

Executive Summary

Fort Mohave

Narrative: The total parcel is comprised of approximately .40 acres and is located on Highway 95 south of Valencia Road on the East side of the Highway. This property is zoned C2H (Commercial). The uniqueness of this property is the frontage on Highway 95 with approximately 100 feet Highway Frontage. THE OPPORTUNITY lies in developing commercial/retail being surrounded by new residential and commercial developments. All utilities are to the property.

Address: 4330 Highway 95
Fort Mohave, AZ 86426

Parcels: 229-14-170
Tierra Verde Unit 1, Tract 1073A, Block AA, Lot 27

| | | |
|------------------|---------------------------|-------------------|
| Property: | Commercial | .40 Acres |
| | Square Feet | 17,424 |
| | Lot Dimension Approximate | 100 x 178 |
| | Total Gross Acres | ± .40Acres |

| | | |
|--------------------------|----|----------------|
| Price: | \$ | 285,000 |
| Per Square Foot | \$ | 16.36 |
| Total Price Terms | \$ | 285,000 |
| Terms | | Cash, CNV |

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The above information was delivered from a source deemed reliable. We have no reason to doubt the accuracy, but make no representation or warranties, expressed or implied to the accuracy of this information.

TIERRA VERDE
UNIT 1 TRACT 1073-A

REC. JUNE 12, 1971
FEE No. 71-11810

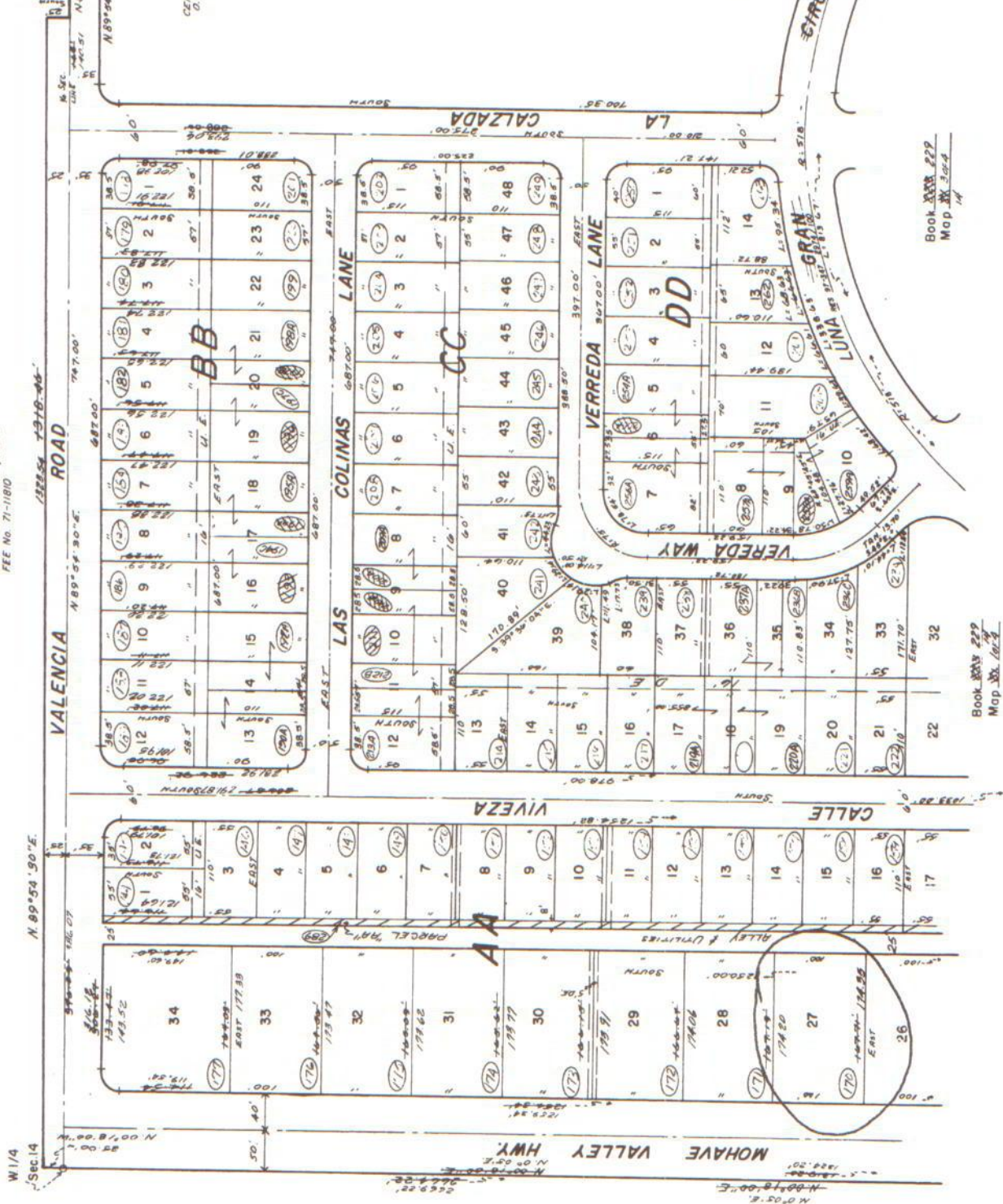
RIO PALMAS UN. 2-8
CTR. SEC. 14
N. 89° 54' 30" E.
N. 89° 54' 30" E.
N. 89° 54' 30" E.

CERTIFICATE OF CORRECTION
O.R. 129/303

OLD BOOK 223
MAP 21
4 of 4



SCALE 1" = 100'



Book XXX 229
Map XX, 304-4
14

Book 229
Map 14, 304-4