



RED ROCK VILLAGE

Founding Member Guide and Community Development Plan

40 Acres and a Mule Development • Yucca, Mohave County, Arizona



Illustrative concept image only. It is not an approved site plan or a depiction of completed construction.

\$634 per founding membership

A place built around community, opportunity, and shared responsibility.

[Start at 40aamdev.com/founding-member](https://40aamdev.com/founding-member)

01 PURPOSE

Why Red Rock Village

Red Rock Village is a proposed mixed-use, affordable housing community on about 40 acres in Yucca, Arizona. The purpose is to create a place where people can live, work, build businesses, and support one another as a community.

A community with room for different people

We believe a community is stronger when people from different backgrounds can contribute, communicate, and work toward shared goals. Red Rock Village is intended to be pro-community: grounded in respect, cooperation, and the social, emotional, and financial well-being of neighbors.

The vision welcomes people who want to build across racial and cultural differences. The shared commitment is to community life: treating neighbors with dignity, taking part where possible, and helping create a better tomorrow through the work done today.

Why build in Yucca

The project starts with raw desert land, not an existing town. That creates a chance to plan housing, neighborhood-serving businesses, infrastructure, and gathering spaces together. It also means the work is substantial: land acquisition, surveys, approvals, engineering, utility planning, funding, and staged construction must all come together.

What the name represents

The name 40 Acres and a Mule honors the historical promise of land and opportunity while giving this project its own identity focused on ownership, development, and building something that can last for generations. The mule is a symbol of strength, endurance, and determination in difficult conditions.

Guiding commitments

- Community first: plan housing, commerce, services, infrastructure, and amenities as connected parts of daily life.
- Opportunity: make space for residents, local businesses, builders, tradespeople, service providers, and community partners.
- Diversity with shared purpose: value different experiences while working toward a welcoming, respectful community.
- Honest progress: communicate what is planned, what is under review, and what has actually been approved or completed.

02 DEVELOPMENT VISION

A mixed-use community on 40 acres

The website describes a long-range concept that could serve more than 2,000 residents. This is a planning aspiration, not an approved unit count, occupancy capacity, or promise of homes or services.

Homes and neighborhood life

The residential concept includes a mix of studios, one-, two-, and three-bedroom residences, townhomes, and single-family homes. Higher-density housing is part of the current vision. Modular and prefabricated construction methods are being evaluated as possible ways to improve efficiency and deliver housing in stages.

A town center close to home

The proposed mixed-use town center could include retail, restaurants, offices, professional services, community spaces, and other neighborhood-serving businesses. The intention is to create more daily needs and activity within the community, while connecting residents to services and jobs beyond the property as well.

Community amenities and services

The master plan anticipates parks, shaded walking routes, desert landscaping, gathering places, and community amenities. The website also identifies onsite security, fire and emergency-response capability, and a medical center as concepts for future planning. These are not current services or guarantees.



Concept image of people planning together; it does not represent current site activity.

What is known today

Location	Yucca, Mohave County, Arizona
Land area	Approximately 40.01 acres; raw desert land
Current zoning	AR-36A (Agricultural Residential); county approvals and rezoning are required for the broader mixed-use program.
Power	An extension to the site is required.
Water and wastewater	A well and on-site septic are planned as the current approach; engineering and approvals remain necessary.

What has to be resolved before construction

The website describes the project as being in acquisition, planning, and partnership development. Before a full build-out can move ahead, the team must advance the foundational work identified on the site:

- Complete land acquisition and confirm site control; complete survey and due diligence.
- Prepare zoning and county applications for the residential and mixed-use program.
- Develop utility and infrastructure plans, including power extension, access roads, water, and wastewater.
- Evaluate the design, costs, construction approach, funding, and partners needed to deliver the phases.

Follow progress before making a decision

Project status can change as work advances. The website offers project updates and a contact form for future residents, builders, contractors, and community partners. Review the live site and ask questions if a detail is unclear before applying for membership.

03 COMMUNITY SYSTEMS

A coordinated utility vision

The project is evaluating community-scale infrastructure so homes, businesses, and services can work together. These are planning concepts—not installed systems, approved utility operations, or a promise of service.

Water, wastewater, and conservation

The current planning direction includes a well, water storage and management, and wastewater treatment or reclamation and reuse as part of a long-term strategy. Feasibility depends on water availability, engineering, environmental review, permits, and regulatory approval.

Energy and distribution

The website describes a resilient private microgrid concept, energy storage, onsite generation, and underground electrical distribution. Power must first be extended to the site. Any generation, storage, distribution, ownership, or service arrangement would require technical design, capital, utility coordination, and approvals.

Communications

The vision is for reliable high-speed internet with redundant options that may include fiber, cellular infrastructure, fixed wireless, or satellite. Providers, coverage, speeds, construction costs, and service terms have not been finalized.

What “community-based utilities” means here

The aim is to plan infrastructure around the needs of the community and evaluate whether some systems can be privately or community managed. The phrase does not mean utilities already exist, that Red Rock Village is currently a utility provider, or that a particular system has been approved. Final ownership and operations must follow the required engineering, licensing, service-provider, county, state, and environmental processes.

Public safety and health concepts

- Onsite security and emergency-response capability are anticipated in the master-plan vision, but no team or service is currently operating on the property.
- A future medical center is a planning concept intended to serve residents and possibly the surrounding area; it depends on partners, approvals, funding, staffing, and demand.
- Roads, drainage, site grading, accessibility, and desert-appropriate landscaping are part of the infrastructure and design work still to be developed.

Why this work comes before occupancy

Water, power, wastewater, access, fire protection, and communications affect whether housing can be built and occupied safely. They must be designed, funded, installed, inspected, and authorized before the community can rely on them.

04 HOW THE PLAN ADVANCES

Phases, partnerships, and opportunity

Development is expected to move in stages. Each phase depends on completing earlier work, securing funding and partners, and receiving the approvals required for the next step.

Phase 1 Land and entitlements	Complete site acquisition and control; survey; pursue zoning and county applications; plan utilities and infrastructure.
Phase 2 Infrastructure	Plan and build roads, extend power, develop water and septic systems, and grade the site, subject to permits and funding.
Phase 3 Residential build-out	Evaluate modular and prefabricated housing and deliver residences in stages if plans are approved and financing is available.
Phase 4 Mixed-use and amenities	Pursue commercial spaces, employment centers, neighborhood businesses, and community amenities as the project grows.

Potential work and business pathways

If the development proceeds, the mix of work could grow with each phase. Examples include:

- Surveying, planning, architecture, engineering, permitting, environmental review, and project administration.
- Site preparation, grading, roadwork, power extension, water and wastewater infrastructure, electrical work, and other licensed trades.
- Manufacturing, delivery, and installation related to modular or prefabricated housing.
- Property management, maintenance, landscaping, resident services, and community programming.
- Retail, restaurants, offices, professional services, healthcare, telecommunications, energy, and community-service partnerships.



Illustrative image of potential development partners and trades. It is not a job posting or a representation of active construction.

No guaranteed jobs or contracts

These are examples of possible future opportunities, not current job openings, contracts, or promises of employment. Hiring and vendor opportunities would depend on approvals, funding, project timing, qualifications, procurement, and actual business needs.

The website currently lists December 23, 2027 as a target operational date. That is a target, not a guaranteed completion or occupancy date; it may change as acquisition, approvals, infrastructure, financing, and construction progress.

05 THE FOUNDING MEMBER PACKAGE

What membership includes

Founding membership is an opportunity to join the Red Rock Village organization at an early stage and be recognized as part of the project's beginning. Membership is open with no stated cap, and every application is subject to organizational approval.

Membership fee	\$634 per member.
Organizational membership	Membership in the Red Rock Village organization after the application is approved.
Founding recognition	The member's chosen name is planned for a commemorative plaque at Red Rock Village, after land is secured and permission to install the plaque is obtained. Installation is not guaranteed.
Future discount possibility	After construction begins, the organization may consider member discounts if it establishes and authorizes a program. No discount, amount, timing, eligibility, or terms are promised. Membership does not create priority or a right to buy or lease property.
Fee use and tax treatment	Membership fees may support organizational and project-development costs. The fee is not a charitable donation and is not represented as tax-deductible.

What membership does not include

- No lot reservation, land purchase, lease, ownership share, occupancy, access, or use rights.
- No priority to purchase or lease property and no guarantee of a home, service, project approval, or completion date.
- No voting rights, economic interest, profit-sharing, or authority over the land or project.
- No guaranteed future discount or any other benefit beyond organizational membership and the stated founding recognition.

A recognition idea under consideration

The organization may explore whether a future street could be named in recognition of a founder. This is only an idea for consideration, not a membership benefit or promise. Any street name would depend on land control, the final street plan, and any applicable naming and approval requirements. Membership does not guarantee a street name, a naming vote, or authority over the property.

How to think about the \$634

The fee is for organizational membership and founding-member recognition. It is not a payment toward a lot or home, a loan to the project, an investment return, a charitable contribution, or a real-estate deposit. Review the live terms before paying; the website controls if the terms are updated.

06 THE PROCESS IN ORDER

How to apply and what happens next

Use the Founding Member page for the current application, payment instructions, and terms. Complete each step in order and keep a copy of your submission and payment receipt.

- 1. Review the project.** Start at 40aamdev.com. Read the project overview, vision, property, infrastructure, and phase descriptions so you understand what is planned and what is still unresolved.
- 2. Open the member page.** Go directly to 40aamdev.com/founding-member and review the current membership terms, approval process, and refund policy before submitting anything.
- 3. Complete the questionnaire.** Submit the member application and provide the requested information. Use the name you want considered for plaque recognition, and confirm how it should appear.
- 4. Follow the live payment instructions.** The membership fee shown is \$634. Use only the payment method presented on the official website. If the checkout is unavailable or the page says payment setup is pending, contact the organization through 40aamdev.com before sending money elsewhere.
- 5. Wait for the organization's decision.** Payment alone does not confirm membership. The application must be reviewed and approved. If the application is declined, the website states that the full \$634 will be refunded to the original payment method, even after 30 days.
- 6. Keep your records.** Save the application confirmation, payment receipt, terms in effect on the payment date, and any approval or refund messages.

Cancellation and refunds

You may cancel within 30 calendar days after the initial payment is successfully completed and receive a full refund to the original payment method. The 30-day clock begins on the successful payment date. After that period, the fee is nonrefundable for voluntary cancellation. A declined application receives a full refund regardless of the 30-day period.

To request cancellation, use the cancellation request form on the Founding Member page. Include your member name, payment email, successful payment date, and payment reference if available. Do not include card numbers or bank details. Submitting a request is not itself proof that the refund has been processed; keep the confirmation.

Where to go

[Project website: 40aamdev.com](https://40aamdev.com)

[Founding Member page: 40aamdev.com/founding-member](https://40aamdev.com/founding-member)

[Project one-pager: 40aamdev.com/one-pager](https://40aamdev.com/one-pager)

07 CLEAR EXPECTATIONS

What is planned and what is not yet secured

Red Rock Village is an early-stage development vision. The details below are included so prospective members can make an informed decision and discuss the project accurately with others.

Land and control	The website says land acquisition is in progress and the project is completing acquisition of the 40.01-acre site. The land has not been fully acquired.
Plan status	The master-plan image is conceptual and not an approved site plan. Architectural, engineering, zoning, infrastructure, and regulatory review remain.
Zoning and services	Current zoning is AR-36A. County approvals and rezoning are required for the full mixed-use concept. Power extension is required; a well and on-site septic are planned.
Infrastructure	Water, wastewater, microgrid, connectivity, and public-service systems are planning concepts under evaluation and require design, funding, and approvals.
Timing and scale	More than 2,000 residents and December 23, 2027 are long-range vision/target figures, not approved capacity or guaranteed delivery dates.

Questions prospective members often ask

Will this membership secure a home or lot? No. It is organizational membership and founding recognition, not a real-estate transaction.

Does membership give me a vote? No. The current Founding Member page states that membership provides no voting rights.

Will I receive a discount later? No discount is currently promised. A future program may be considered after construction begins, but membership creates no right or priority.

Could a street be named after a founder? That idea may be explored, but no street name is promised. It would depend on the final plan and applicable approvals; membership creates no naming right or vote.

Is Red Rock Village already a town? No town or city incorporation is represented as approved. Any future municipal status would require separate legal and governmental steps.

Are jobs available now? The project is not advertising jobs in this packet. Potential future roles depend on approvals, funding, timing, and hiring needs.

Read, ask, then decide

Visit the official website for current information and use the Founding Member page to review the live application and terms. If something on the website differs from this packet, pause and ask the organization to clarify before submitting an application or payment.

A shared vision begins with clear expectations.

40aamdev.com/founding-member