



\$ 550,000



LA Riqueza Rd, Fort Mohave, AZ 86426

- » MLS #: 022744
- » Land | Lot: 6.66 acres
- » More Info: [LARiquezaRd.IsForSale.com](https://www.LARiquezaRd.IsForSale.com)



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Remarks

Discover an exceptional opportunity with this 6.5-acre parcel, primed and ready for development. Situated in the sought-after homes-only subdivision of Mesa Verde/Cuesta Del Sol, this property has undergone substantial improvements completed in 2006 - 2008, exceeding and expense of \$300, 000. The groundwork is set with 21 thoughtfully divided lots, each averaging 61 x 135 ft, with all essential utilities in place including electrical, sewer, water, and internet/cable infrastructure. The beautifully graded land features a drive through design, ensuring a scenic and community-focused layout. Only minor touch-up dirt work is needed to transform this space into a build-ready subdivision. Priced just over \$25, 000 per lot, this property offers incredible potential for developers or builders looking to create a stunning new community. Enjoy breathtaking mountain views and easy access to the Colorado River, shopping, and casinos, providing both convenience and natural beauty. Don t miss the chance to capitalize on this remarkable deal perfect for those ready to invest in or expand their development portfolio.

