

RiverLux Resort - Developer & Investor Land Comps Summary

Prepared for client and investor review – January 2026

Subject Property Overview

429 N K St, Needles, CA (SR25245801). City-approved and fully entitled mixed-use resort development between the Colorado River and the golf course. 15.22 acres (~zoned PUD & C2. with 57 home lots plus RV pads. Offered at **\$5,700,000 (~ \$374,700/acre • \$8.60-\$9.00/sf)**.

Comparable Market Analysis

Comparable	Size	Price	\$/Acre	\$/SF
Subject - RiverLux (Needles, CA)	15.22 ac (~662,983 sf)	\$5,700,000	~\$374,700	\$8.60-99.00
Lake Havasu - Approved Commercial Land (Market Avg.)	—	—	~\$516,802	~\$12-\$15
Havasu RV Resort - Deeded Lots	2,200-4,300 sf	\$125k-\$285k	—	\$60-\$115
Las Vegas Motorcoach Resort - Premium Lots	~2,600-6,000 sf	\$230k-\$850k	—	\$88-\$140+

Summary for Developer & Investor Context

Approved commercial land in Lake Havasu trades around 12-\$15 per square foot. RiverLux is priced at approximately ~\$8.60-\$9.00/sf, offering strong upside on an entitled, shovel-ready asset. Finished deeded resort lots nearby range \$60-\$115+/sf, underscoring post development value potential.