Build Duplexes, Workforce Rentals, or Small Multifamily in a Pro-Growth Market Near Interstate 40 and the Colorado River

20.63 Acres | Raw Land in Needles, California 92363 | FOR SALE: ~~$539,000~~ $499,000

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R-2 Zoned Infill Site Allowing Duplex Development—Near Colorado River and I-40

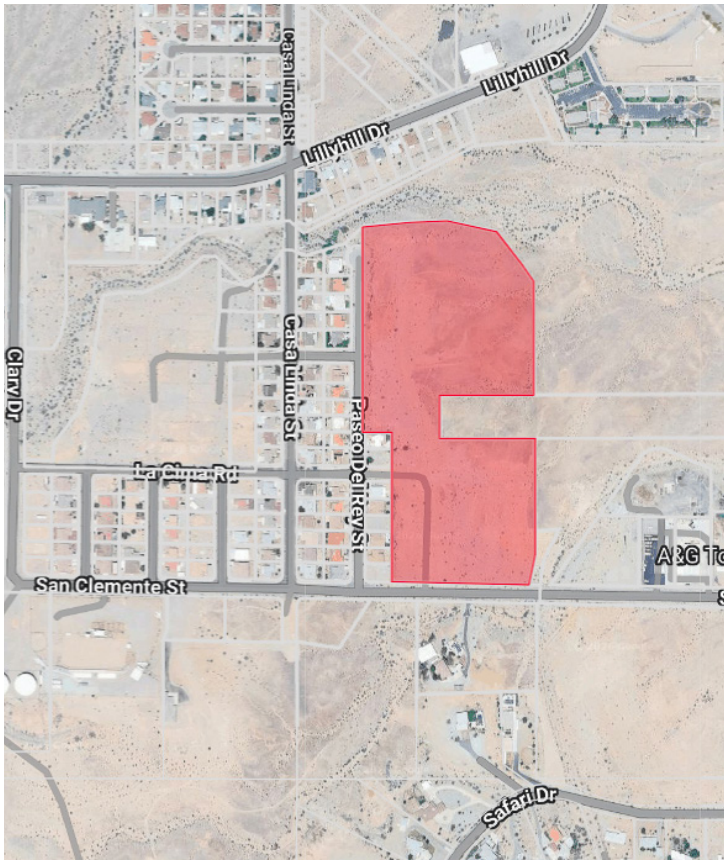
Property Overview

The ±20.63-acre parcel located in Needles is currently vacant and zoned R-2 (Two-Family Residential), allowing for low-to-medium-density residential development including duplex-style housing and attached residential product, subject to city approvals and development standards.

The site offers future residential development potential within an established residential corridor near existing apartment communities, neighborhood services, schools, and convenient access to Interstate 40. The property provides the scale for a phased residential subdivision or multifamily residential community in a growing area of Needles. Nearby developments also provide prospective buyers with insight into area utilities, infrastructure, and surrounding growth patterns.

Highlights

- Strong regional employment drivers including transportation, logistics, municipal services, healthcare, education, hospitality, and nearby gaming markets
- Excellent long-term land banking opportunity with future appreciation potential
- Located near schools, parks, shopping, medical services, and public facilities
- Easy access to Arizona and Nevada employment centers
- Development-friendly parcel size with flexibility for multiple product types
- Ideal for regional homebuilders, build-to-rent communities, or multifamily investors
- Potential for duplexes, townhomes, and other residential uses (subject to City approvals
- Minutes from the Colorado River, Laughlin, NV, and Bullhead City, AZ
- City water, sewer, and electric services available within the municipal service area (connection availability to be verified)
- Excellent opportunity for residential development, land banking, or long-term investment
- Located in an established residential community with access to schools, parks, shopping, and public services



Location:	APN: 0185-431-09-0000 (20.63 Acres) San Clemente St
Zoning:	R-2 (Two Family Residential) Max of 17 du/acre
Utilities:	Needles Public Utility Authority (NPUA) Electric, Water and Sewer *(Some utilities may be in the street at property or in close proximity)*

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R-2 generally allows:

- Single-family homes
- Duplexes
- Some attached residential product
- ADUs/JADUs (subject to California state law)
- Potential small multifamily projects depending on configuration and approvals

Density

The zoning ordinance states:
- 8–17 units per acre permitted density

Minimum Lot Standards

Current code standards for R-2 include:
- Minimum lot area: 3,000 SF
- Minimum frontage: 50 feet
- Minimum lot width: 50 feet

Development Standards

Typical R-2 standards include:
- Front setback: about 15 feet
- Rear setback: 10–15 feet
- Side setbacks: generally 5 feet
- Maximum height: 35 feet
- Maximum lot coverage: 70%

Parking

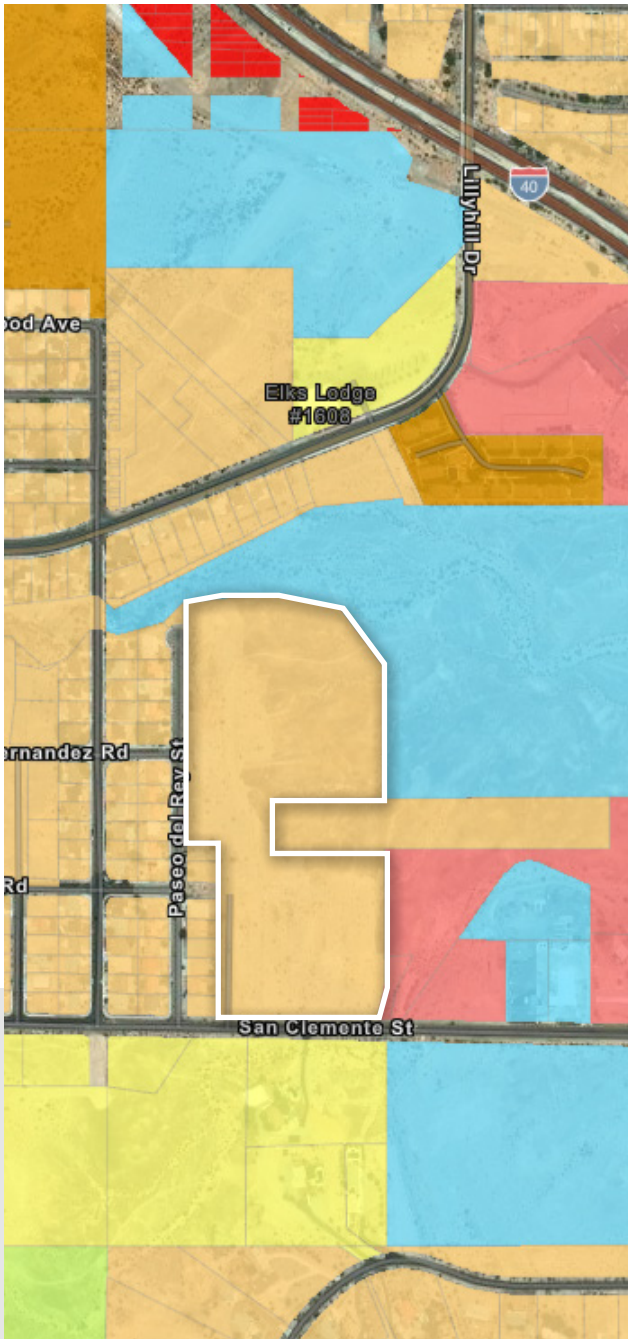
The housing element references: (Though California density bonus laws and ADU laws can reduce parking requirements in some cases)
- Typically 2 parking spaces per unit in R-2 zones

Investment / Development

R-2 Land-use:
- Land costs are relatively low
- Entitlement environment is more flexible than many California cities
- Duplex and workforce housing product can pencil easier than coastal markets
- The city generally appears pro-growth and pro-housing

Investors, R-2 lots are usually most attractive for:

- Duplex development
- Small rental portfolios
- Workforce housing
- Modular/manufactured housing concepts
- Infill redevelopment



ATTENTION DEVELOPERS/BUILDERS

» Over 20 contiguous acres
» Residential zoning already in place
» Flexibility for duplex or small multifamily development
» Lower land costs than most Southern California markets
» Opportunity to address local housing demand
» Potential for phased construction to reduce upfront capital requirements

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AERIAL MAP | DEMOGRAPHICS

RAW LAND FOR SALE

20.63 Acres | APN: 0185-431-09-0000 | Needles, California 92363

DEMOGRAPHICS	1-mile	5-mile	10-mile
Population	4,177	11,226	17,488
Households	1,674	4,526	7,396
Median Household Income	$37,190	$54,632	$56,376
Traffic Volume		Needles Fwy: 17,979	

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MARKET OVERVIEW

Needles is strategically positioned along Interstate 40 near the Arizona and Nevada borders, making it a gateway community connecting Southern California, Las Vegas, Laughlin, and the greater Southwest region. The city continues to receive attention from residential developers, workforce housing groups, and long-term investors seeking lower land basis opportunities compared to larger California markets.

Recent planning initiatives within Needles have focused heavily on:

- Expanding residential housing inventory
- Encouraging multifamily and duplex development
- Infrastructure and transportation improvements
- Supporting workforce housing tied to regional employment growth
- Streamlining future housing development opportunities through updated planning policies and housing element goals.

Needles is a very small but strategically located desert city on the Colorado River at the intersection of California, Arizona, and Nevada. Needles is one of the most inexpensive housing markets in CA. The typical home value is about $189,000.00.

Needles has strong logistical positioning:

- Interstate 40
- U.S. 95
- BNSF rail corridor
- River access
- Border proximity to Arizona/Nevada

UNIT TYPE	Typical Monthly Rent
Studio	$700-$900
1 Bedroom	$800-$1,050
2 Bedroom	$950-$1,300
3 Bedroom	$1,250-$1,700
New Construction Duplex	$1,400-$1,900

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AERIAL IMAGE

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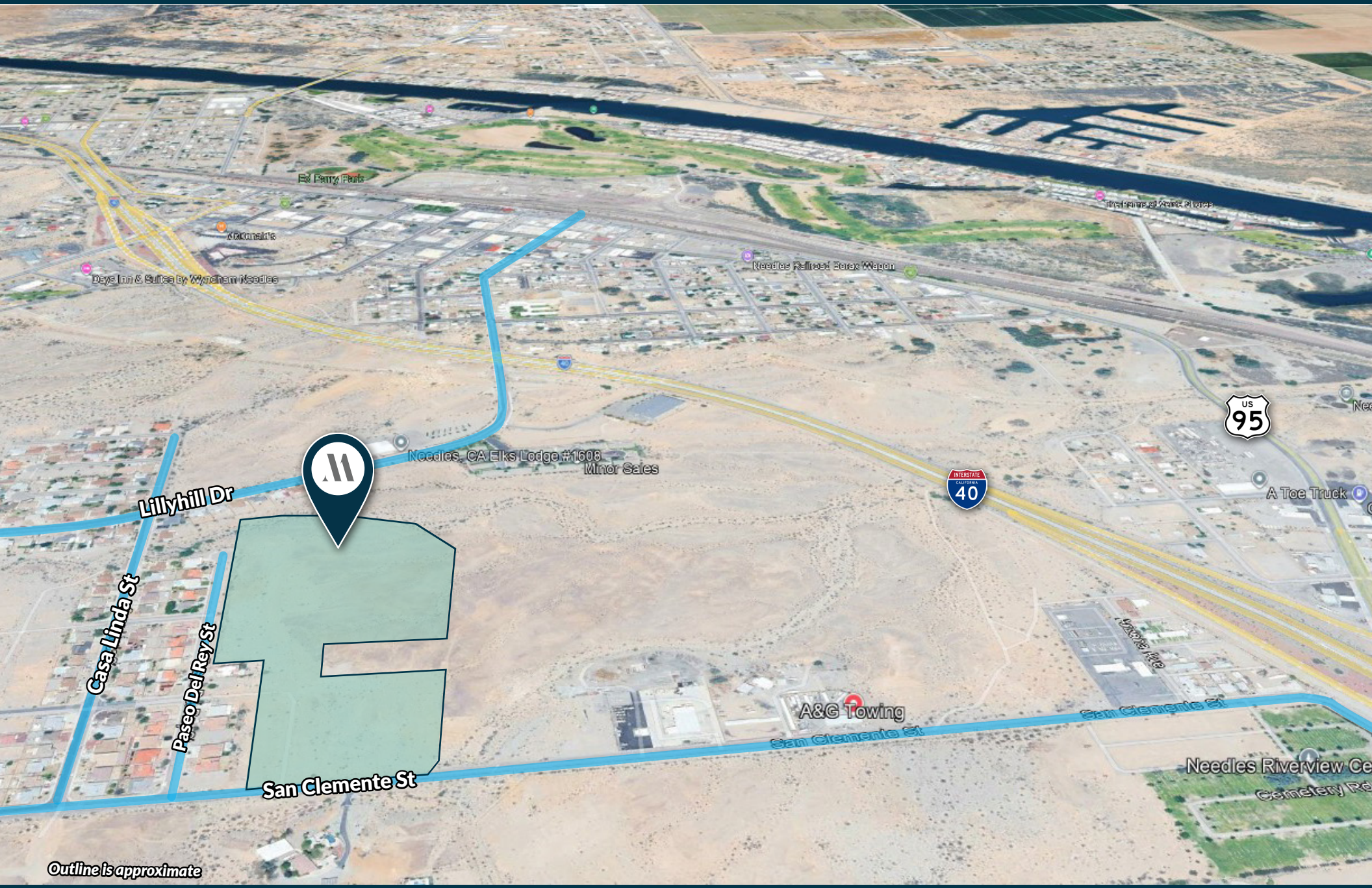

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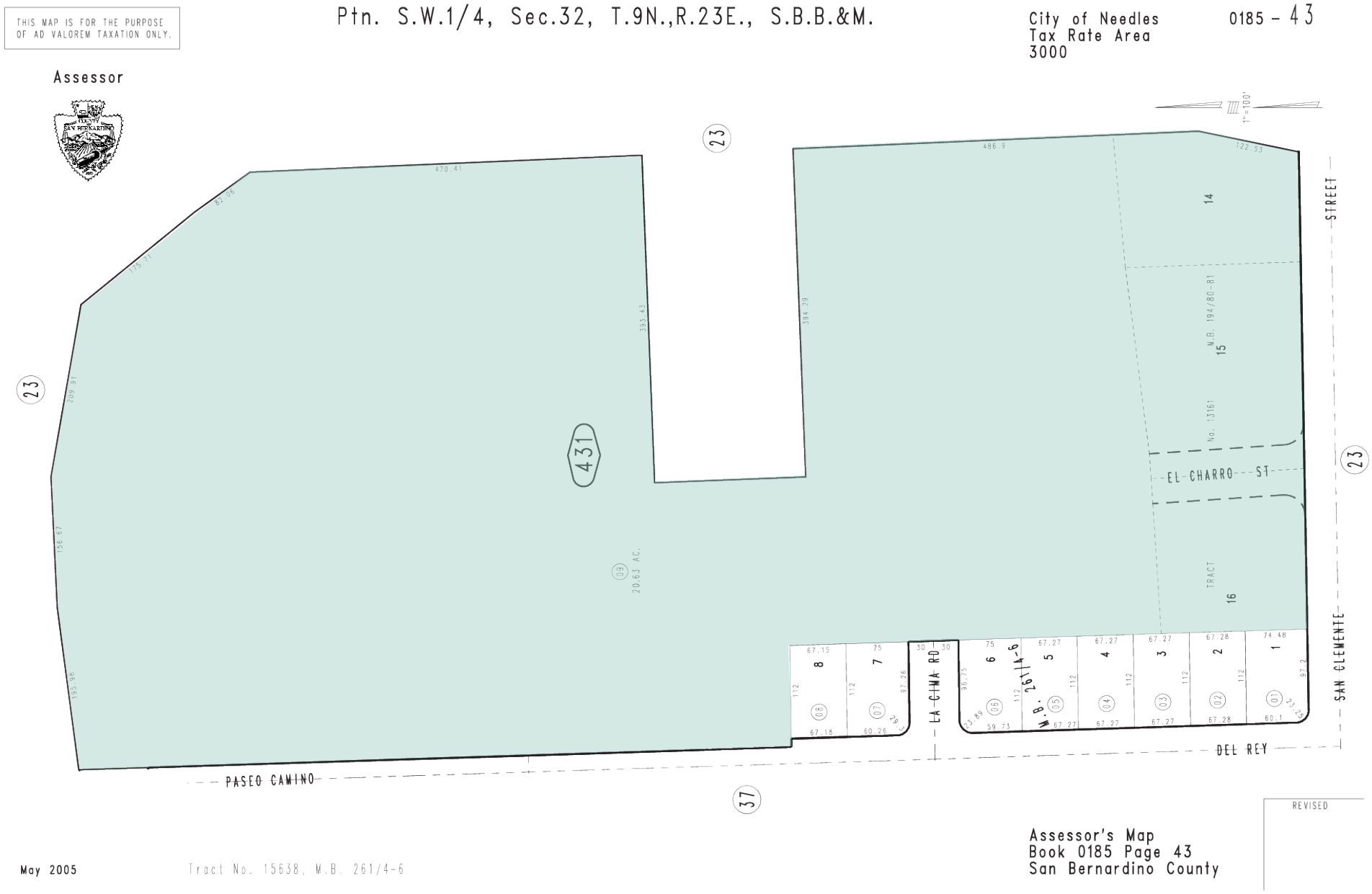

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