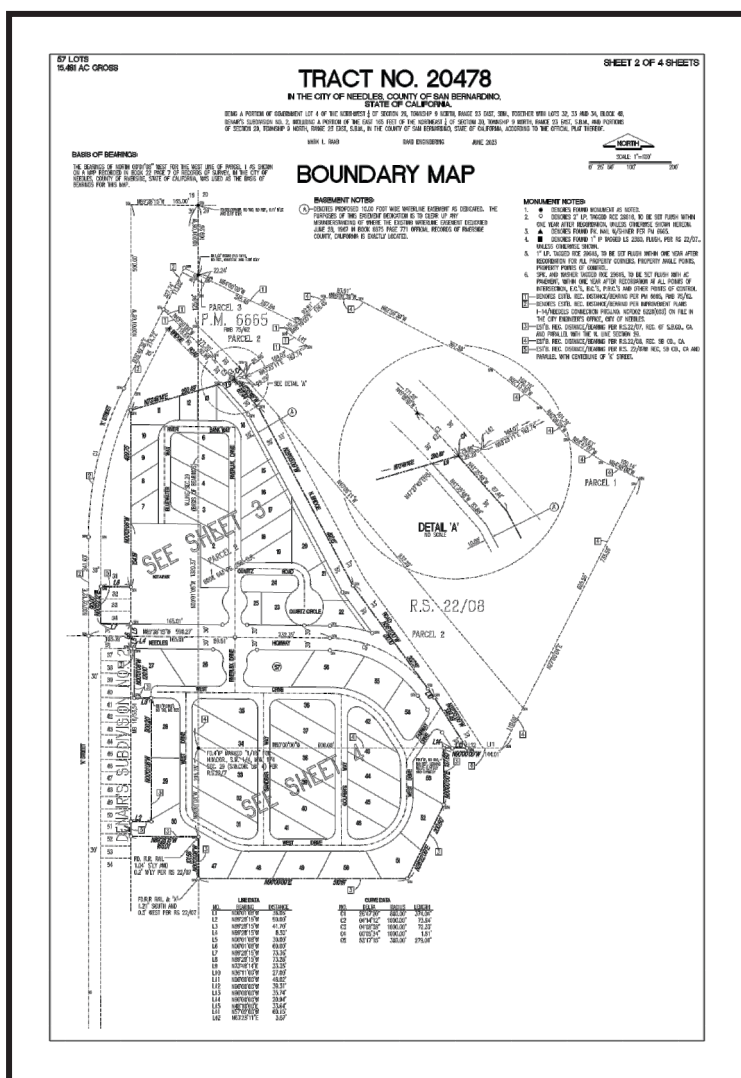


Attention Developers, Builders, and/or Investors: A rare opportunity to develop a luxury resort community, glamping destination, or high-end mixed-use property designed for recreation and investment. City-approved AirBnB / BTR.



- 15.22± acre / City-Approved - Gated Subdivision with 57 SFR Lots + RV Pads
- Shovel Ready / Final Tract Map #20478
- PUD & C-2 Zoning: Residential + Commercial Flexibility
- City-Approved Airbnb / BTR Short/Long Term Rentals
- Private Golf Course Access + River & Golf Course Views

- High-Visibility Site in Tri-State Growth Corridor
- Minutes from the Colorado River, Needles Marina, and Jack Smith Park
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- Offered at \$5,700,000 | Owner Will Carry
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