

LAND FOR SALE

Prime Residential Land at 111 Bunker Dr.

\$1,190,000



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



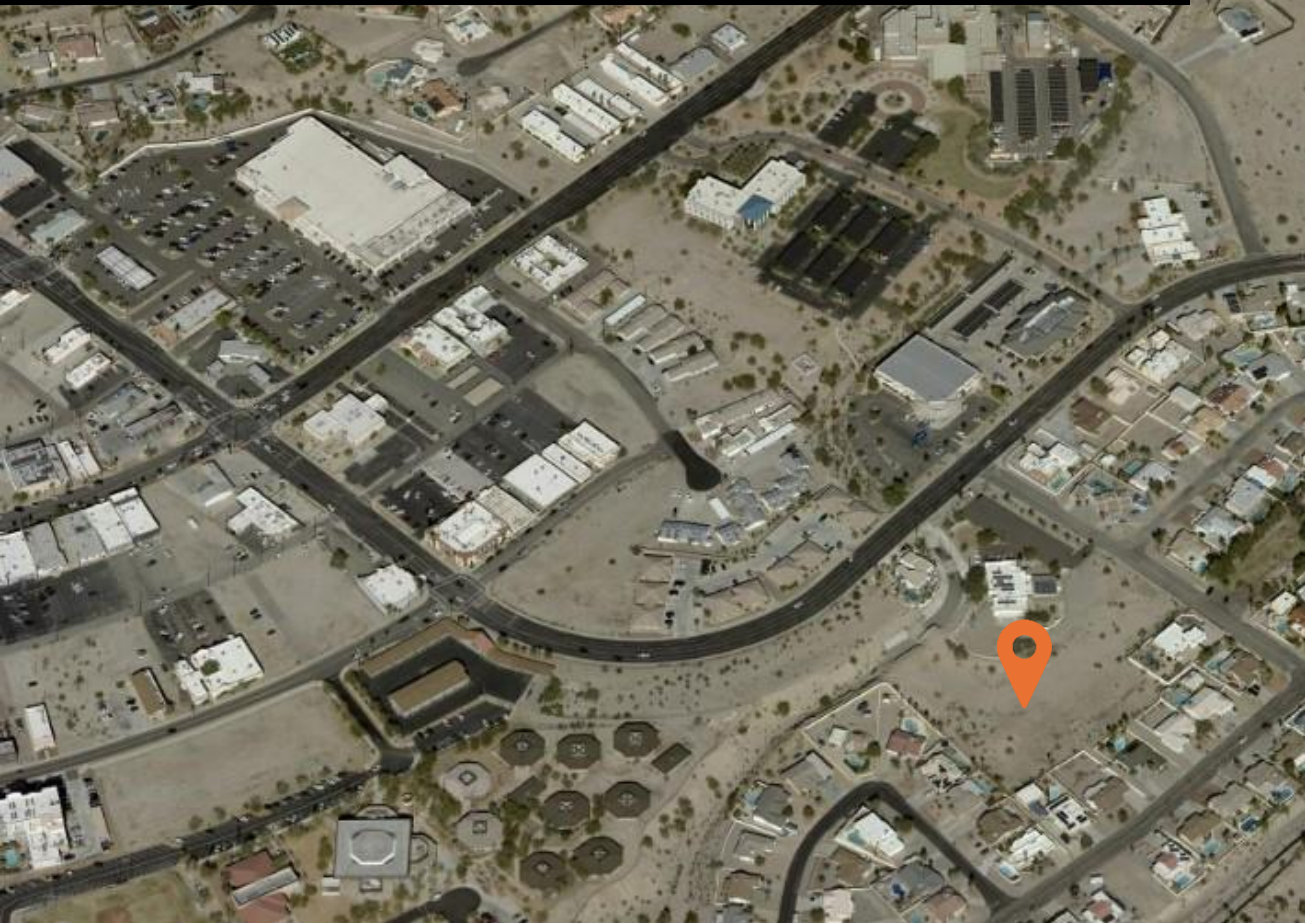
Summary

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Property

High development potential for this 2.86 acres of land already zoned R-3 (Limited multi Family) and offers a prime location to Lake Havasu's downtown district. This property is accessible off of Bunker Dr. and backs to a wash on the northwest corner. The property offers lake views and close proximity to the downtown area.

\$1,190,000



Offering

Price	\$1,190,000
Size	2.86 Acres
Price Per Acre	\$416,083.91
Zoning	R-3 Limited Multi Family
Allowed Development (R-3)	4 to 10 Units per Acre



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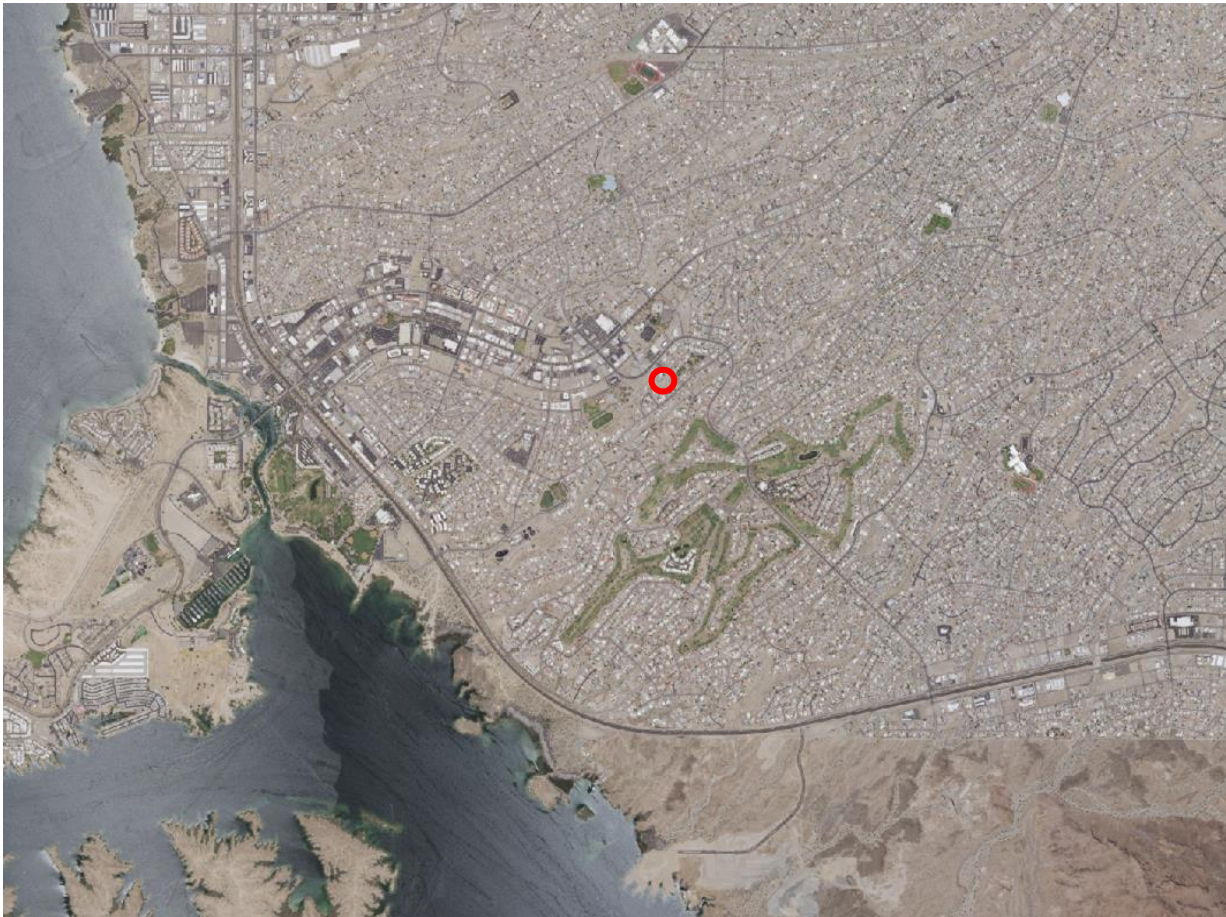
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Property and Zoning Highlights

This property is currently zoned R-3 limited multifamily which in Lake Havasu City is intended to provide a mixture of single family, two-family, and a medium-density multifamily development within a density range of 4 to 10 dwelling units/acre. the maximum lot coverage allowed on the property is 60% with a minimum dwelling unit area of 500 Sf. Zoning change is possible but R-3 is the best use for this property and location.



Via Lake Havasu City

TABLE 2-6
R-3 DISTRICT DIMENSIONAL STANDARD SUMMARY

LOT STANDARDS	
Minimum lot area	7,200 sq. ft.
Minimum lot width	60 ft.
Minimum lot depth	120 ft.
Maximum lot coverage	60%
Maximum density	10 du/ac
BUILDING STANDARDS	
Minimum depth front yard	20 ft.
Minimum width of side yard	General: 5 ft. Corner: 10 ft. Reverse: 20 ft.
Minimum depth of rear yard	General: 20ft. Reverse: 5 ft.
Minimum area of dwelling unit	500 sq. ft.
Maximum height of primary building	15 ft.

This Table is a summary of selected standards; refer to Article 4 Dimension Standards, for additional regulations.



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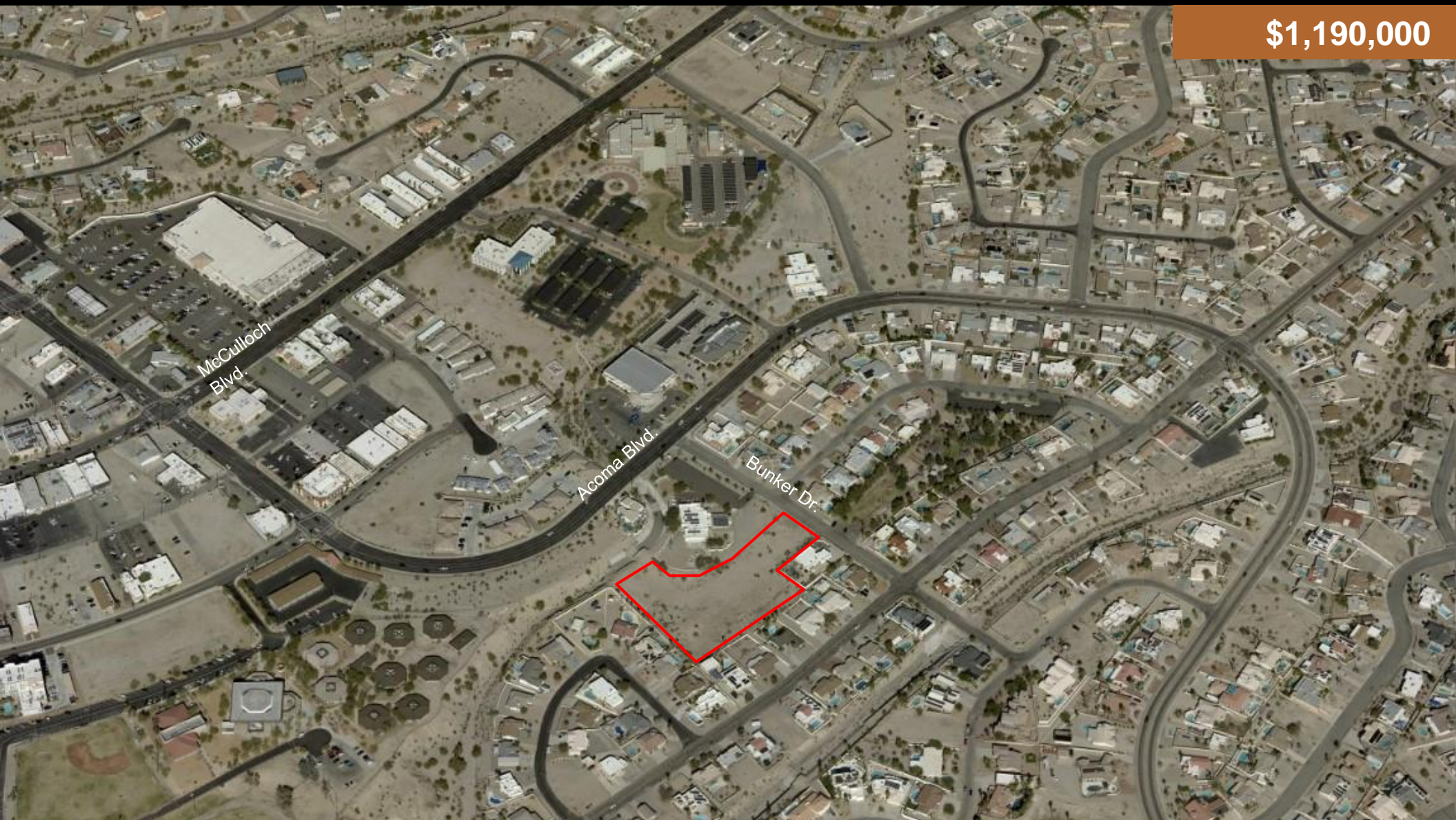
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Concept Rendering

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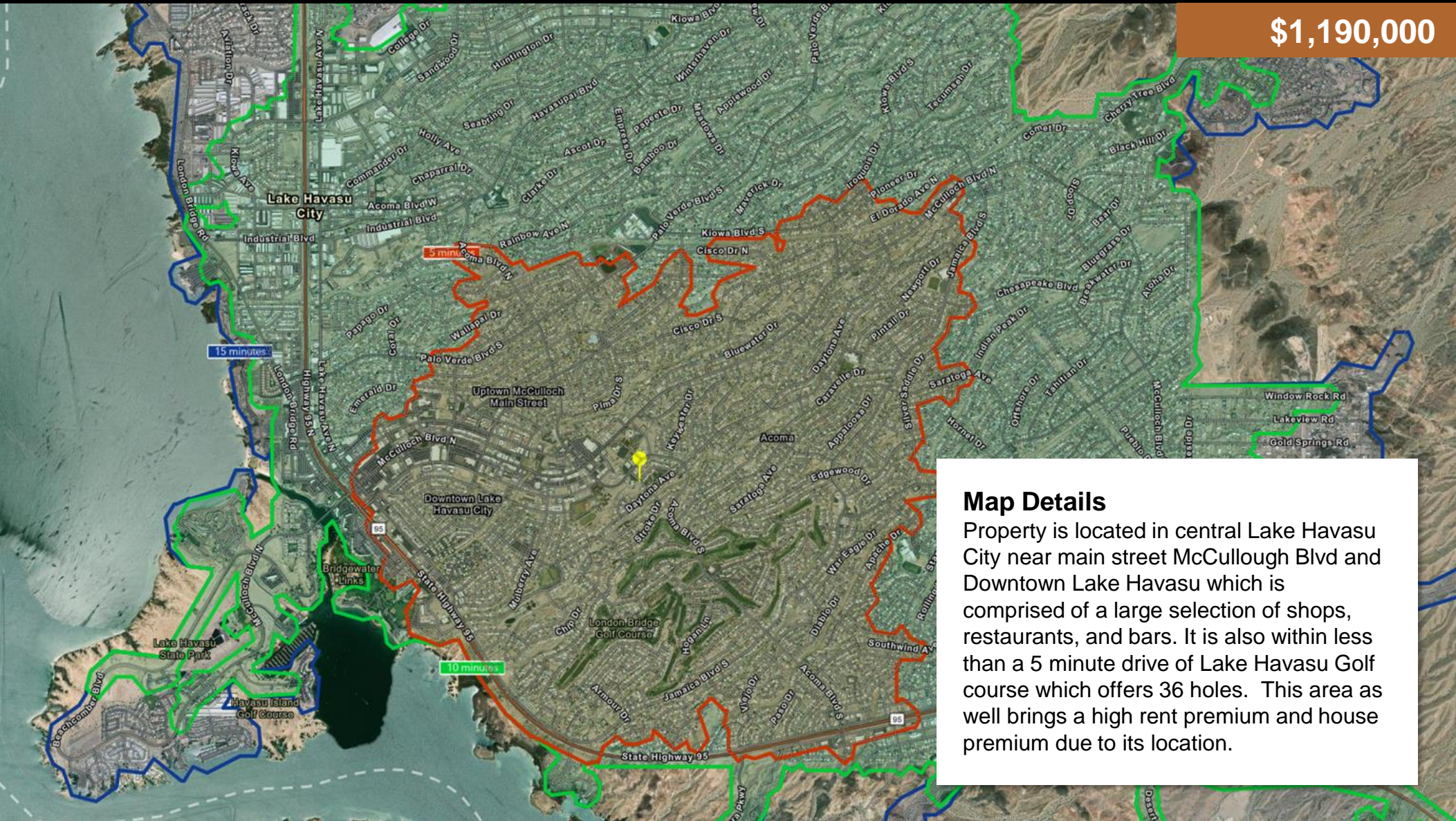
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Map Details

Property is located in central Lake Havasu City near main street McCulloch Blvd and Downtown Lake Havasu which is comprised of a large selection of shops, restaurants, and bars. It is also within less than a 5 minute drive of Lake Havasu Golf course which offers 36 holes. This area as well brings a high rent premium and house premium due to its location.



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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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