



**Cross Property 360 Property Client View**

# 3880 N Highway 95, Parker, Arizona 85344

Listing

**Vacant Land**  
**008005 Active**

**3880 N Highway 95**  
**Parker, Arizona 85344**

**L \$14,995,000**



Tot # Lots:		Lot Type:	<b>Single Family</b>
Apx Lot Dim:		Cross St:	<b>Hideaway Dam Rd</b>
Lot SqFt:	<b>1,723,234</b>	County:	<b>La Paz</b>
Electric:		Area:	<b>Parker Strip Area</b>
Gas:		Sub/Com:	<b>N/A</b>
Phone:		Exposure:	<b>E</b>
\$/Acre:	<b>\$379,044</b>	Rd Front:	<b>1,384</b>
Apx Acres:	<b>39.56</b>	Age Rstrct:	
Zoning:	<b>R1-7 Med Dens Res, 7500 SF Min</b>		

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

**FEATURES**

Lot Desc:	<b>Backs to a Wash, Borders Gov't Land, Mountainous, River Access, River Front, Terraced</b>		
Comm Amen:	<b>Boat Dock, Boat Ramp, Gated, Waterfront</b>		
Water/Swr:	<b>Extension Required, Other See Remarks, Sewer-</b>	Utilities:	<b>Elec. Available, UE/Mohave Co-Op -400ft City, Water-Rural County</b>
View:	<b>Mountains, Panoramic, River</b>	Water Authorit:	<b>EPCOR</b>
Road Access:	<b>ACCESS-Private Road, ACCESS-Rec. Easement, ACCESS-Unpaved Road, Four Wheel Drive Recomm, Maintained-Private</b>	Fencing:	<b>None</b>
Terms:	<b>Cash, Conventional, Owner Carry</b>		

Public Rmks: **Presenting "The Cliffs" at Parker Dam. Attention DEVELOPERS! Come be a part of what will be a landmark, 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](https://youtu.be/uJ_oHpUJJxo?si=2iSZ-6MfaSOItv0V)

Taxes:	<b>\$14,738.00</b>	Tax Year:	<b>2023</b>	Parcel ID:	<b><u>310-24-008F</u></b>
Trc/Blk/Lot:	<b>0/0/3</b>	Assmnt Type:		Map Coord:	
HOA/Dues:		HOA Paid:		CDOM:	<b>158</b>
Assmnts:	<b>No</b>	Flood Plain:	<b>Yes</b>	Twp/Rng/Sec:	<b>11N/18W/21</b>



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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 and mountain view



Birds eye view of property featuring a water view



Drone / aerial view with a water and mountain view



Mountain view with a water view



Birds eye view of property with a water and mountain view



GIS