

Development Opportunity with abun...

590 N Virgin Acres Blvd, Littlefield, AZ 86432

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REALTY eXp Realty



Development Opportunity with abundant water

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Property Details

The site, lays on terrain that gently slopes from north to south at about a 2% grade. There are no extraordinary surface geotechnical considerations. The soil is sand with mixed pebbles. Vegetation is minimal which presents no abnormal grubbing and clearing considerations. There are no property access considerations.

Interstate 15 divides the land, with approximately two miles of highway frontage on either side. US Highway 91 parallels I-15 on the south portion of the site providing paved access to the south portion of the site. Paved and gravel roads are located on the north portion of the site.

The southern border of the property, for the most part, overlooks the Virgin River from a bluff towering some 100 feet above the river. The Virgin River provides a natural green belt, which is the home of many local bird species and migratory birds. One might observe pheasant, quail, roadrunners, Canadian geese, migratory ducks, and an occasional wild boar in the green belt. The views from the bluff are extraordinary. The high mountains of the Paiute Wilderness area provide an exhilarating backdrop from the bluff. The land between the river and the mountains is Federal land administered by the Bureau of Land Management.

Federal lands abut the entire west border of the property and most of the north border. These Federal lands lay in the Beaver Dam Slope Area of Critical Environmental Concern. Needless to say, it is highly unlikely that this land will ever be developed. The eastern border of the north portion is on a high bluff overlooking the small town of Beaver Dam. The Beaver Dam Mountains and the Paiute Wilderness mountains form a spectacular backdrop for views from this bluff. A paved and a gravel road run through the property.

ZONING, MASTER PLAN, BUILDING PERMITS

The Arizona Strip is located in Mohave County. Mohave County maintains a satellite office in Beaver Dam. The building department offices are in Kingman, AZ. The Mohave County building department is very cooperative. The cost of a single-family building permit in Mohave County is low. The permit for a 1,500 sq ft home with a 2-car garage will cost about \$1,515.

The current Master Plan, which overlays the site provides about 400 acres of freeway frontage, zoned commercial; 760 acres are zoned high-density residential (12 to 25 units per acre); 360 acres are zoned medium-density residential (5 to 12 units per acre); and, 320 acres are zoned low-density residential (1 to 5 units per acre). Compared to most metropolitan areas, zoning changes are relatively easy to obtain.

HIGHEST AND BEST USE

Price:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	1,801.00 AC
No. Lots:	1
Zoning Description:	Agricultural
APN / Parcel ID:	402-30-026

The prior owners were Real Estate Developers who carefully chose this site with the intent for it to be a future master planned residential community, principally catering to retirees and vacation or second home occupants, as well as modern families. The site is ideally suited for the continued influx from the northern states and Canada (snowbirds) desiring to winter in the south. In addition, the anticipated affordable housing within the site will be extremely attractive to workers employed in St. George, and Mesquite. Del Webb is selling approximately 200 homes per year about 8 miles from this site.

PUBLIC SERVICES

Beaver Dam has elementary, middle, and high schools. There is a fire station within a mile of the site. There is a regional medical hospital nearby in Mesquite, Mesa View Regional Medical Center which boasts an accredited chest pain center, and in St. George, Dixie Regional Medical Center which offers Cardiovascular (open heart) Surgery. The travel times to this specialized medical care is really not that different than Las Vegas.

SHOPPING

Grocery, hardware, lumber, and general retail stores are located in Mesquite, along with Wal-Mart. St. George has two Wal-Marts, a Costco, Dillard's, Home Depot, Lowe's, Best Buy, Pier One, TJ Maxx, Bed, Bath & Beyond, Michaels, Ross, Target, Ethan Allen, Ashley Furniture, Boulevard Furniture, and more. Amazon has several facilities with over 2,000,000 sq feet of warehouse space in the Las Vegas & St. George area, likely offering this community same day delivery on thousands items.

ENTERTAINMENT AND DINING

Mesquite boasts several casinos. The Oasis Hotel & Casino, Casablanca, Virgin River, Rising Star Sports Ranch Resort and other establishments offering gaming and slots. There are many restaurants from fine dining to casual located in Mesquite along with 2 movie theater multi-plexes. St. George offers several movie theater multi-plexes and a host of restaurants including: Outback, JB's, Ruby Tuesday's, Shoney's, Denny's, and many more. Obviously, the fast-food industry has a large presence in Mesquite and St. George. There are also many ethnic restaurants, such as, Mexican, Chinese, Italian, and Thai.

RECREATIONAL SPORTS AND ACTIVITIES

Golf is a key promotional feature in the area. Hamilton Ranch Golf Course is located in Beaver Dam. Mesquite boasts seven golf courses. The Oasis, The Vistas, The Palms, The Casablanca, Falcon Ridge, Coyote Willows, and Wolf Creek. There are several golf courses in and around St. George. The avid golfer will not be at a loss for a challenging, or a relaxing, round of golf in this area.

Play ball!? Like to run? Like to compete? Track and Field competitors from around the country gather in St. George to test their age-group skills against one another each year in St. George at the Huntsman Senior Games.

Mesquite hosts a full range of softball tournaments for all age groups throughout the year. There are many organized sports leagues covering a full range of competitive sports in which the young and the old are invited to participate.

Like to go camping and hiking? Traveling just five miles north from the site on I-15, the highway enters the Virgin River Gorge, a very scenic drive winding through high-mountain cliffs. The highway follows the Virgin River as it courses its way through the gorge. Keep a sharp eye! The gorge is home to Desert Big Horn sheep, which are often seen grazing along the narrow strip of land alongside the highway. Further into the gorge is the Cedar Pocket campground. There are campsites next to the Virgin River that can be enjoyed year 'round. Just above St. George is the western entrance to Zion National Park & the Kolob Canyons. Here one can hike several canyon trails and, for the hardy, a hike to the 350 foot natural sandstone Kolob Arch or a trek through The Narrows awaits.

Strange experiences await the traveler to the White Rock in the Virgin Mountains outside of Mesquite. Here, if you know where to stop, things, including your car, will roll uphill!

A short drive from Mesquite is Whitney Pocket, which provides a relaxing mountain desert camping experience.

For the adventurous four-wheeler; explore the north rim of the Grand Canyon that is accessible over rough roads easily reached from St. George. Stay close to home on your four-wheeler by exploring the mountains and deserts easily reached from the site

Price: Upon Request

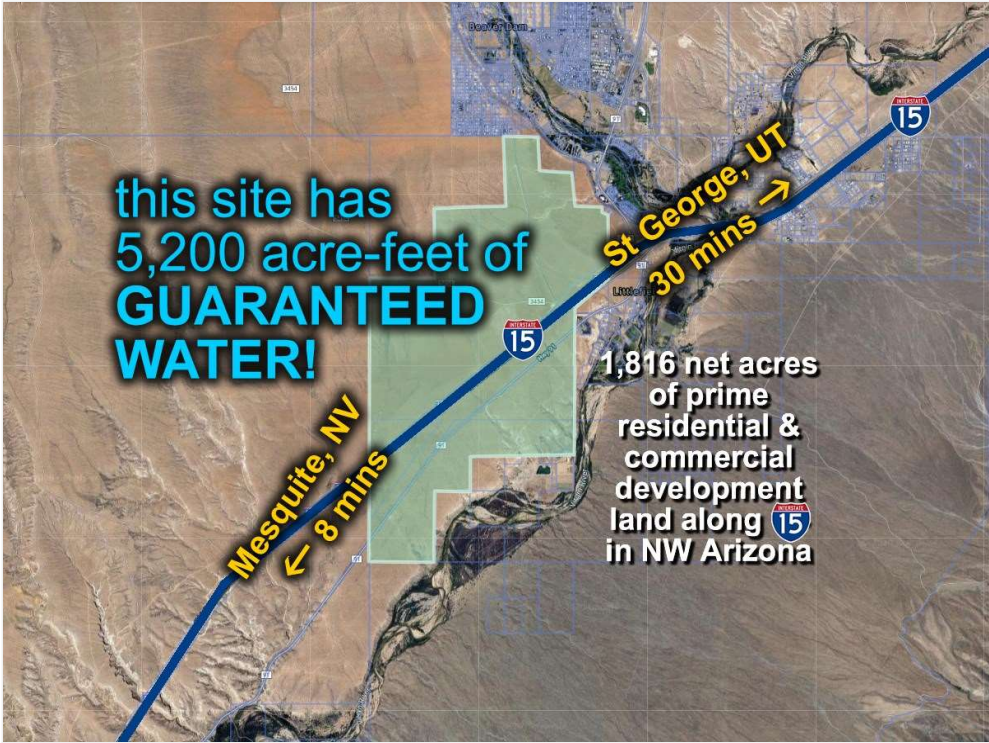
- 5,300 acre feet per year of clean, great tasting water, that does not rely on the Colorado River System
- The cheapest electricity rates in the country at only 5.5 cents /kWh
- Mountain views

View the full listing here: <https://www.loopnet.com/Listing/590-N-Virgin-Acres-Bldg-Littlefield-AZ/22242529/>

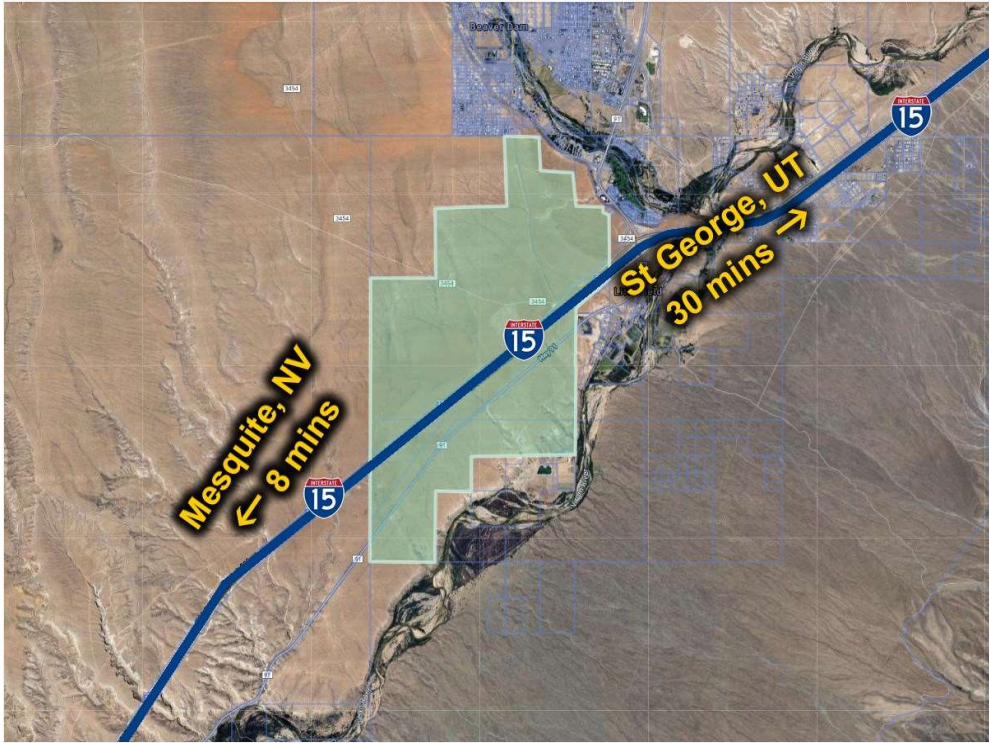
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Property Photos



AZ Beaver Dam Front Pic Map February 2023 WATER focused (002)



AZ Development Land

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Virgin River



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North View



Mesa-View-Hospital in Mesquite

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Other



Other

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North View



2% slope on property

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Highway 91 thru Site

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Level Property



Highway 91 access thru property

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Other



I-15

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Property Photos



Nearby Golf



Nearby Elementary School

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