

LAND FOR SALE



00 Indio Dr.

\$1,350,000



Offered by: **LUKE STILL**
(702) 349-3717
luke@desertlandgroup.com



Property

Three Parcels included in the sale price:

- Parcel 207-19-003 is 66.73 acres zoned Commercial Recreation
- Parcel 207-20-001 is 8.41 acres zoned General Commercial
- Parcel 207-20-002 is 9.16 acres zoned General Commercial

Possible uses include but are not limited to RV Park, Solar Farm, EV Charging Station, or the already Mohave County approved Mohave County Race Facility.

Utilities available: Electricity, Natural Gas, Phone, and Water.

Septic system required.

Location

Excellent road frontage of I-40 and Located at Exit 20. There is +-4,400 linear feet of frontage facing Interstate 40 along with immediate paved access off the interchange.



Offering

Price	\$1,350,000
Size (Total 3 Parcels)	84.3 Acres
Zoning	Zoning Code
Price Per Acre	\$16,014.23

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DESERT LAND GROUP



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Exit 20

207-20-002
9.16 Ac

207-20-001
8.41 Ac



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Property Lines not exact in this photo*



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Map Details

Property has a prime location along I-40 that see between 15,000-30,000 vehicles per day.



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LUKE STILL

Luke Still is a certified general appraiser and licensed realtor in Arizona. Luke brings over twenty years of real estate appraisal and consulting experience for a wide variety of local, regional, and national clients. He has experience in fields ranging from residential housing, subdivisions, and commercial development to large-scale solar projects.

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