

Executive Summary

Fort Mohave

Narrative: The total parcel is comprised of approximately 9.15 acres and is located on the corner of Wagon Wheel Land and Calle Valle Vista Drive. This property is zoned C-2 (General Commercial). The uniqueness of this property is the location being across from the new Fort Mohave Hospital and close to the new proposed Super Wal-Mart. THE OPPORTUNITY lies in developing mixed use office/retail/storage project and being surrounded by new residential and commercial developments. All utilities are to the property. Some engineering and architectural plans have been drawn for the Subject property. Please call listing office for more information.

Address: 1602 E. Wagon Wheel
Fort Mohave, AZ 86426

Parcels: 227-16-056A, 227-16-059
Fort Mohave Mesa Ranchos, Blk A, Lots 13 and 14

Property:	Commercial	9.15 Acres
	Square Feet	398,574
	Lot Dimension Approximate	635'x 635'
	Total Gross Acres	± 9.15 Acres

Price:	\$ 1,199,900
Per Square Foot	\$ 3.01
Per Acre	\$ 131,137
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.

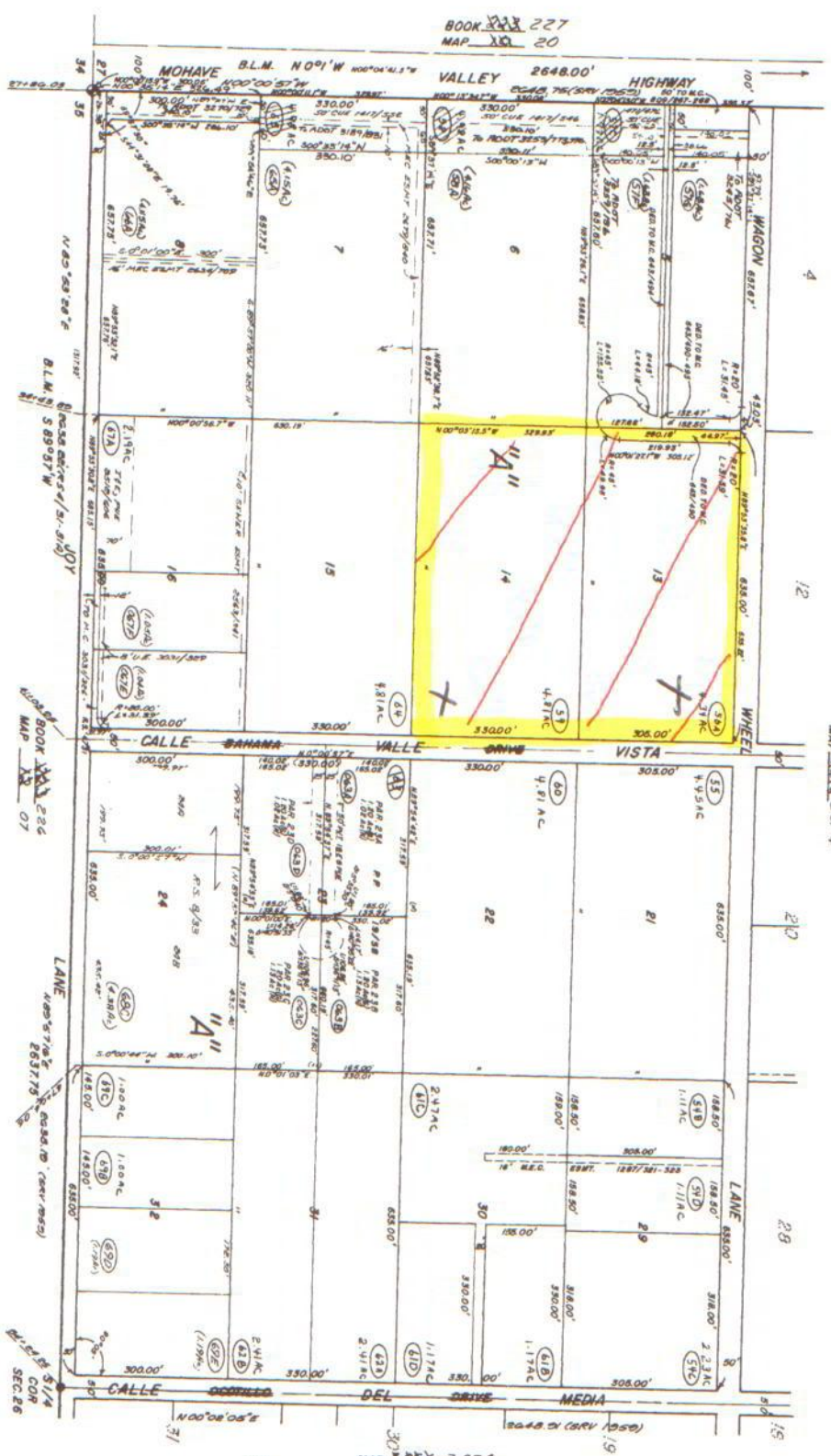
SEC. 26S1/2 SW1/4 T19N R.22W

FORT MOHAVE MESA RANCHOS
 REC. NOV. 3, 1961
 FEE N^o 107777

PLAT	LOCATION	REC. DATE
4827/1-14	107-LANE 8217-14	1/28/92
4827/1-15	107-LANE 8217-15	1/28/92
4827/1-16	107-LANE 8217-16	1/28/92
4827/1-17	107-LANE 8217-17	1/28/92
4827/1-18	107-LANE 8217-18	1/28/92
4827/1-19	107-LANE 8217-19	1/28/92
4827/1-20	107-LANE 8217-20	1/28/92
4827/1-21	107-LANE 8217-21	1/28/92
4827/1-22	107-LANE 8217-22	1/28/92
4827/1-23	107-LANE 8217-23	1/28/92
4827/1-24	107-LANE 8217-24	1/28/92
4827/1-25	107-LANE 8217-25	1/28/92
4827/1-26	107-LANE 8217-26	1/28/92
4827/1-27	107-LANE 8217-27	1/28/92
4827/1-28	107-LANE 8217-28	1/28/92
4827/1-29	107-LANE 8217-29	1/28/92
4827/1-30	107-LANE 8217-30	1/28/92

BOOK 227
 MAP 16

4 OF 4
 Code 1521
 OLD BOOK 223
 MAP 09
 5 OF 6



19N, 22W, 26S 1/2 SW 1/4
 Date DEC 14, 2024

MOHAVE COUNTY
 ASSESSOR'S MAP

(17)