



Landway Development Corp • P.O. Box 3704 • Glendale, AZ 85311
(623)435-9187 Ofc • (760)505-8999 Cell



50-ACRE ARIZONA SONORAN DESERT PARCEL
Ready for Development. Primed for Profitability.

Landway Development Corp. presents *The Arroyos Preserve*, a NOT YET BUILT community master-planned for luxury motorcoach owners, snowbirds, and those who enjoy resort-style living. Set in the scenic La Paz Valley, this concept blends natural desert beauty with modern comfort.

The approved plan includes **165 RV estate lots**, **37 resort-style RV sites**, and a **private five-acre glamping area**. Residential options range from casita-style motorcoach pairings to high-end custom homes. Preserved arroyos, mature desert vegetation, and mountain views create a one-of-a-kind setting.

Amenities would include a **clubhouse**, a **pool**, **pickleball courts**, and more. Thoughtful deed restrictions and design guidelines ensure long-term value and aesthetic harmony.

The Arroyos Preserve is more than an RV park concept—it's an exclusive lifestyle community planned for the heart of the Sonoran Desert.

Note: The Arroyos Preserve Feasibility 2020 Study provides extensive additional market research (available upon request). In addition, a phased buildout concept to jump-start revenue-generating initiatives and risk mitigation (also available upon request).

NO hurricanes, tornadoes, floods, earthquakes, snow/ice storms, pollution or too many people.



The ARROYOS PRESERVE

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INCLUDES:

- Recorded subdivision [map](#);
- Master planned with convenience store and recreation village, luxury fee-simple homesites, and separate mobile home & glamping areas;
- "PD" zoning classification, permitting all classes of commercial & residential uses;
- Land ready to build 324-space "Arroyos Preserve **Luxury Outdoor Living Community**"
- Development plans complete w/approved engineering for 166 fee simple lots—each lot allows 2 RVs, allowing project development entirely or partially as an RV park/resort;
- State-issued, certified 100-yr water supply well;
- Electric service on two sides of the property;
- Wastewater treatment plans engineered with state-issued Aquifer Protection Permit;
- Secluded; it's surrounded on 3-sides by BLM garden land;
- Easy/quick access to major Interstate-10 to Phoenix, AZ and Palm Springs, CA;
- Minutes west to Colorado River recreation and north to Parker casino fun;
- Off-roading fun with the famous Arizona Peace Trail nearby;
- Multiple-acre parcels within the project can be deeded separately for development by other investors/developers.

Hyperlinks: [ARIZONA MAP](#) — [One-day's Drive](#) — Inside the [Property photos](#) — [4-minute Initial Overview](#) — [Virtual Buildout](#)

ADDITIONAL HYPERLINKS

[Critical Odds Enhancement...](#) [ORIGINAL LAND PLAN](#) [1-minute Video](#)

"A destination where luxury travel meets land ownership—The Arroyos Preserve PLAN blends high-end motorcoach docking with the freedom of fee-simple home sites, immersive desert experiences, and full-service amenities."

We welcome the opportunity to explore how your interests and experience might align with the future of The Arroyos Preserve.

Please call Jim Kunisch at 760-505-8999 or email jim@landarizona.net.

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