



# DEVELOPMENT OPPORTUNITY

Interstate 15 at exit 8 in the NW Corner of Arizona



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Ask for pricing
<b>LOT SIZE:</b>	1,841 net Acres
<b>ZONING &amp; MASTER PLAN:</b>	Residential Commercial Agricultural
<b>WATER:</b>	<b>PLENTY</b> 5,300 acre feet of Pure, Clean Water

## PROPERTY OVERVIEW

The site lays on terrain that gently slopes from north to south at about a 2% grade. Interstate 15 divides the land, with approximately two miles of highway frontage on either side.

The southern border of the property, for the most part, overlooks the Virgin River from a bluff towering some 100 feet above the river. The land between the river and the mountains is Federal land administered by the Bureau of Land Management. Federal lands abut the entire west border of the property and most of the north border. The eastern border of the north portion is on a high bluff overlooking the small town of Beaver Dam. A paved and a gravel road run through the property.

Presented By:

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**KINGMAN PREMIER PROPERTIES**  
704 E Beale Street  
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## **SOME HISTORY**

D.R. Horton, Beazer & Del Web were interested in this land at \$85K per acre near the height of the market in 2006, and because the market crashed, D.R. Horton & Beazer never closed on it. Del Web had wanted all of the land, but since the owner had made commitments to D.R. Horton & Beazer for about 3/4 of it, Del Web went about 10 miles south and bought just over 2,000 acres in Mesquite. According to Del Web, they are selling about 200 houses a year, and their pricing is from \$232,990 - \$472,872 as of April 2020;

<https://www.newhomesource.com/community/nv/mesquite/sun-city-mesquite-by-del-webb/131790>

The owners are reintroducing it to the market, yet are not asking near their 2006 price today. Development costs in the area are very low as well, so combine that with the low cost of the land, this is an amazing opportunity to create a significant amount of affordable housing, while still profiting nicely.

## **CHEAP, EASY ADVERTISING**

And because I-15 runs through the property, you can advertise to 25,000 cars per day just by placing signs/billboards on your own land!

## **WATER & SEWER**

The water for this property is abundant & fresh. 5,300 acre feet allocated by the Arizona Department of Water Resources, which does not rely on the Colorado River System and does not need to have arsenic removed (like they have to do in Mesquite & St George - at tremendous expense). Both the water and sewer are served by Beaver Dam Water Company located right next to the property.

## **ELECTRICITY**

Power to the property will be served by Dixie Escalante Rural Electric Service, a local electric co-op with the cheapest rates in the country at 5.5 cents per kilowatt hour, adding to the affordability of the location for the future residents.

## **TELEPHONE & INTERNET**

Sprint fiber optic cable is already at the property on both sides of I-15

## **MEDICAL SERVICES**

Mesa View Regional Hospital with a Cardiology services is 10 miles from the site. It is the only hospital in Nevada to receive the HealthInsight Quality Award four consecutive years. Dixie Regional Medical Hospital and Trauma Center is 30 miles from the site.

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## ZONING

The land is currently zoned agricultural and there is certainly plenty of water for agricultural use, however the master plan shows you can get about 20% commercial/industrial and the rest allows for High Density Residential (12 to 25 units per acre) on approximately 42% of the site. Medium Density Residential (6 to 12 units per acre) is on approximately 20% of the site. Low Density Residential (1 to 5 units per acre) is on approximately 18% of the site. (see the map on the next page.

## THE WORLD IS CHANGING HAS CHANGED

Researchers at the Harris Poll – a firm of social scientists and strategists – conducted an online survey of 2,050 U.S. adults nationwide in April of 2020 that asked, among other Coronavirus-related questions, whether they would consider moving to less-populated areas once the pandemic ended.

Nearly 40% of U.S. adults living in urban areas indicated they would consider moving "out of populated areas and toward rural areas," compared to 29% of overall respondents. And 43% of urbanites – a significantly higher percentage than of suburban (26%) and rural (21%) residents – said they'd recently browsed real estate websites such as Zillow, Redfin and Realtor.com for homes or apartments to rent or buy in rural areas. [the rest of that article]

<https://www.usnews.com/news/cities/articles/2020-05-06/a-recent-survey-suggests-the-pandemic-has-urbanites-eyeing-the-suburbs>

[more articles like it]

<https://www.businessinsider.com/people-are-fleeing-cities-for-rural-areas-hospitals-arent-prepared-2020-3>

<https://www.riland.com/will-americans-trade-urban-lifestyles-rural-ones-wake-covid-19/>

Another concept gaining popularity is to have community farms instead of community parks, pools or golf courses. A master planned community could be built here that is committed to growing food in greenhouses as well as outdoors, all for the good of the neighborhood.

## SCHOOLS / EMERGENCY SERVICE

The site is within 3 miles of an elementary, middle and high school, as well as police and fire departments.

## MORE INFORMATION

Visit [www.AZStrip.com](http://www.AZStrip.com) for even more details or contact Jeff at the phone number below

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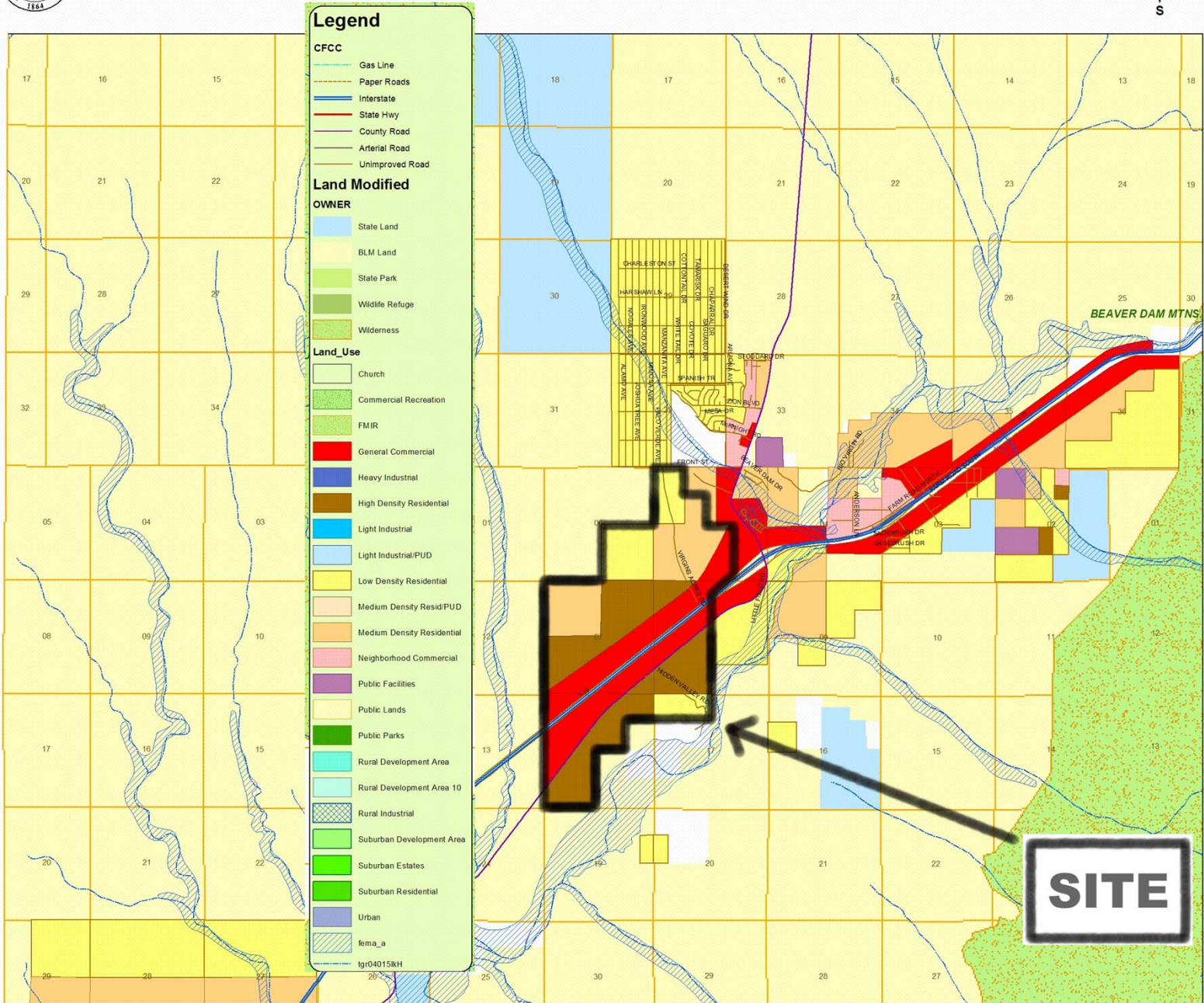
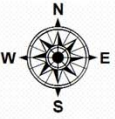


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## Virgin River Communities Area Plan Detail Land Use Diagram



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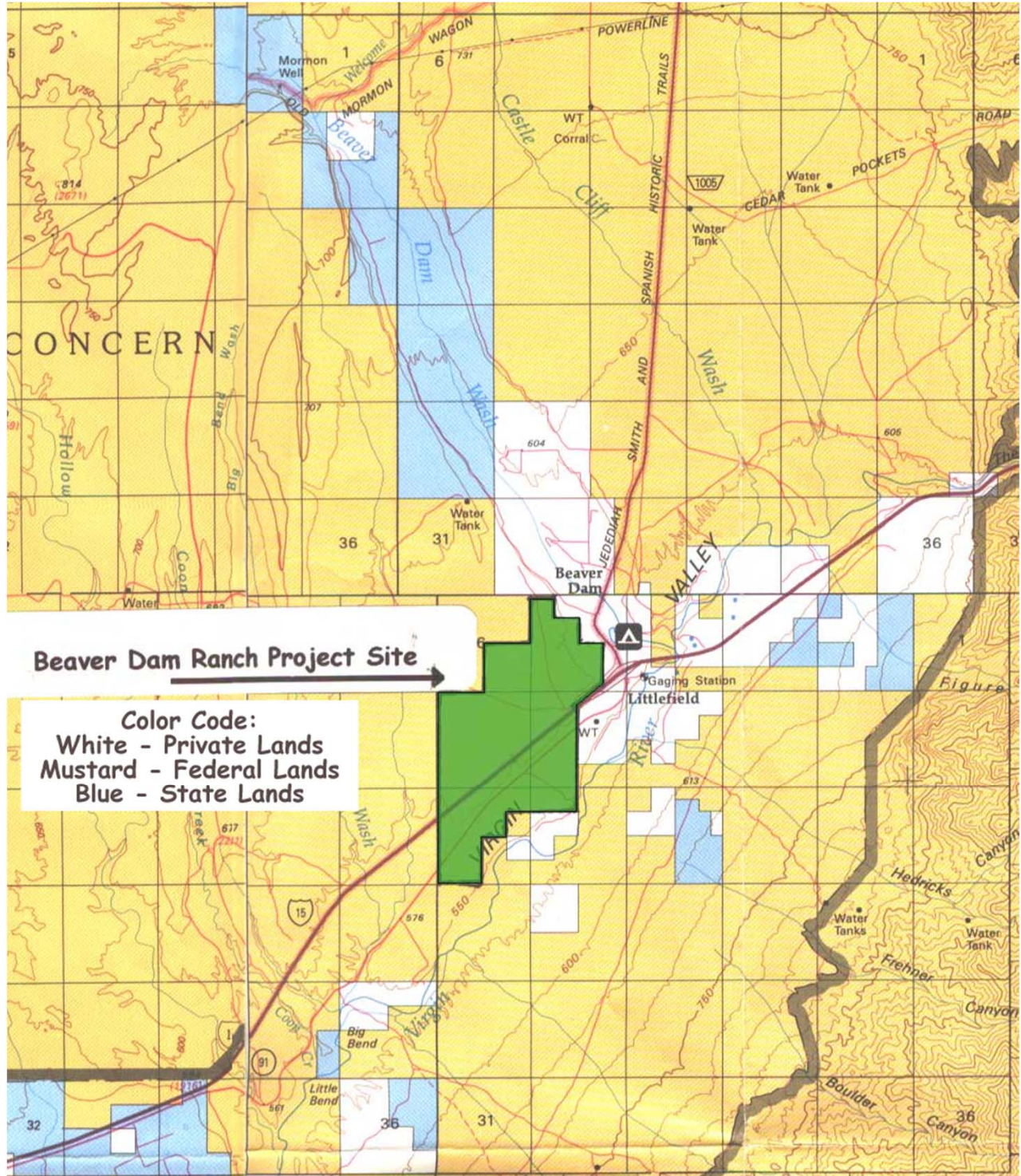
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LAS VEGAS, NV

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