

Cross Property 360 Property Client View

3880 N Highway 95, Parker, Arizona 85344

Listing

View:

Vacant Land 008005 Active

3880 N Highway 95 Parker, Arizona 85344 L \$14,995,000

Gas: \$/Acre:

Tot # Lots: Apx Lot Dim: 1,723,234 Lot SqFt: Electric: Phone:

\$379,044

Lot Type: Single Family Cross St: **Hideaway Dam Rd** County: La Paz Parker Strip Area Area: Sub/Com: N/A Exposure: E

Rd Front: 1,384

Apx Acres: 39.56 Age Rstrct: Zoning: R1-7 Med Dens Res, 7500 SF Min

VT: https://www.propertypanorama.com/instaview/war/008005

FEATURES

Lot Desc: Backs to a Wash, Borders Gov't Land, Mountainous, River Access, River Front, Terraced

Comm Amen: Boat Dock, Boat Ramp, Gated, Waterfront

Water/Swr: Extension Required, Other See Remarks, Sewer-Utilities: Elec. Available, UE/Mohave Co-Op -400ft

City, Water-Rural County

Water Authorit**EPCOR** Fencina: None

Restrictions:

Mountains, Panoramic, River ACCESS-Private Road, ACCESS-Rec. Easement, Road Access:

ACCESS-Unpaved Road, Four Wheel Drive

Recomm, Maintained-Private Cash, Conventional, Owner Carry Terms:

Presenting "The Cliffs" at Parker Dam. Attention DEVELOPERS! Come be a part of what will be a landmark, Public Rmks:

GATED LUXURY community overlooking the Colorado River! Welcome to EXCEPTIONAL VIEWS, This 39+ acre subdivision is perched high above the Colorado River just downstream from the Parker Dam. The River, mountain and Dam views are unparalleled! This landmark project is approved for 70 single family lots with a private community boat launch and docks. 3 phases of Plans and approved designs are in place with much work already done. Extensive dirt work complete, streets are cut in and lots are terraced for maximum views. Luxury homes/mixed use possible to include private boat & RV storage with a slight change to third phase of design.

ADOT approved street entrance from 95 in place.

Directions: N on 95 from Parker to Dam Hideaway access Rd. Left, then left after 250' on dirt road access, follow to gate.

4WD suggested

Property URL: https://youtu.be/uJ_oHpUJJxo?si=2iSZ-6MfaSOItv0V

\$14,738.00 2023 Parcel ID: Taxes: Tax Year: 310-24-008F Trc/Blk/Lot: Map Coord:

Assmnt Type: 0/0/3 HOA/Dues: HOA Paid: CDOM: 158

Assmnts: No Flood Plain: Yes Twp/Rng/Sec: 11N/18W/21

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Photos



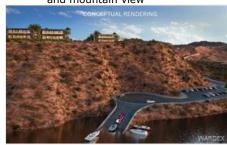
Bird's eye view featuring a water and mountain view



Other



Aerial view at dusk with a water and mountain view



Other



Other



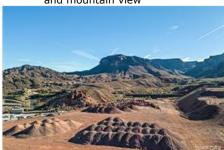
Bird's eye view featuring a water and mountain view



Birds eye view of property featuring a water and mountain view



View of mountain view



View of property view of mountains



View of water feature featuring a mountain view



Birds eye view of property featuring a water and mountain view



View of mountain feature



View of mountain feature featuring a water view



Mountain view featuring a water view



Mountain view with a water view



Mountain view featuring a water view



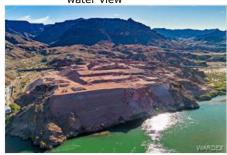
Property view of mountains with a water view



View of mountain view



Property view of mountains featuring a water view



Other



Mountain view with a water view



Mountain view featuring a water view



Aerial view with a water and mountain view



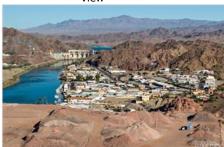
Mountain view featuring a water view



Mountain view featuring a water view



Mountain view with a water view



Bird's eye view featuring a water and mountain view



Other



Bird's eye view with a water view



View of mountain feature



Birds eye view of property featuring a water view



View of birds eye view of property



View of mountain feature



View of property view of mountains



View of mountain view



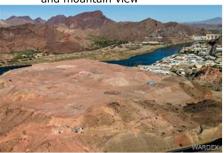
Drone / aerial view with a water and mountain view



Mountain view featuring a water view



Birds eye view of property with a water view



View of mountain feature featuring a water view



Aerial view featuring a water view



View of property view of mountains



View of property access



View of mountain view



Drone / aerial view with a water and mountain view



View of aerial view



Birds eye view of property featuring a water and mountain view



Mountain view with a water view



Birds eye view of property featuring a water view



Birds eye view of property with a water and mountain view



Drone / aerial view with a water and mountain view



GIS