



\$ 550,000



000 LA Riqueza Rd, Fort Mohave, AZ 86426

- » MLS #: 022744
- » Land | Lot: 6.66 acres
- » More Info: [000LARiquezaRd.IsForSale.com](https://000LARiquezaRd.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.

