

Cross Property 360 Property View

1490 Silver Creek, Bullhead City, Arizona 86442

Listing

NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY - \$500 violation fine

Land
035163 Active

1490 Silver Creek
Bullhead City, Arizona 86442

L \$1,675,000



Tot # Lots:		Lot Type:	Multi Family
Apx Lot Dim:		Cross St:	Highway 95
Lot SqFt:	517,928	County:	Mohave
Gas:		Sub/Com:	N/A
\$/Acre:	\$140,875	Rd Front:	
Apx Acres:	11.8900	Age Rstrct:	
Zoning:	R2 District Res: Multiple Family	Land Lease \$:	
Leased Land Y/N:	No	Frequency:	
Land Lease Exp Date:			
Equitable Interest:	No		
Seller Consider Concessions?			

FEATURES

Lot Desc:	Irregular, Needs Fill, Steep	Utilities:	Elec. Available, Gas Available, UE/Mohave Co-Op to Prop
Water/Swr:	Sewer-City	Fencing:	None
View:	Casino, Mountains, River	Restrictions:	
Road Access:	Maintained-Public		
Public Rmks:	Investors and developers! Must see this 11.89-acre parcel located on Silver Creek Rd. in Bullhead City AZ in a hot spot for current development!! This R2-District Residential: Multi-Family zoned lot was previously approved for 240 apartment/condo units encompassing ten 3-story buildings. Incredible views of the casinos in Laughlin, NV, the Colorado River, and panoramic mountain vistas. Many development options including RV park, medical building, etc. would be possible with zoning change. Many industries close by that could benefit from added housing including WARMC hospital up the road. New development happening one block down on Highway 95. Water, gas, electricity located at the street.		
Directions:	Heading south on Hwy 95 turn left on Silver Creek and the property will be on your right just after Lowes to the right.		
Taxes:	\$2,150.58	Tax Year:	2024
Trc/Blk/Lot:	00/00/3	Assmnt Type:	
HOA Fees:	No	HOA A/Q/M:	
Assmnts:	No	Parcel ID:	<u>214-09-107B</u>
		Map Coord:	
		Twp/Rng/Sec:	20N/22W/13
		Flood Plain:	

AGENT/BROKER INFO

List Off:	<u>Sondgeroth Real Estate Group, LLC</u>	List Agt:	<u>Jessica Topol</u>	List Agt Lic:	SA666220000
Office ID:	<u>47250</u>	Phone:	928-234-5616	User ID:	jessicat
		Email:	<u>jessica@sgroup928.com</u>	Cell:	
				Ofc License:	LC714138000

List Team: **Team Rise / TM0051**

CoL Ofc2:

CoLAgt2:

CoLAgt2 Lic:

REALTOR ONLY: **Commercial appraisal just completed Jan 2026. Assessor description in supplements as well as proposed site plan for apartments.**

Attribution Contact: **928-234-5616**

Ph/Fax: **928-296-0083**

Email: **ken@sondgerothlaw.com**

A Website:

List Date:	01/14/2026	List Type:	Excl Right to Sell	Cont to Show:		Inet/IDX:	Yes/Yes
Expire Dt:	12/31/2026	Mort Co:		Orig LP:	\$1,675,000	Proj Clsd:	
Cont Dt:		Title Co:				DOM/CDOM:	6/6
Pend Dt:							
Cancel Dt:							

Printed By: Jessica Topol

Information herein deemed reliable but not guaranteed - - - Copyright 2026 01/20/2026 12:40 PM

Cross Property 360 Property Client View

1490 Silver Creek, Bullhead City, Arizona 86442

Listing

Vacant Land
035163 Active

1490 Silver Creek
Bullhead City, Arizona 86442

L \$1,675,000



Tot # Lots:
Apx Lot Dim:
Lot SqFt: **517,928**
Gas:
\$/Acre: **\$140,875**
Apx Acres: **11.89**
Zoning: **R2 District Res: Multiple Family**

Lot Type: **Multi Family**
Cross St: **Highway 95**
County: **Mohave**
Sub/Com: **N/A**
Rd Front:
Age Rstrct:

VT: <https://www.propertypanorama.com/instaview/war/035163>

FEATURES

Lot Desc: **Irregular, Needs Fill, Steep**
Water/Swr: **Sewer-City**

Utilities: **Elec. Available, Gas Available, UE/Mohave Co-Op to Prop**

View: **Casino, Mountains, River**
Road Access: **Maintained-Public**

Fencing: **None**
Restrictions:

Public Rmks: **Investors and developers! Must see this 11.89-acre parcel located on Silver Creek Rd. in Bullhead City AZ in a hot spot for current development!! This R2-District Residential: Multi-Family zoned lot was previously approved for 240 apartment/condo units encompassing ten 3-story buildings. Incredible views of the casinos in Laughlin, NV, the Colorado River, and panoramic mountain vistas. Many development options including RV park, medical building, etc. would be possible with zoning change. Many industries close by that could benefit from added housing including WARMC hospital up the road. New development happening one block down on Highway 95. Water, gas, electricity located at the street.**

Directions: **Heading south on Hwy 95 turn left on Silver Creek and the property will be on your right just after Lowes to the right.**

Taxes: **\$2,150.58**
Trc/Blk/Lot: **00/00/3**
HOA/Dues:
Assmnts: **No**

Tax Year: **2024**
Assmnt Type:
HOA Paid:
Flood Plain:

Parcel ID: **214-09-107B**
Map Coord:
CDOM: **6**
Twp/Rng/Sec: **20N/22W/13**



Prepared By: **Jessica Topol**
Sondgeroth Real Estate Group, LLC
2430 Highway 95, Ste 1
Bullhead City, AZ 86442

jessica@sgroup928.com
Direct Ph#: 928-234-5616
Office: 928-296-0083



Information herein deemed reliable but not guaranteed - - - Copyright 2026 01/20/2026 12:40 PM