



- **Location:** Window Rock Rd, East of McCulloch Blvd in Lake Havasu City, AZ
- **APNs:** 110-05-003, 023, 025, 027
- **Size:** 146 Lots to be delivered by seller at final plat
- **Price:** Submit all offers
- **Comments:** One of the only remaining development properties within Lake Havasu City. Home sales ranging from \$400's-\$2,000,000+ within the Havasu Foothills masterplan to the north. www.havasufoothillsestates.com Seller will deliver property at final plat. Several of the estate lots have mountain views, two-story product has been approved. This represents a unique opportunity for a builder to purchase and control an entitled subdivision within a constrained submarket of mostly individual residential lots.

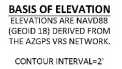
Great Investment Opportunity



PLAT OF



PLAT OF



PRELIMINARY
3/8/24

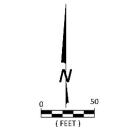
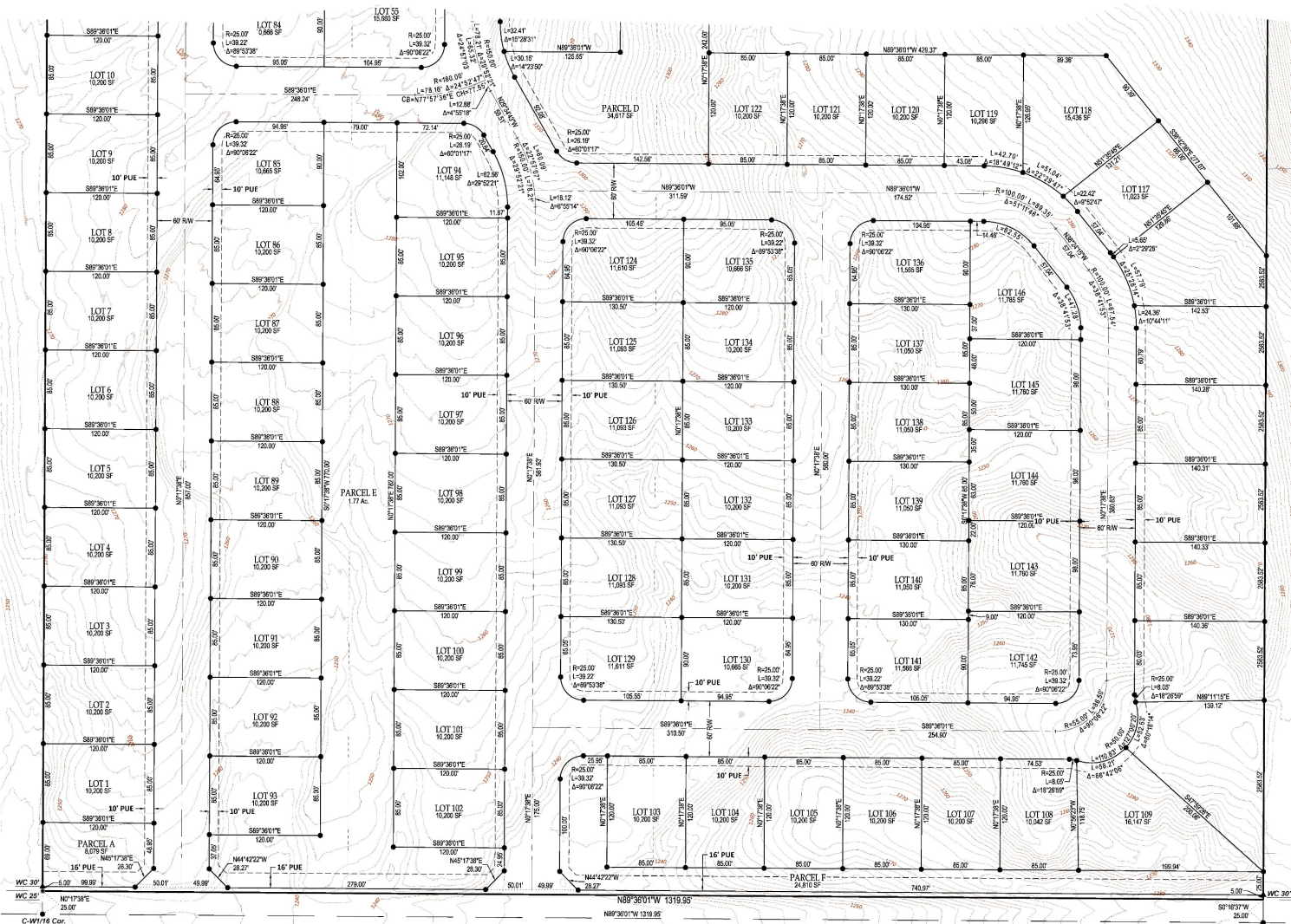
ABUNDANCE LAND SERVICES, LLC
PO Box 1807, Lake Havasu City, AZ 86405
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CM/Lean/Universal Land/Cloud/Env/PH/PC/PS/AZ/500000/001
WFO/CAD/Plan/PLAT/MS/Platbook

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PLAT OF TRACT 2397, WINDOW ROCK ESTATES



BASIS OF ELEVATION
ELEVATIONS ARE NAVD83
(GEOID 83) DERIVED FROM
THE AZSPS VRS NETWORK.
CONTOUR INTERVAL=2'

PRELIMINARY
3/8/24

ABUNDANCE LAND SERVICES LLC

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