

Mohave Center Mixed Use Development

12565 Mohave Center Blvd • Yucca, AZ

92 Acres Land for Sale



Amazing Turn Key Development Opportunity!

Owners recently completed a hotel viability study that shows strong demand for a mid range hotel.

The location has recently undergone over \$700,000 of improvements including:

- Hotel Study Completed
- Upgraded phase electric
- Gas capabilities adjacent to the property
- High speed fiber adjacent to the property
- High capacity potable water well (500 gallons per minute) is considered to be the best in the county
- The water rights have been perfected with new water well drilled in 2015
- Refurbished 1 million gallon tank in 2015 that can be used to service development opportunities including manufacturing
- Upgrade of 1 mile of water pipeline that runs under I-40 potentially servicing development on both sides of the highway.
- Establishment of Mojave Water Company which is now operating as a local water utility that services clients around the region.
- Site features one of the only self-serve water pumping stations in the state. The pumping equipment was custom built and has solar power and high-end backup power systems in place.
- Septic services under development

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CFRAC

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PARCEL *	ACRES	DESCRIPTION
208-06-023	10.10	Hotel Site
208-06-024	24.08	Water Tank & Business, Commercial Land
208-06-025	21.63	Commercial Land
208-06-026	18.29	Commercial or Residential Land
208-06-017	7.93	Residential Land
208-06-027 to 058	10.00	20 Homesites on 10 Acres
TOTAL LAND	92.03	

*All parcels are divisible

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