

# RIVERFRONT PARCELS



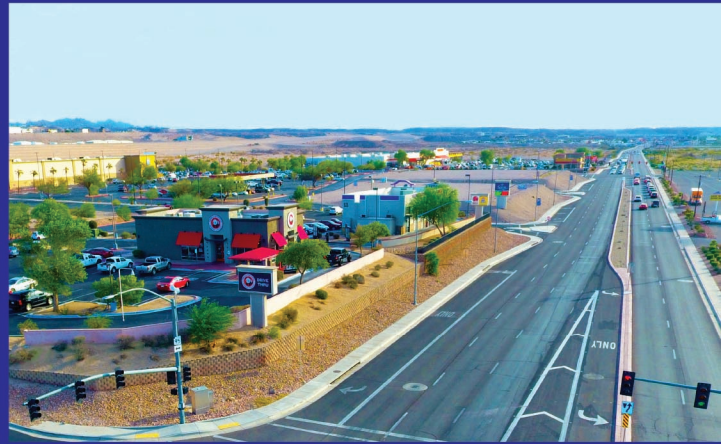
## LAND DESCRIPTION

**LOCATION:** BULLHEAD CITY, AZ

**LOT SIZE:** 76+/- ACRES

**ZONING:** C2 - COMMERCIAL

**APNs:** 347-14-037  
214-03-307



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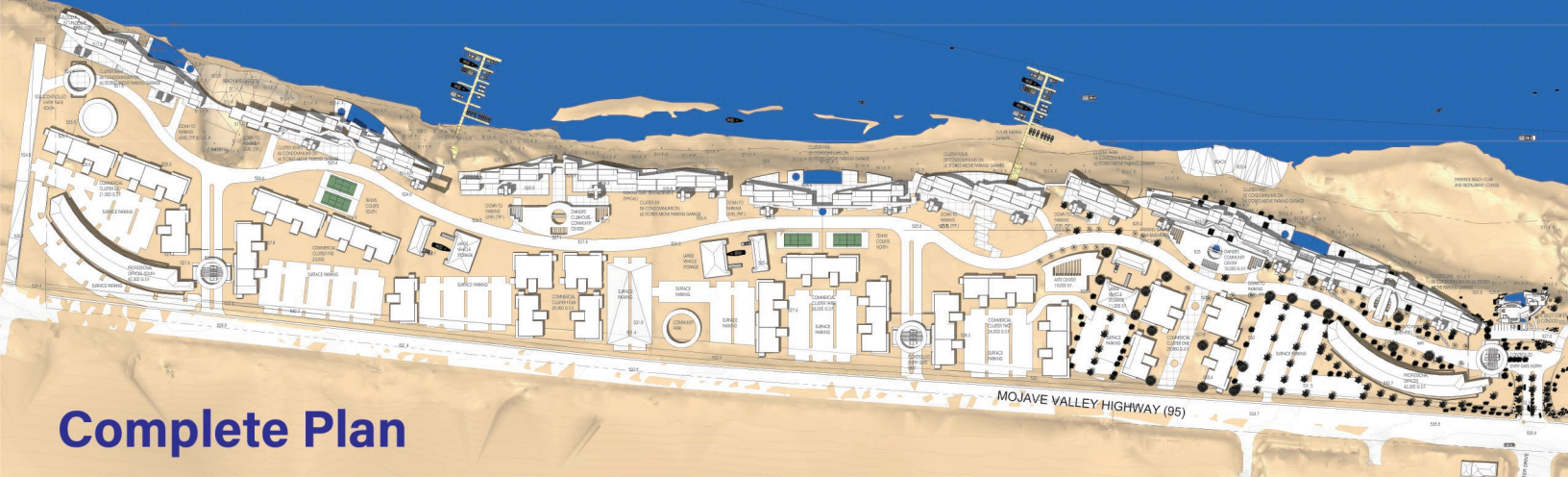


# HIGHLIGHTS

- Located right on the Colorado River
- Laughlin Hotels and Casinos across the Colorado River
- Popular “Snowbird” Destination
- Close proximity to the Airport Shopping Center
- Great location for boating and other leisurely activities
- Approximately 90 miles from Las Vegas
- Almost a mile of river and highway frontage
- Land owners consider participating land to experienced developers



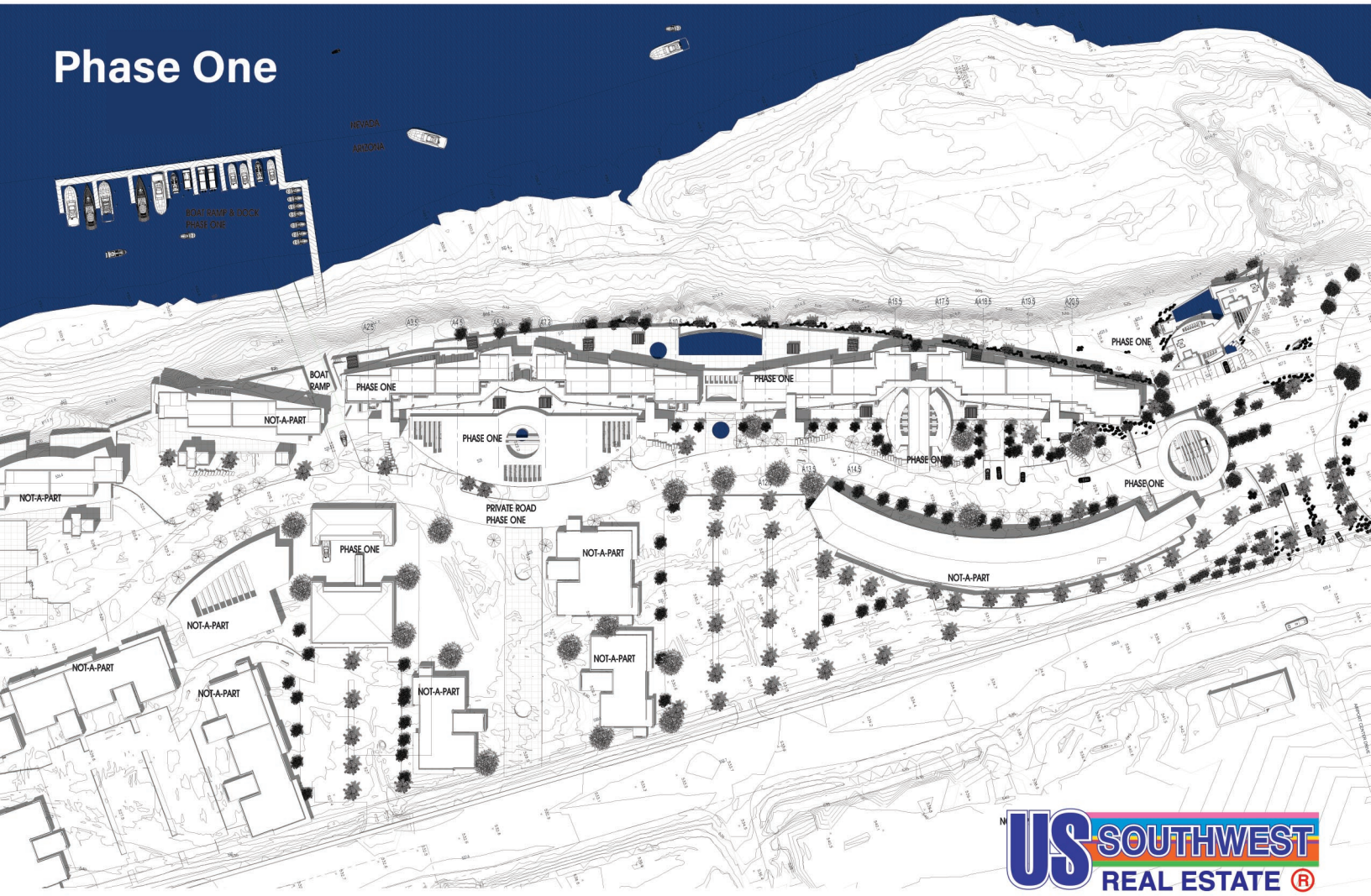




Complete Plan

# CONCEPT PLAN

## PHASE ONE



Phase One





Concept Plan Overlay





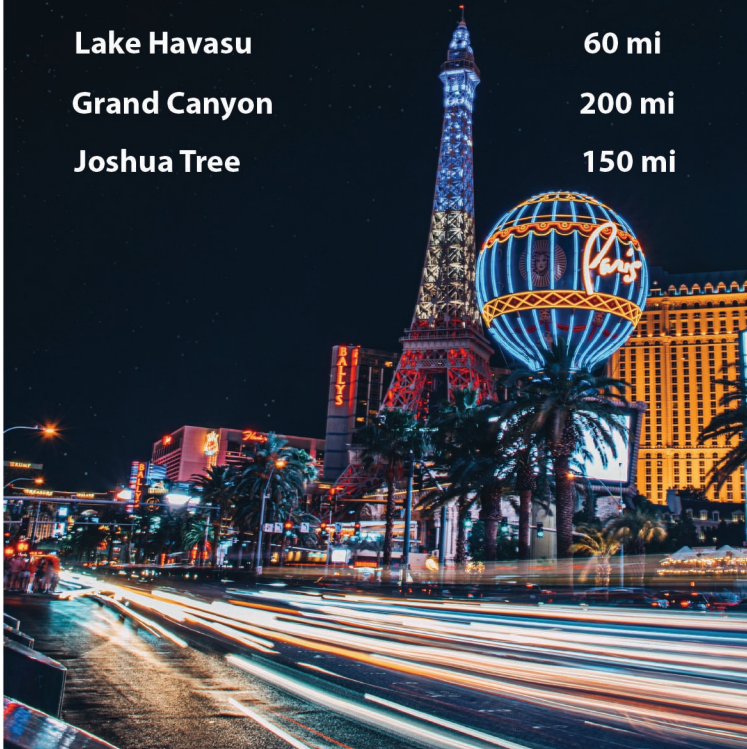
# LOCATION



These two parcels are located in Bullhead City, AZ. They have roughly 5,000 ft of frontage on the Colorado River and 4,500 ft of frontage on Highway 95. With Las Vegas being only 90 miles away, all the excitement and entertainment you could want is right at your finger tips. Not to mention, these parcels are directly across the River from Laughlin, NV, and it's own unique gaming scene.

## Surrounding Attractions

Las Vegas	90 mi
Phoenix	200 mi
Colorado River Oasis	0.5 mi
Laughlin/Bullhead Airport	3 mi
Laughlin Hotel and Casinos	3 mi
Lake Havasu	60 mi
Grand Canyon	200 mi
Joshua Tree	150 mi





# **LAUGHLIN, NEVADA**

## **Hotel Casino and Resorts**



***2,000,000 Visitors Annually***

## **Amenities**

- 9 Hotel/Casino and 1 Motel
- Over 10,000 rooms available
- 175,000 SF of meeting space
- 60 Restaurants
- 2 Museums
- 3 Movie theaters
- 34 Lane bowling center
- Outlet mall and a variety of boutiques, spas, and salons
- 14,000 Casino workers

**Laughlin attracts nearly 2 million visitors a year with it's grand gambling scene, lavish amenities and it's location on the Colorado River leading to year round fun and entertainment!**





# **BULLHEAD CITY, ARIZONA**

## **Entertainment Mecca**



Bullhead City is a favorable destination for snowbirds moving South for the winter season due to our year-round sunny weather and warmer temperatures. The large variety of activities and entertainment to enjoy is also a major draw to our city.

Spend your time on the River by taking a boat, or jet ski out for a spin. If that's not your speed, there's plenty of beaches along the River to relax on, or you can take a leisurely float on your flotation device of choice. There's also always the opportunity to go trophy fishing for bass or trout. Not to mention, Bullhead City has a number of top tier golf clubs and courses at your disposal. From families to retirees to vacationers, there's something for everyone to enjoy here in Bullhead City!





# Demographics

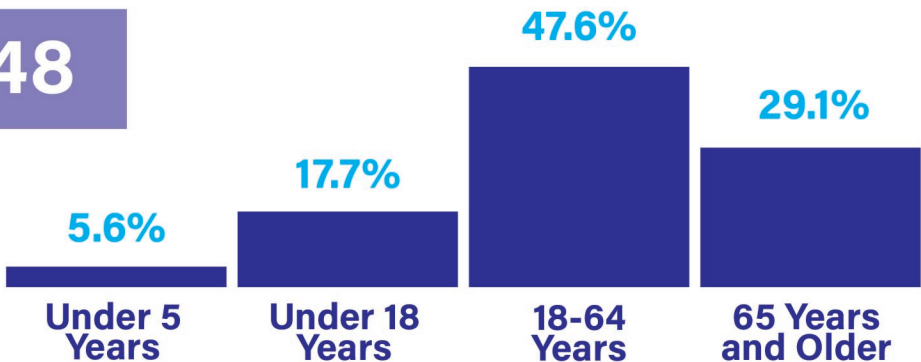


## Bullhead City

Population: 41,348

51.6

Median Age



18,586

Number of Households

2.2

Persons per Household

- Within a 20 mile radius, per the 2021 census, the total population is 81,058 with 33,374 between 20 and 64 years of age.
- High traffic count at central highway intersections, 40,000+ TPD
- Total yearly retail sales: \$630,051,000
- Total yearly retail sales per capita: \$15,609
- Total yearly accommodation and food service sales: \$74,933,000

\$43,368

Median Household Income

\$27,392

Per Capita Income

### 10 Mile Radius

	2010	2021	2026
Population:	51,744	57,444	60,361
Avg. Household Inc.:		\$57,340	\$65,195

### 20 Mile Radius

	2010	2021	2026
Population:	72,466	81,058	86,092
Avg. Household Inc.:		\$58,955	\$67,514