±176 ACRES | POTENTIAL DATA CENTER LAND

SITE #1 | 2725 RIVER CLIFF ROAD



CONTACT FOR MORE INFORMATION

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EXECUTIVE SUMMARY

ADDRESS	2725 River Cliff Road, Bunkerville, NV
LOCATION	Site is located 2.8 mile off exit 112 (Riverside/Bunkerville)
SIZE	±176 Acres
PARCELS	034-00-001-014, 015, 016, 018, 021, 039
PRICE	Submit Offers
LAND USE	Low-Intensity Suburban Neighborhood (LN) - Density: up to 5 du/ac
ZONING	Residential Single-Family (RS80)
WATER	Surface water rights will be sold separately: 200± acre-ft surface water rights available to purchase for $8k/ acre-foot. Two (2) Existing Non-Potable Wells. No Existing Potable Water Service.
POWER	Overton Power District No. 5 (OPD5)
FIBER	Reliance Connect



PROPERTY AERIALS









PROPERTY AERIALS









AREA | CAMEL SAFARI PROPERTY

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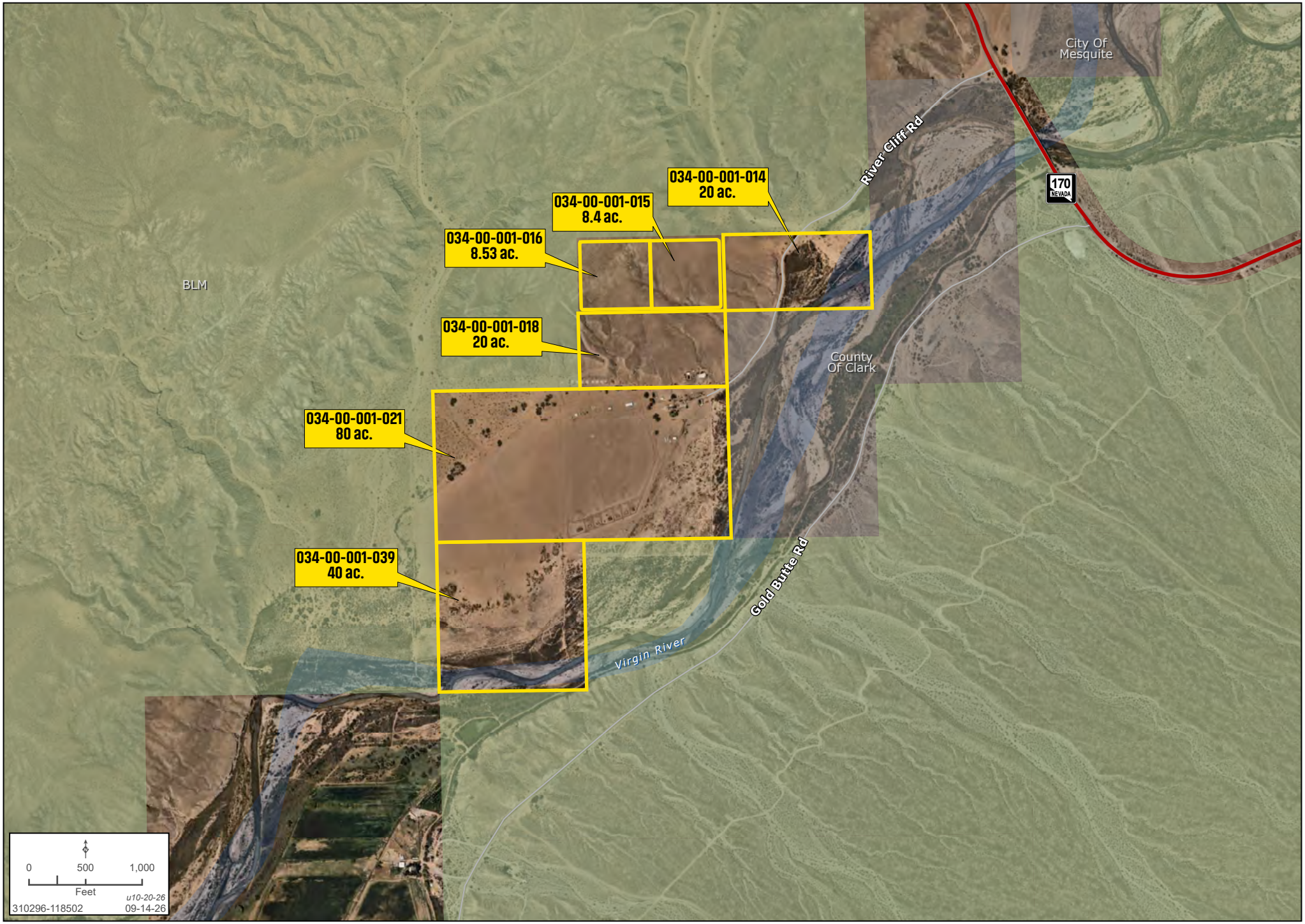

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PROXIMITY TO GILA SUBSTATION | CAMEL SAFARI PROPERTY

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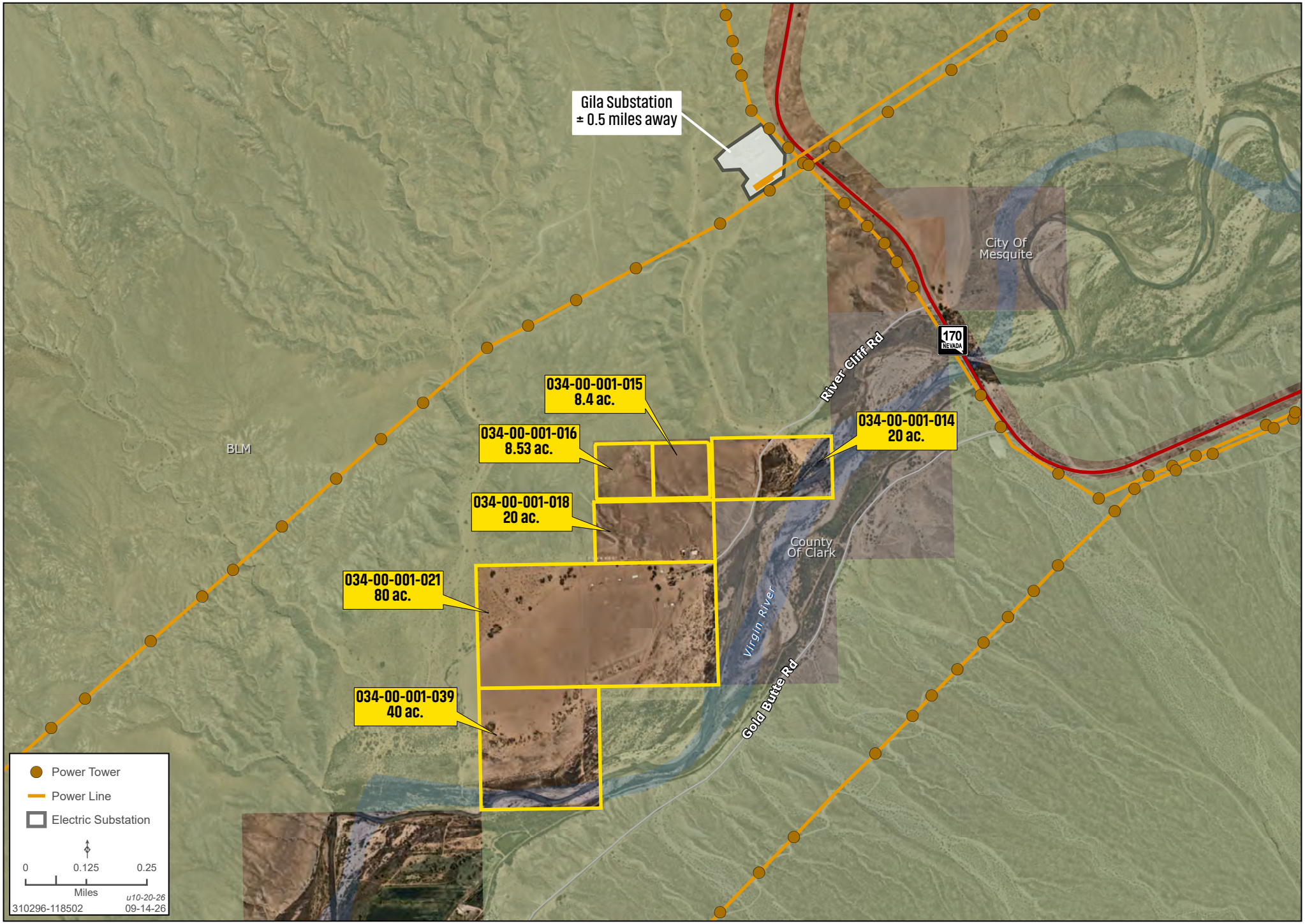

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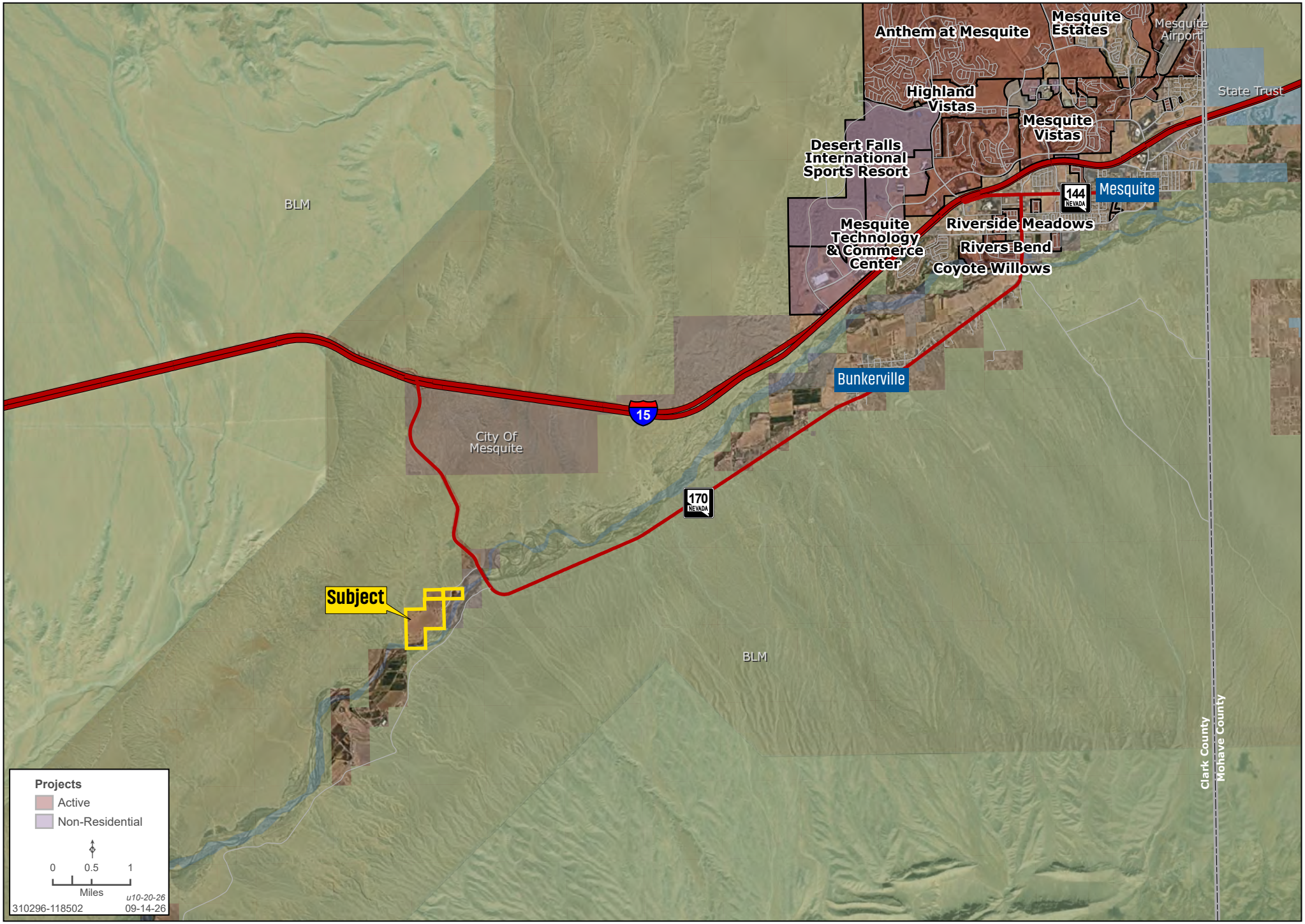

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