Colorado River and the Havasu National Wildlife Refuge, just three miles north of Interstate 40 on historic Route 66 (Oatman-Topock Highway). The property is adjacent to the Topock and Golden Shores communities, and is centrally located to Lake Havasu City, AZ (~28 miles south), Bullhead City, AZ and Laughlin, NV (~30 miles north) and Needles, CA (~15 miles west). It's less than a 2-hour drive to Las Vegas, NV (~125 miles north), and only a few miles north of the major east/west connector of I-40. It's also just ~2.5 miles (a short 5 minute drive) from the *Topock66* restaurant, bar, pool, marina & launch ramp – which offers dining and entertainment for the entire family when visiting the river.

**Access:** Excellent existing property access with approx. 1/2 mile of frontage road along U.S. Route 66 (Topock-Oatman Highway), and paved street access bordering the north and west sides of the property parcel as well.

**Physical Characteristics:** The property sits at an elevation of 600' overlooking the Colorado River and Topock Gorge to the immediate west, right next to the Havasu National Wildlife Refuge at the southern end of the Mohave Valley. The panoramic views of the surrounding mountains and lake waters in Topock Bay are incredible. Topock has hot summers but winter and spring weather is gorgeous. On average from November through April the maximum high is 64-85 °F and the minimum low is 42-57 °F.





**Zoning:** Mohave County General Plan: Urban Development Area, Low Density Residential and Light Industrial. MC Zoning: A-R (Agricultural Residential). Use Code: 0004-VL-UNDET-RUR-NONSUBDIVID. Previous plat for the property was known as *Topock Village Estates*. The property is in a Qualified Opportunity Zone ("QOZ").

**Utilities:** Electric, telephone, and natural gas infrastructure are "to and through" the property. Mohave Electric Co-Op ([www.mohaveelectric.com](http://www.mohaveelectric.com)) services the property for electricity and high speed internet, and Southwest Gas ([www.swgas.com](http://www.swgas.com)) has gas lines running through the property. See 'Utilities' Exhibit(s) in the appendices.

**Water:** ADWR previously issued a 100-Year supply of Colorado River Water for the *Topock Village Estates* plat, and Golden Shores Water Company issued a "will serve" letter for the property. GSWC water lines are to the property, only requiring further connections to any developed units or commercial structures. See past 'Water Commitment Letter' Exhibit in the appendices.

**Flood Hazards:** The property is on FEMA FIRM Map 04015C Panel 5400G, effective 11/18/2009, and is noted as being 100% in Zone X areas – areas determined to be outside of the 0.2% annual chance floodplain (area of minimal flood hazard). See 'Flood Map' Exhibit in the appendices.



**Additional Comments:** With this property being in an approved U.S. Federal Opportunity Zone, the benefits for business investments are valueable. The lower section of the land is surrounded by BLM and a protected wildlife refuge, allowing for permanent unobstructed views of the water to the west as a premium selling point. The property also offers tremendous access and nearly all utilities. There are countless recreational amenities in the immediate Colorado River Valley (Havasu National Wildlife Refuge, Topock Bay & Marsh, Moabi Regional Park, Pirate Cove Resort & Marina, just to name a few). Within a 35-mile radius resides a population of over 145,000 residents within several larger cities across 3 neighboring States (Needles in California, Bullhead & Lake Havasu City in Arizona, and Laughlin in Nevada). The adjacent Golden Shores and Topock local communities have a K-8 elementary school, fire department, post office, and several cafes and gas stations. The property is only ~25 minutes from a major hospital (Valley View), ~28 miles north of summer vacation hot spot Lake Havasu City, and ~125 miles from Las Vegas (less than a 2 hr. drive).



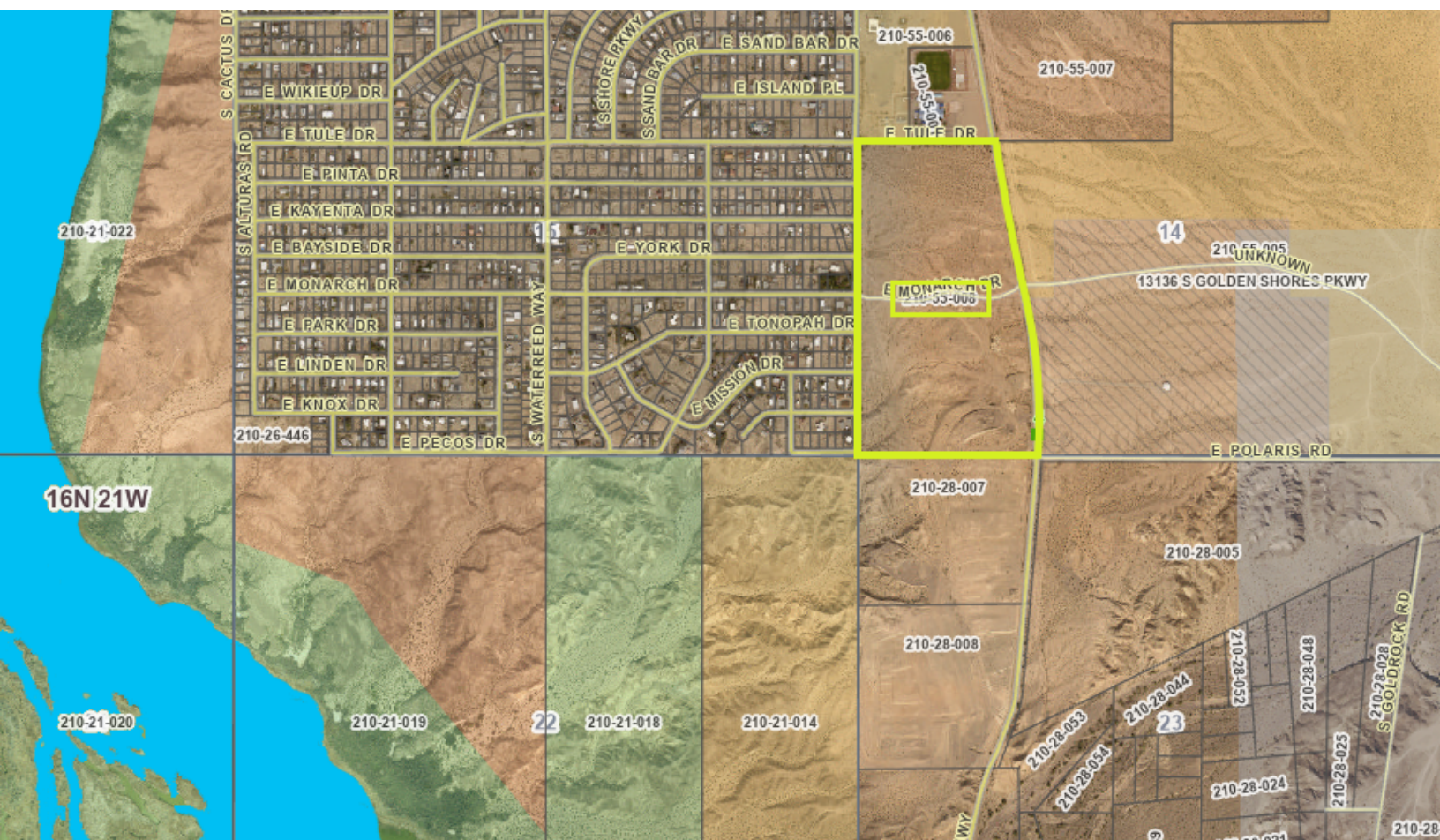


# TOPOCK BAY

LAND GROUP



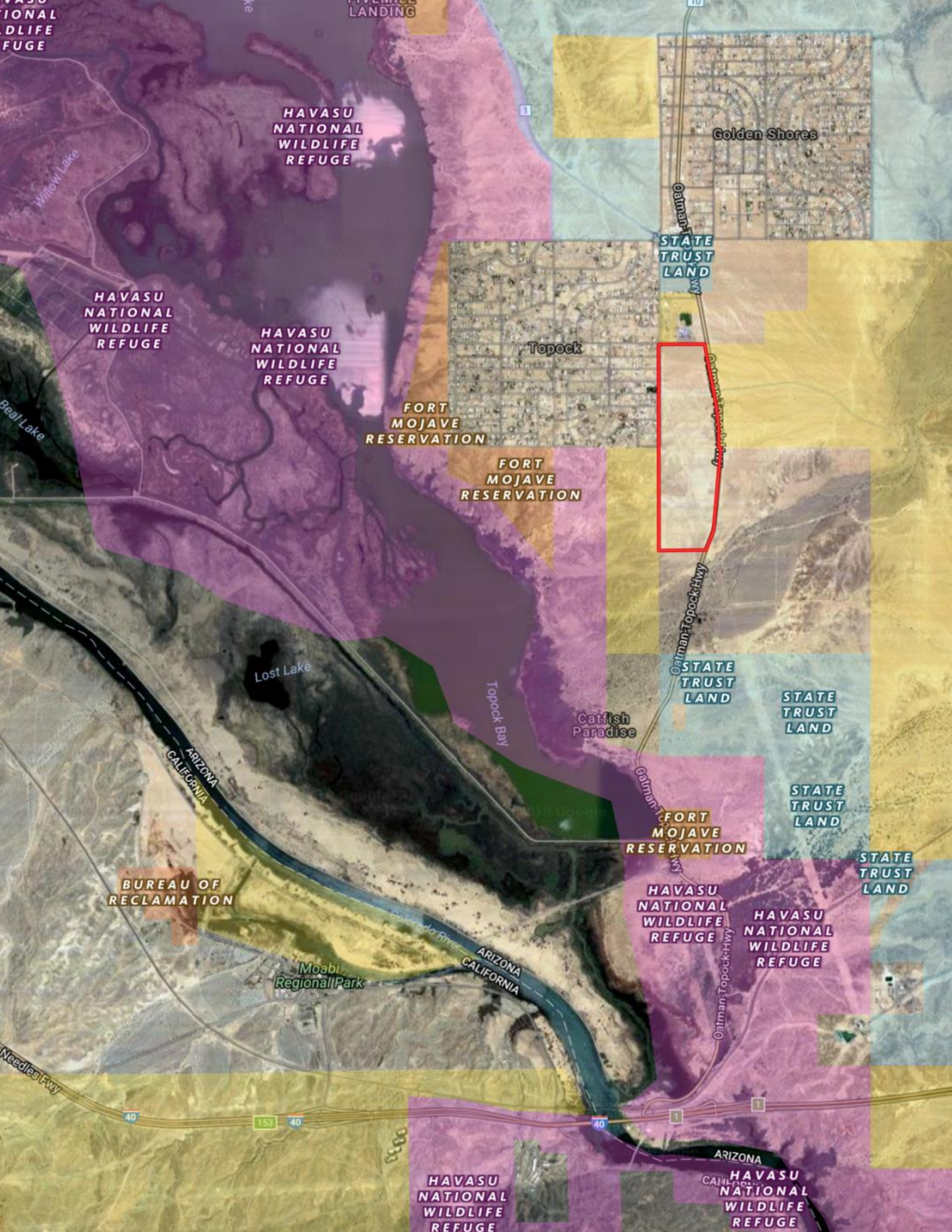
APPENDICES:



West-Facing View of "TOPOCK BAY" Water Body







IONAL  
DLIFE  
FUGE

VENTURE  
LANDING

HAVASU  
NATIONAL  
WILDLIFE  
REFUGE

Golden Shores

STATE  
TRUST  
LAND

HAVASU  
NATIONAL  
WILDLIFE  
REFUGE

HAVASU  
NATIONAL  
WILDLIFE  
REFUGE

Topock

FORT  
MOJAVE  
RESERVATION

FORT  
MOJAVE  
RESERVATION

Lost Lake

Topock Bay

Catfish  
Paradise

STATE  
TRUST  
LAND

STATE  
TRUST  
LAND

STATE  
TRUST  
LAND

FORT  
MOJAVE  
RESERVATION

STATE  
TRUST  
LAND

BUREAU OF  
RECLAMATION

HAVASU  
NATIONAL  
WILDLIFE  
REFUGE

HAVASU  
NATIONAL  
WILDLIFE  
REFUGE

Moabi  
Regional Park

HAVASU  
NATIONAL  
WILDLIFE  
REFUGE

HAVASU  
NATIONAL  
WILDLIFE  
REFUGE





Department of the Interior, U.S. Fish and Wildlife Service

# Havasu National Wildlife Refuge

## Topock Marsh

### LEGEND

- Pintail Slough Management Area
- Wilderness
- Topock Marsh
- Open Water/Marsh
- Refuge Boundary
- State Boundary
- Paved Road
- Gravel Road
- Railroad



0 1 2 3 4 Miles

## Topock Gorge

## Havasu Wilderness Area

Mohave Mountains

Chemehuevi Mountains

Chemehuevi Indian Reservation

TO INTERSTATE 80

Mesquite Bay North Day Use Area

Mesquite Bay South Day Use Area

Mesquite Bay South Day Use Area

Mesquite Bay South Day Use Area

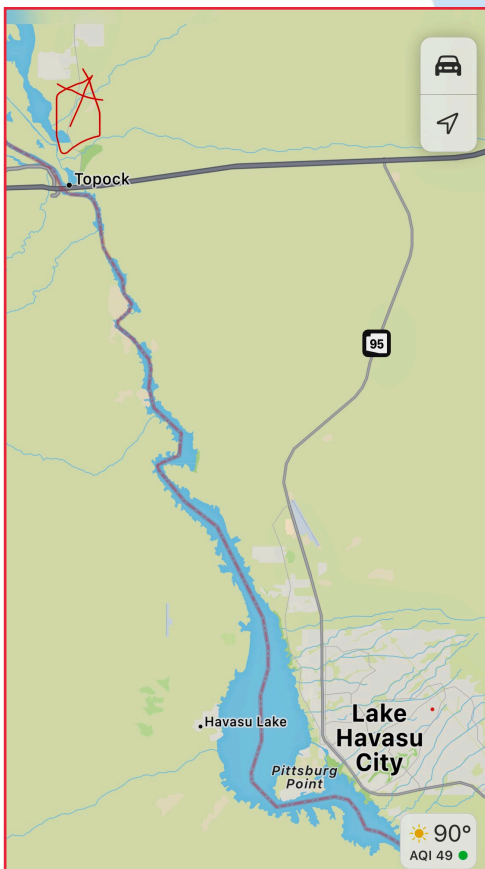
Mesquite Bay South Day Use Area

Mesquite Bay South Day Use Area

Mesquite Bay South Day Use Area

Mesquite Bay South Day Use Area

Mesquite Bay South Day Use Area



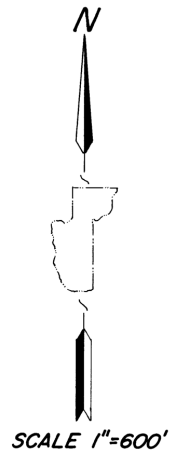
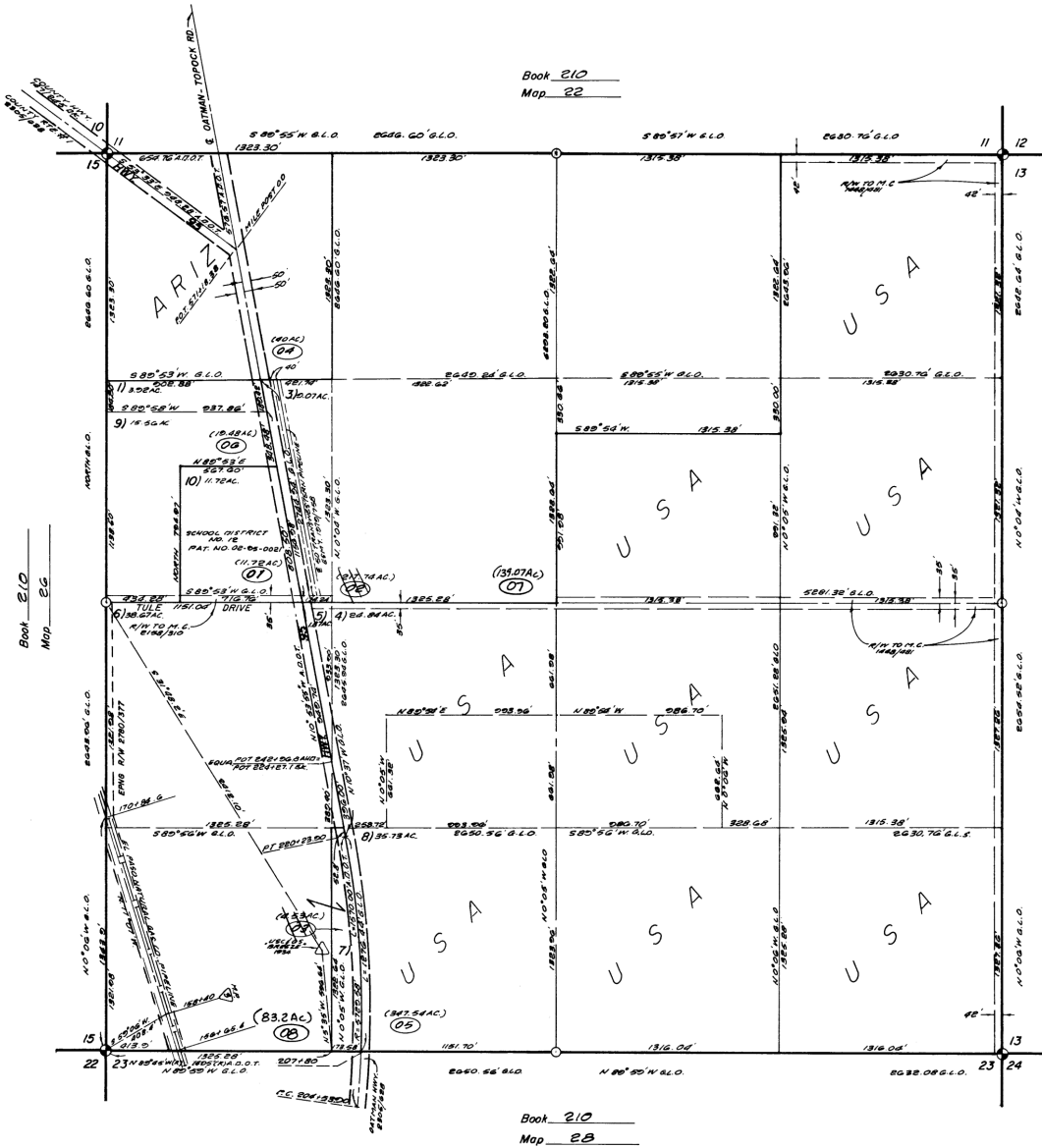


SEC. 14 T. 16N, R. 21W

BOOK 210

MAP 55

Code 1273



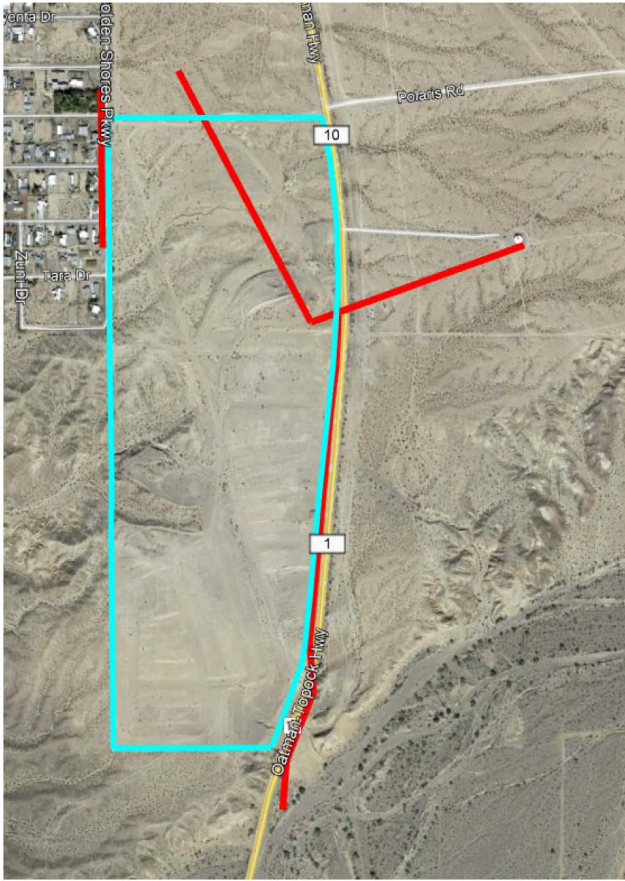
16N, 21W, 14  
Aug. 22, 2005  
Date

MOHAVE COUNTY  
ASSESSOR'S MAP (6)





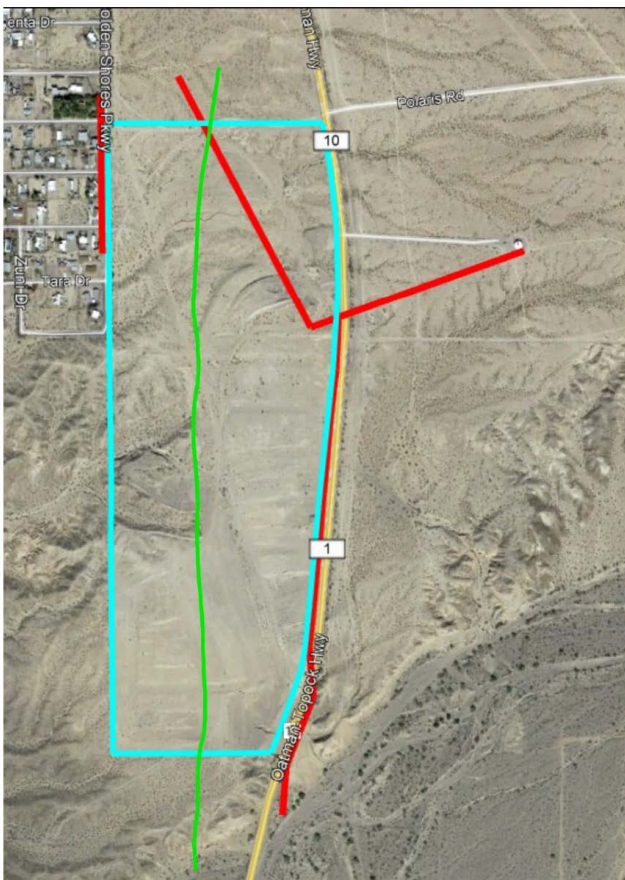




## Utilities (Electric):

The **Red Lines** represent the electricity connections managed by Mohave Electric Cooperative.

*General land area / vacant parcel has power next to, or running through it. The visual to the left shows the larger property area outlined in blue, and where the power lines are in relation to the Route 66 highway (to the east).*



## Utilities (Gas):

The **Green Line** is an approximation of where the gas line is located (managed by Southwest Gas Company).

*Natural Gas goes down the middle of the general land area / vacant property.*



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**ARIZONA DEPARTMENT OF WATER RESOURCES**  
**Office of Assured and Adequate Water Supply**

3550 North Central Avenue, Phoenix, Arizona 85012  
Telephone 602 771-8500  
Fax 602 771-8689



Janet Napolitano  
Governor

Herbert R. Guenther  
Director

September 28, 2006

Mr. Roy Tanney  
Arizona Department of Real Estate  
2910 N. 44th Street  
Phoenix, Arizona 85018

**Water Report #22-402046.0000**

**Subdivision Name:** Topock Village Estates, Tract 4090

**Owner:** TGS Riverland Partners, LLC, an Arizona  
limited liability company

**Township 16 N Range 21 W Section 23**

**Water provided by:** Golden Shores Water Company

**Water Type:** Colorado River Water

**Number of lots:** 205

**County:** Mohave

Dear Mr. Tanney:

Pursuant to A.R.S. § 45-108, the Department of Water Resources has reviewed the available information pertaining to the water supply for the above-referenced subdivision. This letter constitutes the Department's report on the subdivisions water supply as required by A.R.S. § 45-108(A).

Adequacy of the 100-year water supply was reviewed by the Department with regard to physical, legal and continuous availability, water quality, and financial capability. Information available to the Department indicates that the applicant has satisfied the adequate water supply requirements as set forth in A.A.C. R12-15-701 *et seq.* Therefore, the Department of Water Resources finds the water supply to be adequate to meet the subdivision's projected needs. Any material change to the subdivision plat or its water supply plans may invalidate this decision. See A.A.C. R12-15-708.

This letter is being forwarded to your office as required by A.R.S. § 45-108. This law requires the developer to hold the recordation of the subdivision's plat until receipt of the Department's report on the subdivision's water supply. By copy of this report, the Mohave County Recorder is being officially notified of the developer's compliance with the law. If you have any questions, please contact Alan Dulaney at (602) 771-8585.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Putman".

Frank Putman  
Assistant Director

FP:AD:ef  
700380

cc: Mohave County Planning and Zoning  
Mohave County Recorder  
C. Neil Ott  
Alan Dulaney, Office of Assured and Adequate Water Supply



# IMPORTANT ADVISORY:

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**Disclaimer:** *The information compiled herein was obtained from sources deemed to be reliable, but is not guaranteed by the property Owner. Prospective buyers, investors, or partners should independently check and verify all historical facts and property details via their own due diligence efforts.*