

Own Your Beachfront Campo for just \$499K: "POPS CAMP"

Lot 11, KM 181 North of San Felipe 21850

Property Summary

Type: **Lots and Land**

Lot type: Rectangular

Style: **Campo**

Size: 139,404 m² (20 acres.)

Development Level: Land only

Description: Location at an exceptional price: -a developer's dream! Located just North of San Felipe close to restaurants, stores and gas station near el Dorado Ranch. This extraordinary, titled 20-acre parcel, affectionately known as "POPS CAMP" (Lot 11 at K181), is priced to sell, offering the perfect scale for your private resort, luxury RV park, or expansive family compound.

Property Highlights This large parcel offers a unique combination of commercial highway access and spectacular natural beauty and beachfront property. An extensive 20-acre parcel offering unparalleled space for large-scale development.

Incredible Beachfront Views: Enjoy approximately 100 meters (330 ft) of private beach access. The beachfront features a dramatic cliff elevation that guarantees stunning, panoramic, and protected views of the Sea of Cortez.

Prime Commercial Frontage: Benefit from 85 meters (280 ft) of highly visible commercial highway frontage (at K181), ensuring easy access.

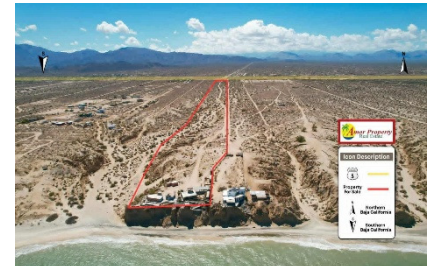
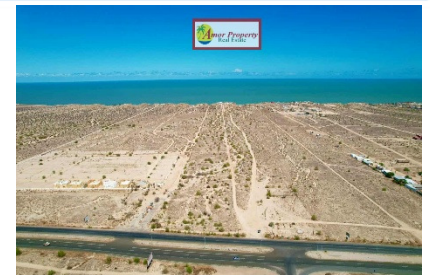
Enhanced Privacy: The southern border is defined by a natural arroyo (seasonal stream), which preserves superior side views and adds to the property's seclusion.

Internal Access: A functional road runs directly from the highway to the beachfront.

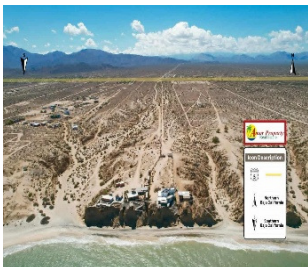
Utilities Available: Electricity is at the highway, and there is existing access to city water.

Existing Structure: A residential building on the beach can be renovated or removed, allowing you to begin on-site planning immediately."

POPS CAMP is more than just land; it's a legacy property. It's held within a Mexican corporation and is sold with the corporation, providing a straightforward and secure transfer of title for the new owner. Secure this unique combination of vast size, commercial exposure, and incredible beachfront views today, and start planning your ultimate San Felipe resort or campo!



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