

# OFFERING MEMORANDUM

# MIXED USE DEVELOPMENT OPPORTUNITY

0 N Dolan Springs -- 4000, Dolan Springs, AZ 86441



# Summary

Public Remarks: Stella Ranch, Dolan Spring, AZ. 4,000+ acres rich with Valuable Water Well Rights! Laughlin/Bullhead International Airport (34.1 miles / 54.9 kilometers) and Las Vegas Harry Reid International Airport (59.7 miles / 96.1 kilometers) Zoned Residential and Agricultural, minimum of 36 acres split. Unearth the treasures of Pilgrim Mine steeped in gold mining history, recharge your soul at the sparkling springs, where tranquil pond awaits your moments of reflection and makes for a secluded desert oasis. Active lease cattle grazing rights and equestrian property. Land has valuable water and electric for homestead, farming, trees, Lavender, Pistachio. But the possibilities don't stop there. Imagine creating your hilltop sanctuary with ample space for a helipad or even a private landing strip.

# PROPERTY OVERVIEW

Address: 800 Gateway DR -, Bullhead City, AZ 86429

- Includes the Historic Pilgrim Gold Mine & Mill Site, a significant and preserved piece of Arizona mining history
- Burns Springs on-site - One of the largest natural water springs in northwestern Arizona
- On-site electricity and existing water well, supporting immediate and future use
- Zoned ranch/agricultural, resulting in very low property taxes
- Highly versatile land uses: Ideal for a private fly-in community with runway, luxury or master-planned development, ranching, farming, orchards, wellness retreats, rehabilitation facilities, and more
- Exceptional natural beauty with panoramic views, fertile soils, and unmatched privacy
- Formerly owned by the Vice President of MGM
- Featured in multiple film productions due to its dramatic landscapes and favorable climate
- Rare, irreplaceable offering combining scale, history, water resources, and strategic location



# Demographics



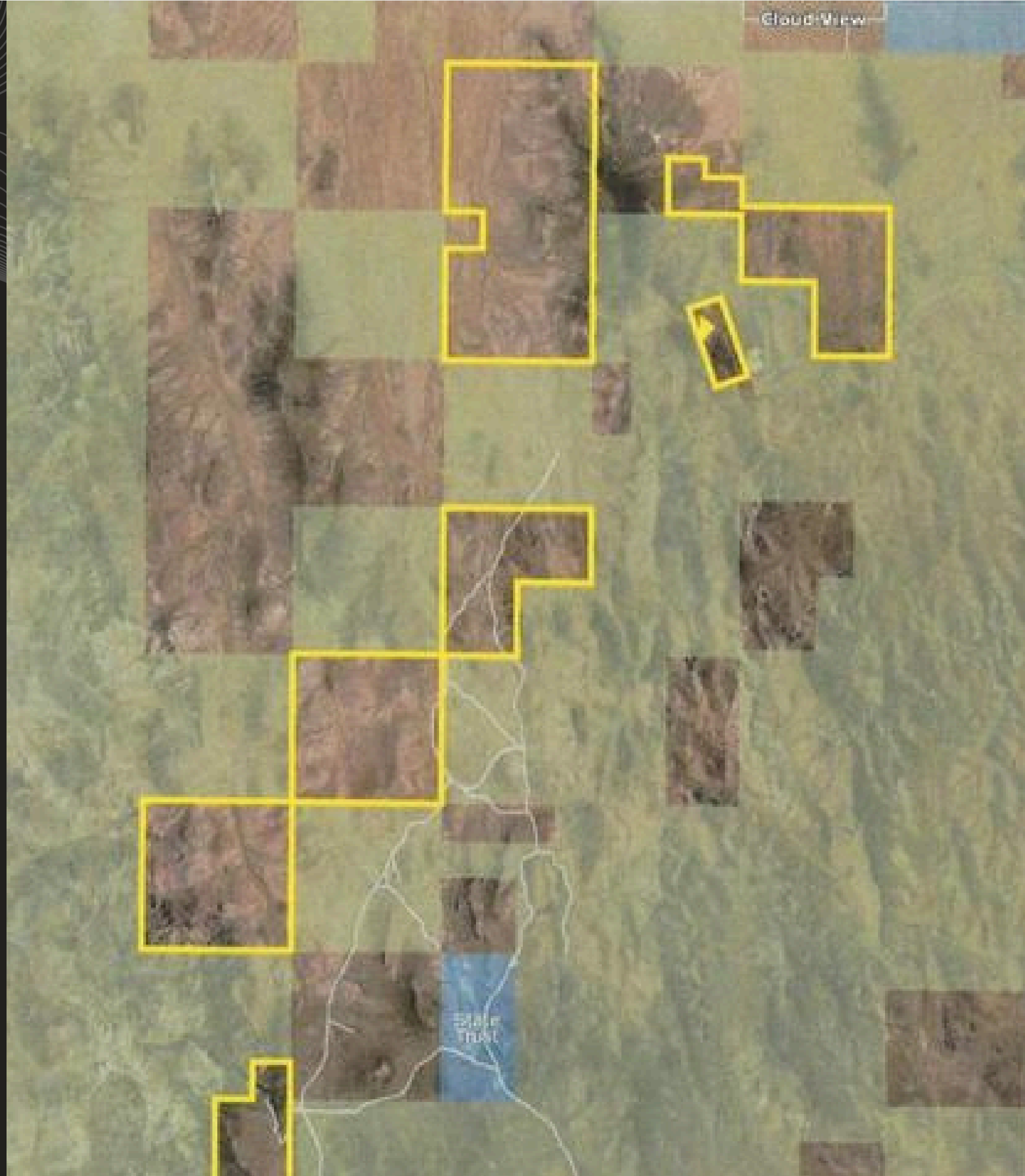
~ 42,200 Residents

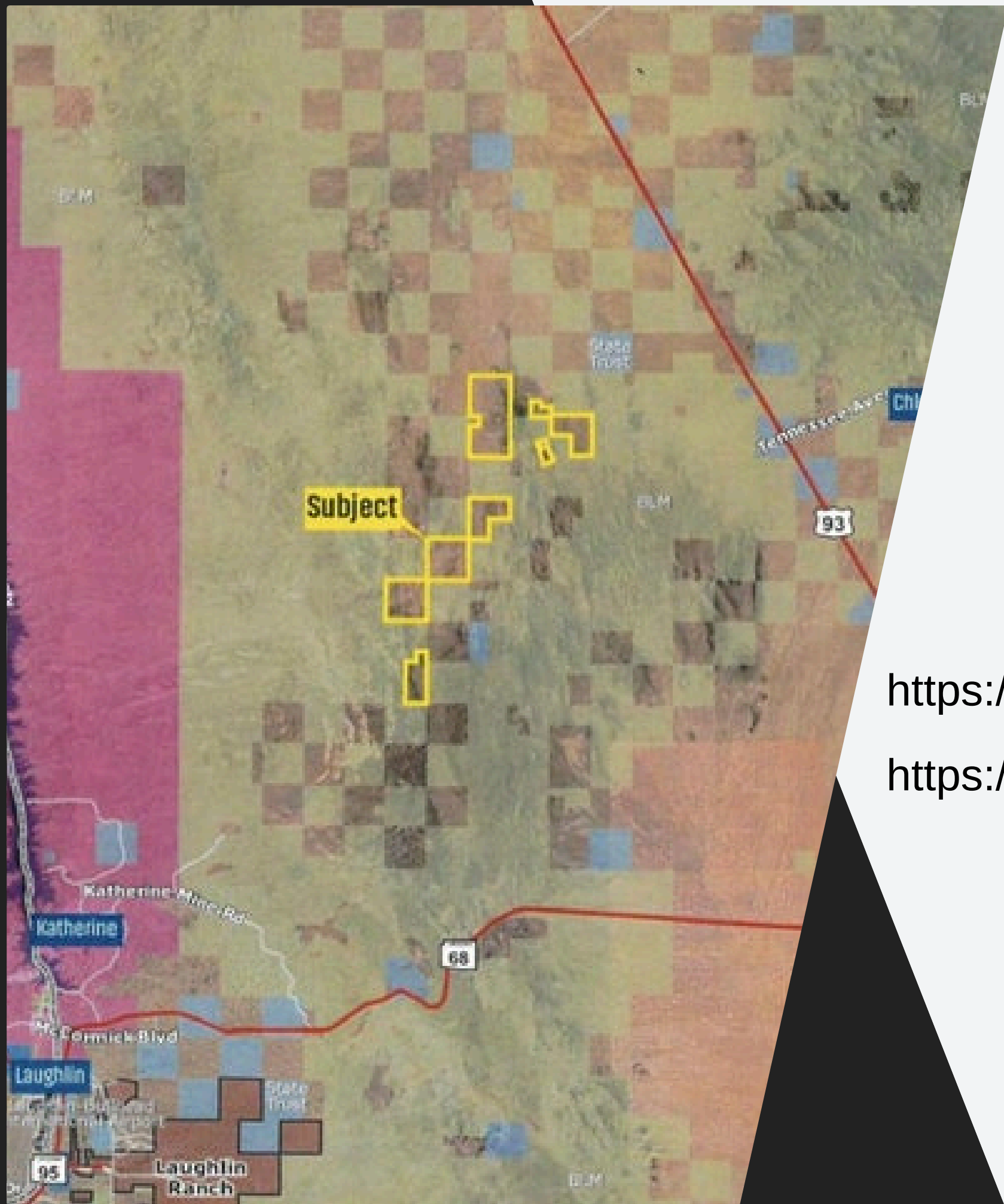


~ 20,950 Households



\$50,000+ AVG Income





# DUE DILIGENCE

<https://datausa.io/profile/geo/bullhead-city-az/>

<https://www.census.gov/quickfacts/fact/table/bullheadcitycityarizona/>

*Gerente General*