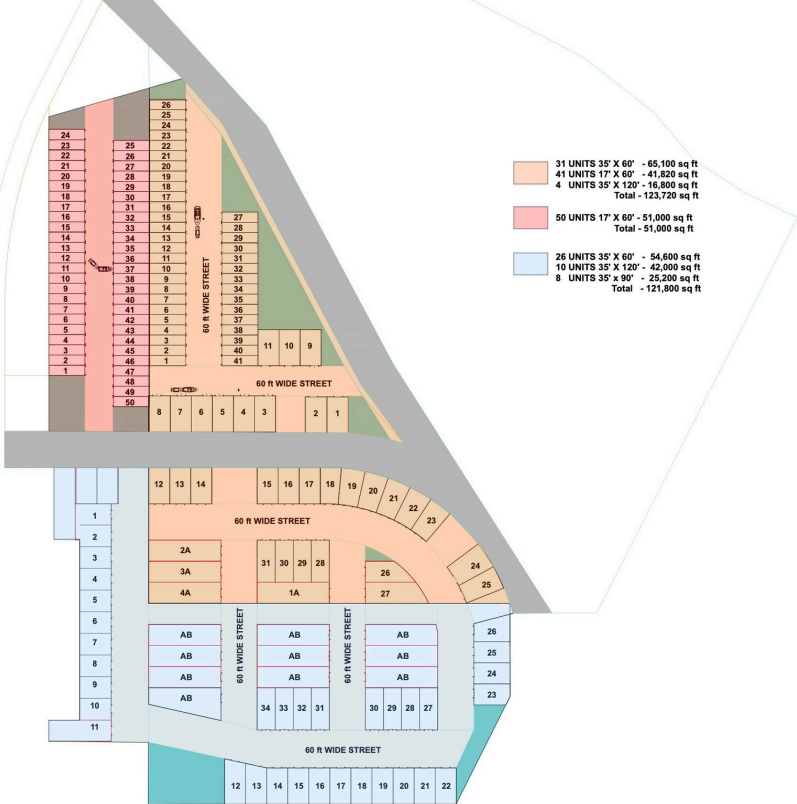


RIVERLUX RESORT



\$4,950,000





Calling All Investors!!

- Prime 15.061± acre development opportunity in the heart of Colorado River country
 - Located near Needles Bridge, directly next to Needles Marina and Jack Smith Park launch ramps
 - Total land size: 656,047 sq ft
 - Excellent opportunity for investors and developers

RV Storage Development Opportunity

- Existing plans/designs completed for a 295,000 sq ft RV storage facility
 - Proposed projects could include up to 450 units.
 - Alternative option for 170 Units “Man Cave” option stay & store
 - Unit sizes ranging from 1,020 sq ft to 4,200 sq ft
 - Ability to build in phases or all at once
 - Strong market demand with local storage facilities currently at capacity
 - Ideal for modern RV and larger boat storage

High Visibility Location

- Positioned at the intersection of: K Street/River Road & Needles Highway
 - 15k plus vehicles per day pass the property
 - Excellent exposure and accessibility

Alternative Residential Development Option

- Includes a City-approved final tract map
- Approved for a 57-unit single-family development
- Designed with:
 - RV pads
 - Short-term rental (STR) approval
 - Long-term rental approval
- Great opportunity for vacation rental or residential investment development

Additional Details

- Sale includes six APNs (see listing for full details)
- Available for partial purchase as well
- Seller willing to carry with agreeable terms





(951)816-0848

Call or text for more information!