



**Lot Type:** Commercial  
**Total # Lots:** 1  
**Apx Lot Dim:** 336 X 572 X 329 X 526  
**Lot SqFt:** 179,467  
**List Price/Acre:** 89,781.55  
**Acres:** 4.12

**Cross Street:** Riggles Rd  
**County:** La Paz  
**Area:** Quartzsite Area  
**Subdivision/Community:** N/A  
**Front Exposure:** West  
**Road Frontage Feet:** 572  
**Zoning:** P-C-1 Local Comm-Shopping/Services

**Lot Description:** Borders Gov't Land; Cleared; Level to Street; View-Mountains; View-Panoramic  
**Water:** Haul; Other See Remarks  
**Sewer:** Septic System Required  
**Road Access/Maint:** Access-Private Road; Access-Rec. Easement; Access-Unpaved Road  
**Terms:** Cash; Conventional; Owner Will Carry

**Utilities:** Electricity Available  
**Fencing/Improvements:** Full; Wire  
**Restrictions:** Improvement District

**Public Remarks:** 4 acres Commercial C-1 near I-10 off ramp. Truck stop, gas stations and storage facility near by. Completely fenced, Power close. Great commercial location with high visibility adjacent to Interstate 10. Owner may carry with good down

**Directions:** I-10 exit Quartzsite, Riggles Rd N to Mockingbird, East to property. Marker on right, access road says "O's Place". Sign

<b>Assessments:</b> No	<b>Tax Yr:</b> 2024	<b>Flood Plain:</b> No	<b>Twp:</b> 4N
<b>HOA:</b> No	<b>Taxes:</b> 1,037	<b>Possession:</b> Close Of Escrow	<b>Sec:</b> 23
<b>Leased Land:</b> No	<b>Tract:</b> 0		
<b>Parcel ID:</b> 306-20-013	<b>Block:</b> 0		
	<b>Lot:</b> 0		

**Listing Courtesy of:**  
 Holley Land & Luxury Group  
 Long River Realty





Access road marker





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