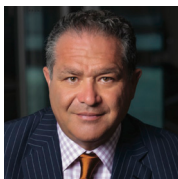


800 Gateway DR -, Bullhead City, AZ 86429  
980+ acres CENTRAL to the Tri-State Corridor | **\$8,750,000**

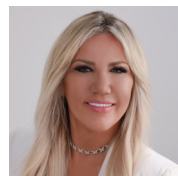


Strategically located in the business corridor CENTRAL to the Tri-State Corridor, between Las Vegas, LA and Phoenix. Adjacent to Desert Canyon at Sun Ridge Estates subdivision, nestled at the crossroads of Natchi Canyon Dr and Chaco Canyon Dr, paved roads to property.



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Russ  
Lyon

**Sotheby's**  
INTERNATIONAL REALTY

# Property Information

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Adjacent to Desert Canyon at Sun Ridge Estates, this property offers paved road access, secured water rights, and electricity on-site. With spectacular mountain views, it's ideal for development, featuring potential for new communities with walking paths, ponds, and green belts. Conveniently located near state and federal land, it's just 10 minutes from Bullhead International Airport, 5 minutes from casinos, and within walking distance to the Colorado River. Perfect for creating your vision!

## Features

Parcel Size: 981.72 Acres

Land Features: Mountain View

Land Configuration: Square Rectangular; Irregular Shape

Elevation: NA

Topography: Gentle Sloping; Rolling; Mountainous

Vegetation: Natural Vegetation

Existing Land Use: Residential Lot; Residential Acreage;

Packaged Lot

Zoned Presently: Single Family; Planned Unit

Development; Agricultural; Rural

Potential Use: Single Family; Agricultural

Freeway/Highway: Frontage

**Location:** HWY 68 & La Puerta Rd

**Size:** 981.72 Acres

**Price:** \$8,750,000

**Conditions of Sale:** The property is being sold "As-Is". Owner makes no representations or warranties as to the condition of the property. All due diligence investigation is the responsibility of the respective buyer. Seller reserves the right to withdraw the property if the minimum pricing expectations are not met through sale process.

**Zoning:** Residential, Commercial, Mixed Use

**Land Use:** Residential, Commercial, Mixed Use

**Utilities:**

**Electric:** Electric on property

**Water:** Groundwater Rights

**APN #:** 349-02-006

### 2024 Demographics

Number of Households	3,687
Persons per Household	1.99
Average Household Income	\$\$83,085
Median Home Value	\$329,673