

HEADQUARTERS WEST, LTD.

RURAL REAL ESTATE BROKERAGE & APPRAISALS

SCOTTSDALE ★ TUCSON ★ SONOITA ★ COTTONWOOD ★ ST. JOHNS

Topock Village Golden Shores/Topock Mohave County, Arizona



Offered for Sale Exclusively by:
Paul Groseta
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Size: The property consists of 169.32 acres. Topock Village Estates is preliminarily planned for the southern 82.16 acres subdivided into 206 single-family residential lots. The northern 87.16 acres is for the second phase.

Access: Excellent access with one mile of frontage on Topock-Oatman Highway (Route 66) just a few miles north of the major east/west connector of I-40.

Physical Characteristics: The property sits at an elevation of 600' overlooking Topock Marsh and the Colorado River in the southern end of the Mohave Valley. There has been some site grading completed on the south end of Topock Village. A small drainage bisects the middle portion of the property. On the property views are amazing of surrounding mountains and Colorado River waters in Topock Marsh. Topock has hot summers but winter and spring weather is gorgeous. On average from November through April the maximum high is 64-85 °F and the minimum low is 42-57 °F.



Zoning: Conditional zoning approved by Mohave County in Resolution's: 2005-284 (amended the General Plan to Urban Development Area, Low Density Residential and Light Industrial), -285 (approved the zoning change to Single Family Residential/Manufactured Homes Prohibited and Manufacturing) and -286 (preliminarily approved the plat for Topock Village Estates, Tract 4190). It is noted that Mohave County's development standards have changed since the resolutions (particularly the Flood Control Design). The Mohave County Subdivision Coordinator may be reached at (928) 757-0903, ext. 5824.

Utilities: Electric, telephone and natural gas are to the property. ADWR has issued a 100-year supply of Colorado River Water for the 205 lots totaling 85.11-acre feet annually provided by the Golden Shores Water Company – water lines are to the property. ADEQ has issued an Aquifer Protection Permit for a 0.154 million gallon per day wastewater treatment plant – the WWTP has yet to be constructed.

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Flood Hazards: The property is on FEMA FIRM Map 04015C Panel 5400G, effective 11/18/2009, and is noted as being 100% in Zone X areas – areas determined to be outside of the 0.2% annual chance floodplain (area of minimal flood hazard).

Taxes: The 2017 total property tax bill for Parcel No.'s 210-28-007, 210-28-008 & 210-55-008 was \$3,656.48.

Comments: The property is well positioned for development whether for single family residential and/or a seasonal RV park. The area has an attractive winter/spring climate and there are countless recreational amenities in the immediate Colorado River Valley (Havasu National Wildlife Refuge, Topock Marsh, Havasu Wilderness Area and Moabi Regional Park to name a few). Within a 35-mile radius is a population of over 125,000 with several larger cities providing all the necessary goods and services. The adjacent Golden Shores and Topock communities have a K-8 elementary school, fire department, water company, several cafes and gas stations.

Price: ~~\$850,000~~ REDUCED to \$675,000, cash or terms acceptable to the owner.

Contact: Exclusively Listed For Sale By:

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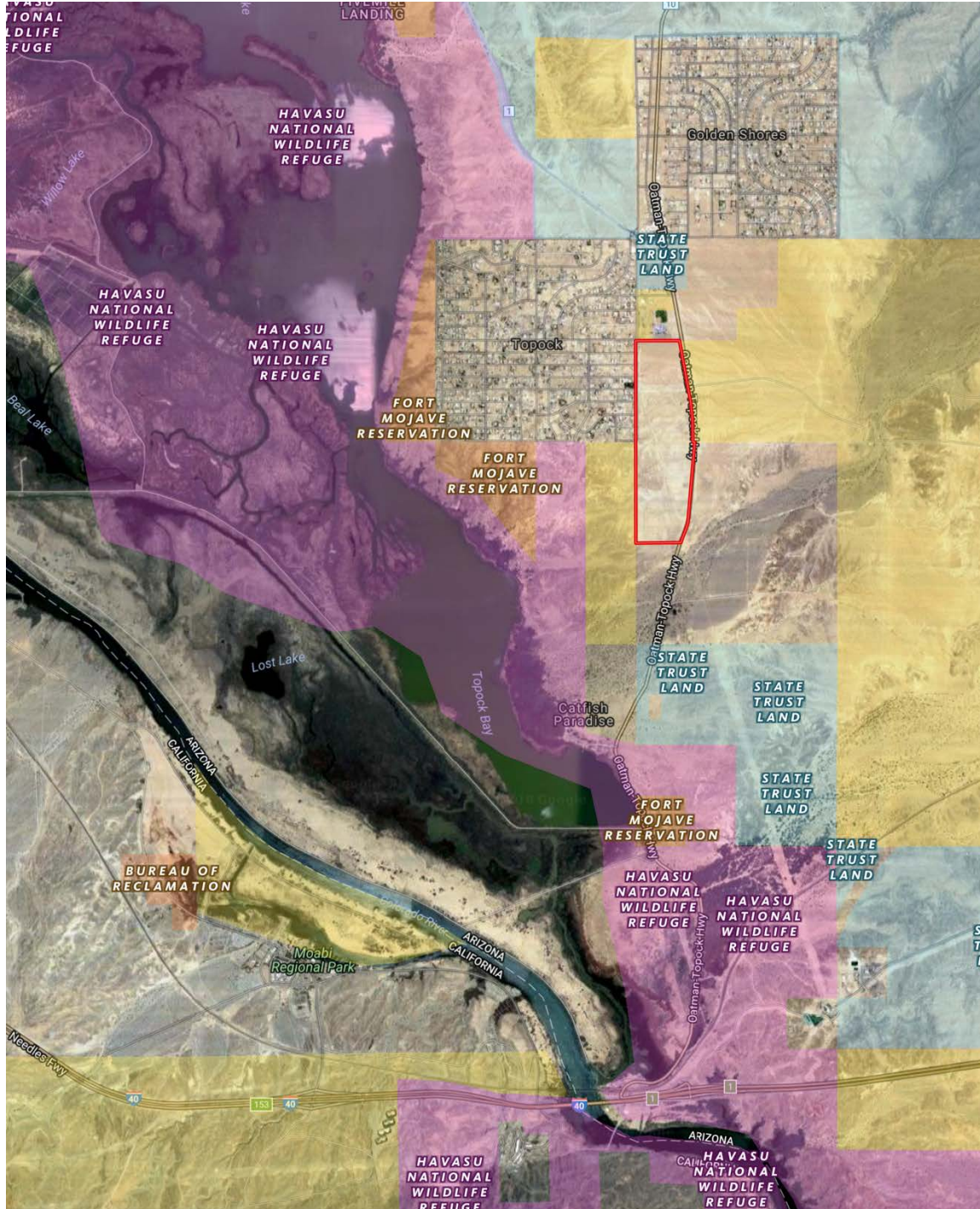
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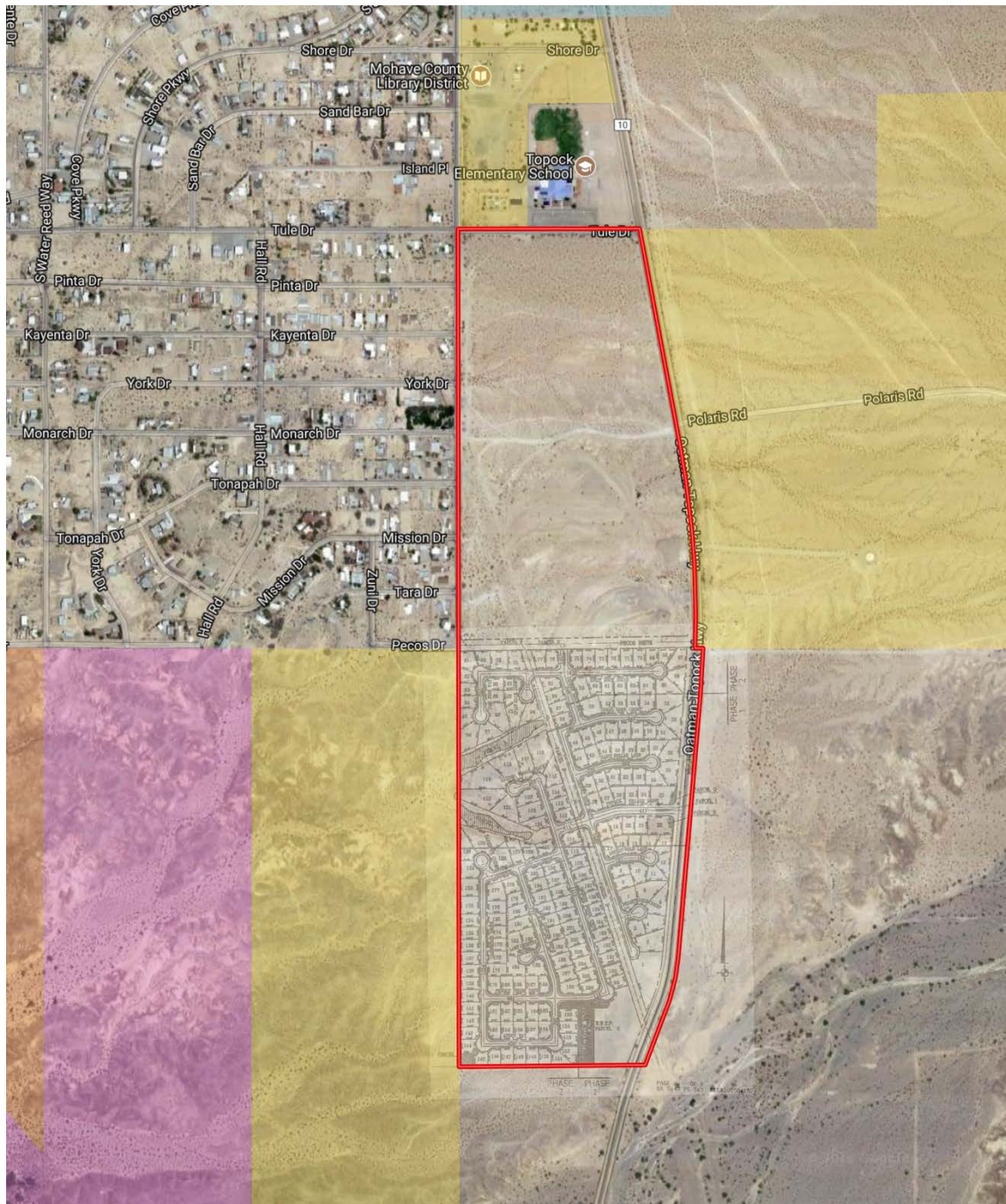


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