



812 Landon Dr.
Bullhead City, AZ

US SOUTHWEST
REAL ESTATE®

Luxury 12-Unit Apartment Community For Sale

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LISTED BY



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01

PROPERTY DETAILS

PROPERTY SUMMARY

PRICING

Offering Price	\$2,995,000
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ASSETS

Number of Units	12
Year Built	2006
Living Space	16,716 sqft
Garage/RV Parking Space	6,200 sqft
Lot Size	1.11 AC
Zoning	R2MF
APN	348-017-001



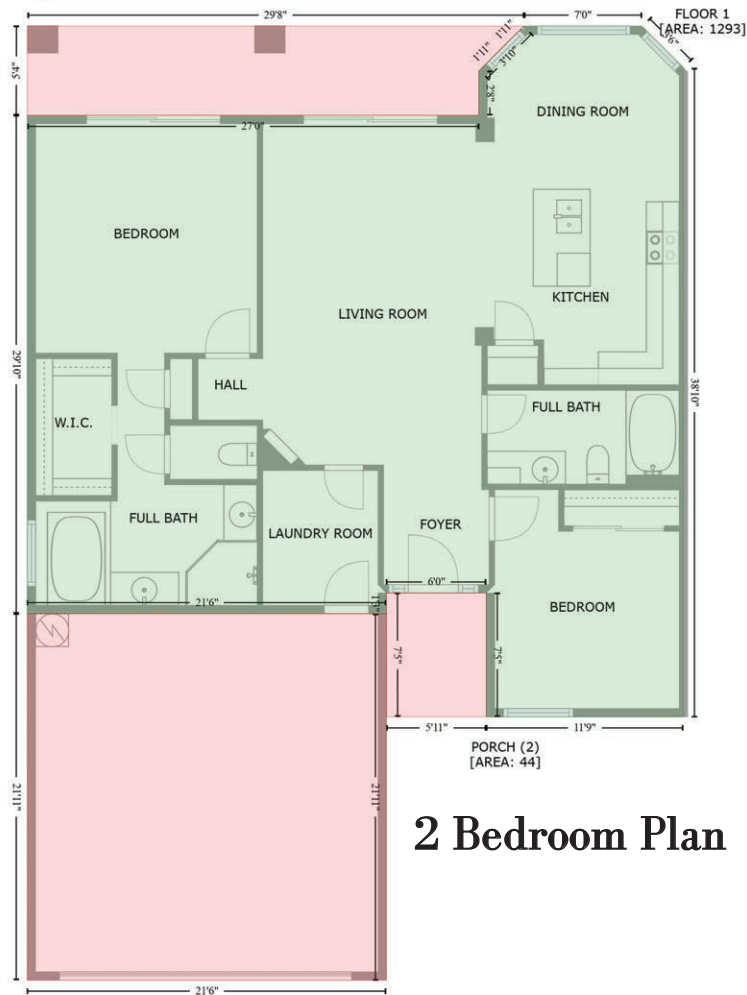
INVESTMENT HIGHLIGHTS

- Close proximity to Laughlin's Casinos
- Located in Sun Ridge Estates
- No HOA
- Close Distance to Colorado River and Lake Mohave
- 40' deep boat garages
- 3 buildings
- Subdivided into 12 individual units
- (6) 3 bedroom units, (6) 2 bedroom units

02

FLOOR PLANS

COVERED PATIO (1)
[AREA: 148]



GARAGE (3)
[AREA: 471]

BALCONY (2)
[AREA: 154]



GARAGE (1)
[AREA: 614]

03

AREA OVERVIEW

WELCOME TO BULLHEAD CITY

Bullhead City has year-round sunny weather and warmer temperatures that make enjoying the large variety of activities and entertainment we have to offer easy to enjoy, such as: local top rated golf courses, water sports and many other attractions that are only a short drive away.

Bullhead is constantly developing and expanding making it a favorable destination to enjoy beautiful desert views and life near the oasis that is the Colorado River.





NEAR BY ATTRACTIONS



LAS VEGAS

Las Vegas is considered one of the biggest entertainment meccas in the country and it's only 90 miles away from Bullhead City.



LAUGHLIN

Laughlin is directly across the river from Bullhead. It has it's own unique gambling scene and attractions to enjoy.



COLORADO RIVER

The Colorado River runs along the West side of the state through to the Grand Canyon. You can take a boat to many entertaining spots via the River.

BULLHEAD CITY DEMOGRAPHICS

42,232

TOTAL POPULATION

51.6

MEDIAN AGE

18,586

TOTAL HOUSEHOLDS

\$43,368

MEDIAN HOUSEHOLD INCOME



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