



# OFFERING MEMORANDUM

**2400 Laughlin Ranch Blvd - Bullhead City, AZ 86429**

Presented By:



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# Project Overview

2400 Laughlin Ranch Blvd - Bullhead City, AZ 86429

## PROPERTY HIGHLIGHTS

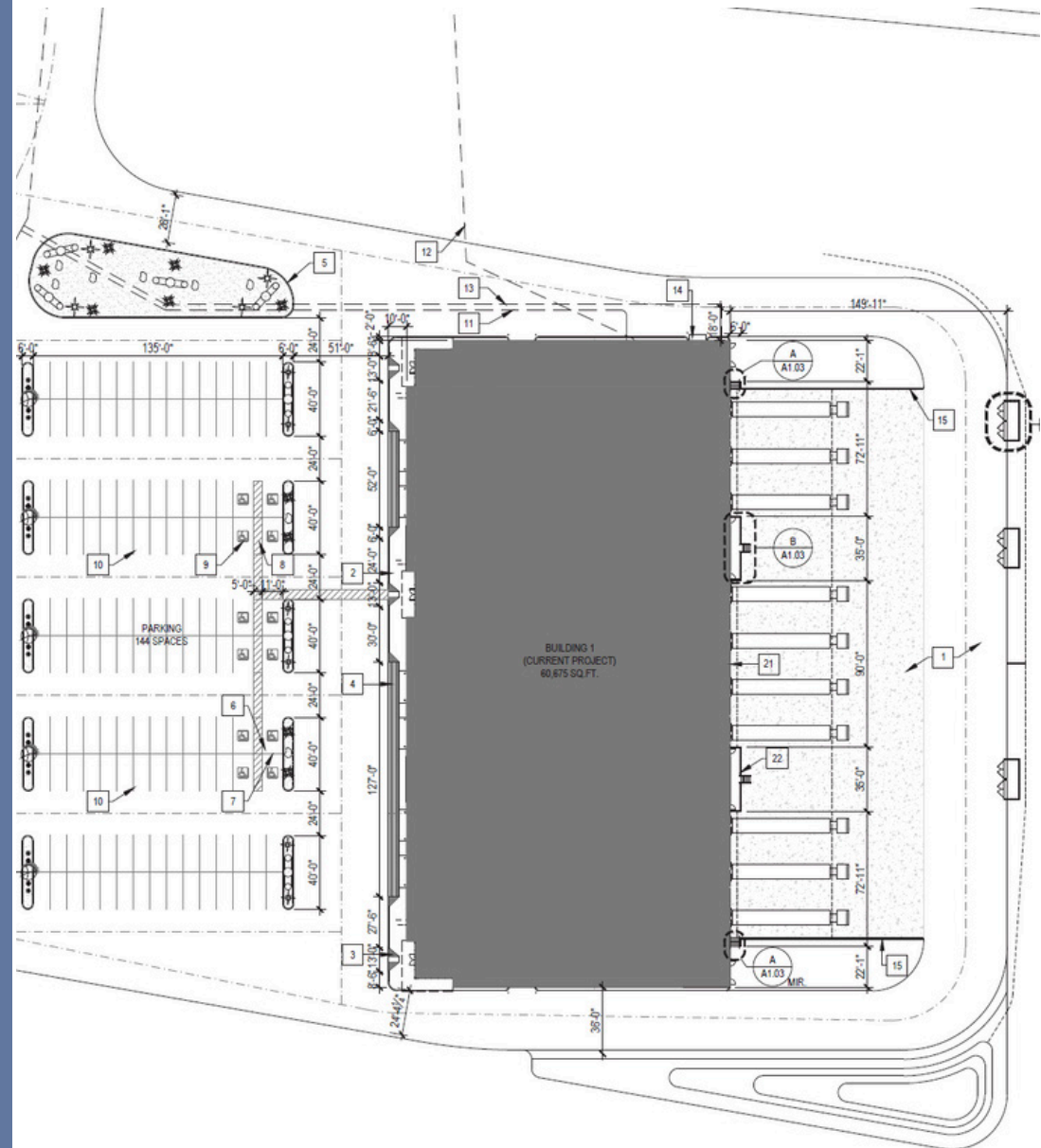
- ±132.29 Acres - Masterplan Park
- ±61,586 Spec Under Construction
- Airport and runway adjacent -  
“Through Fence Access Possible”
- Three existing Highway  
Connections I-40 & US 95 & I-11
- Economic incentives offered  
within Bullhead City and Mohave  
County
- Pro Development City & County  
Expedited Permits Possible



# Building Overview

## BUILDING SPECS

- Demisable to (3) 20,500 SqFt Units
- 2-Story Office Build to suit
- 24' Minimum Clear Height
- 50' X 43'-9" with Typical Speed Bay
- 10 Docks - (8' X 9') (3 with Levelers)
- 8 Grade Level Doors - (14' X14')
- Truck Court 149'-11"
- 144 Spaces + TBD Trailer Parks
- Roofing: 60 mil TPO
- Floor Slab 6"
- Water: 80,000 GPD
- Power: 3,000 AMP 480/277 Volt
- Natural Gas Service
- Swamp or HVAC Cooling
- Zoned M2 Heavy Industrial





# Photos



# Photos

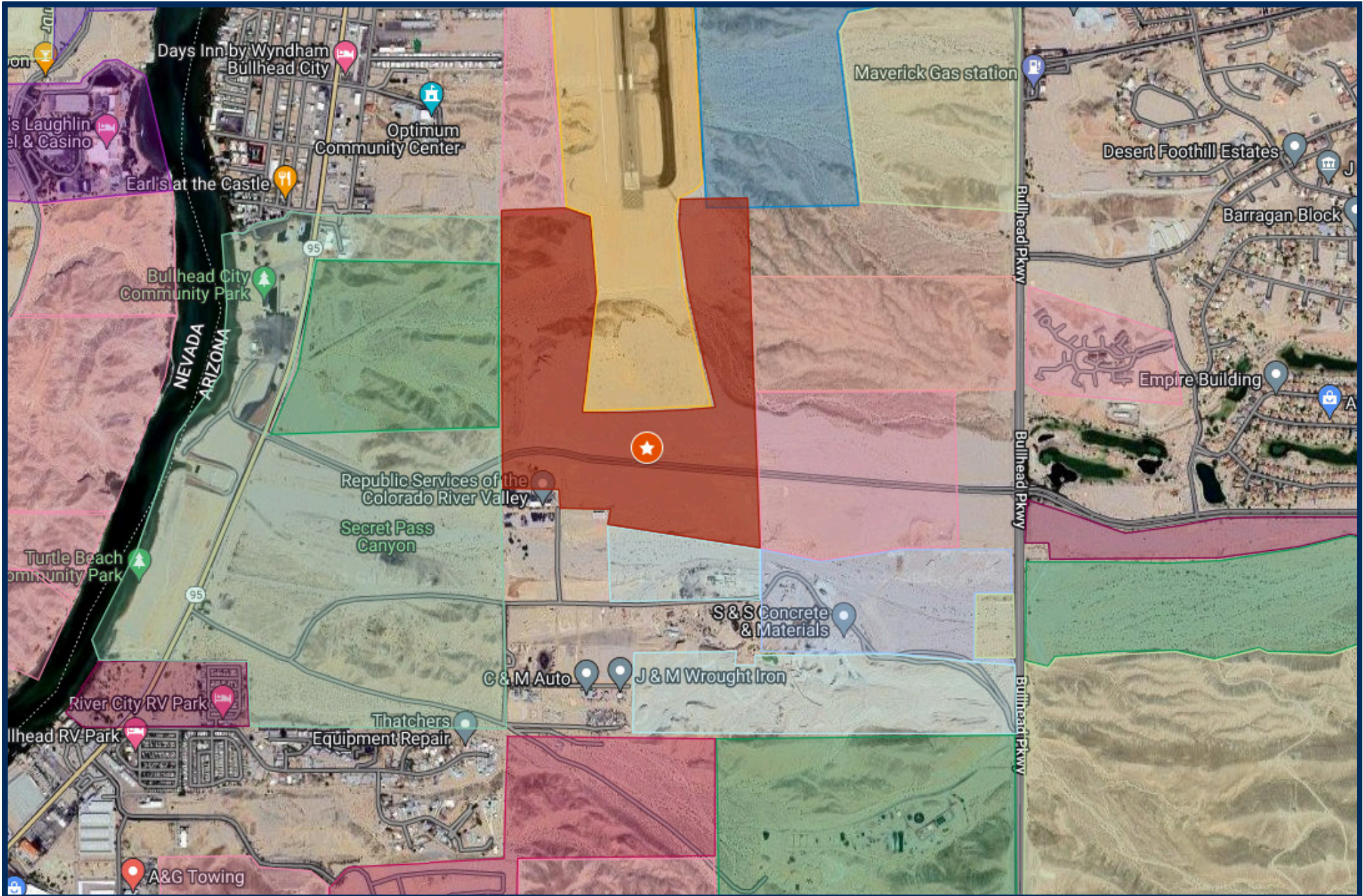


# Property Zoom



**CLICK HERE**

# Site Aerial



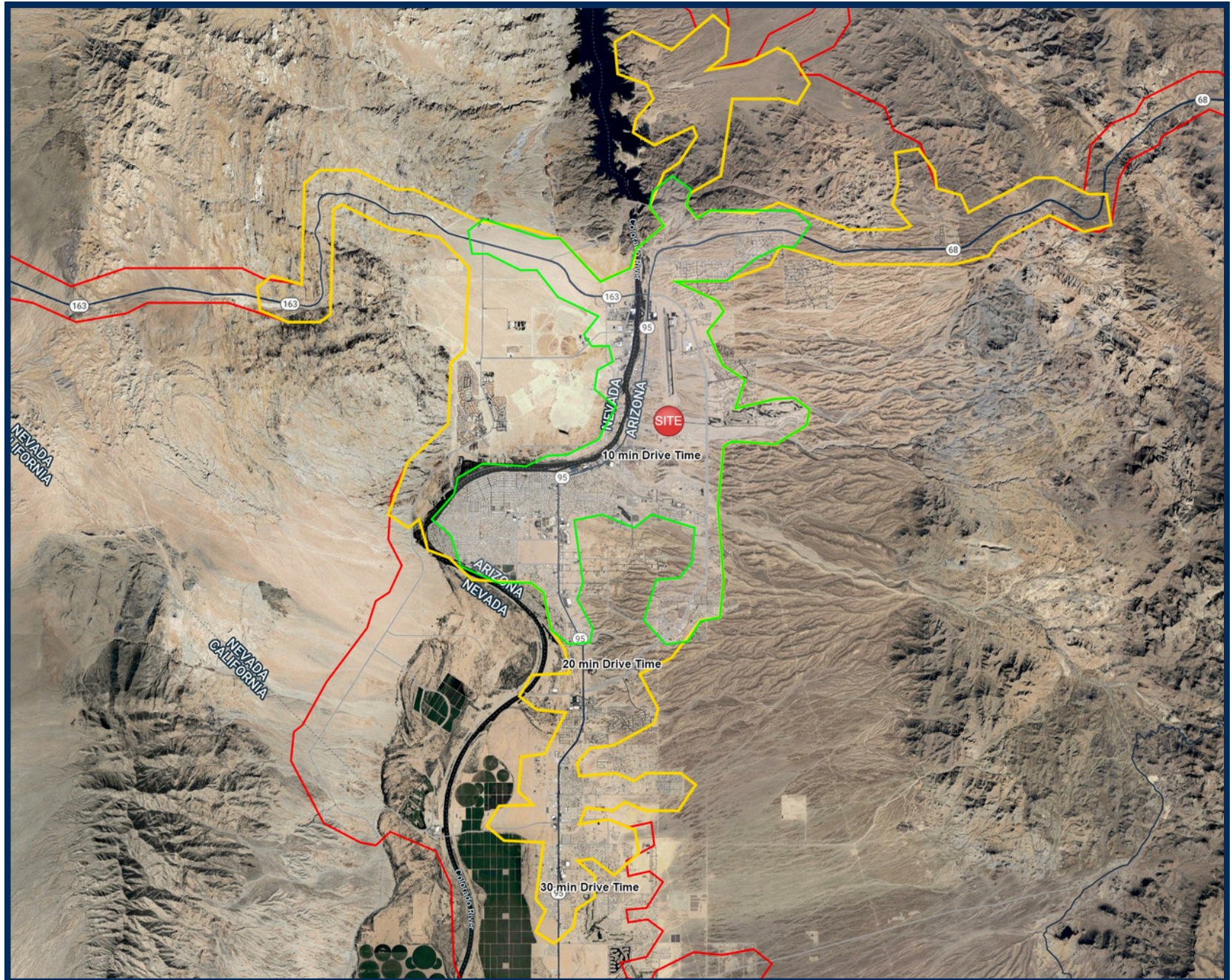


# Labor Pool & Commuting Times



## Access To Labor (By Drive Time)

- 10 Mins
- 20 Mins
- 30 Mins





# Transit Analysis From Bullhead City

From 2400 Laughlin Ranch Blvd



**Las Vegas, Nevada:**

110 miles (approx. 1.7 hours)

**Phoenix, Arizona:**

200 miles (approx. 3.5 hours)

**San Diego, California**

330 miles (approx. 5.5 hours)

**Salt Lake City, Utah**

420 miles (approx. 7 hours)

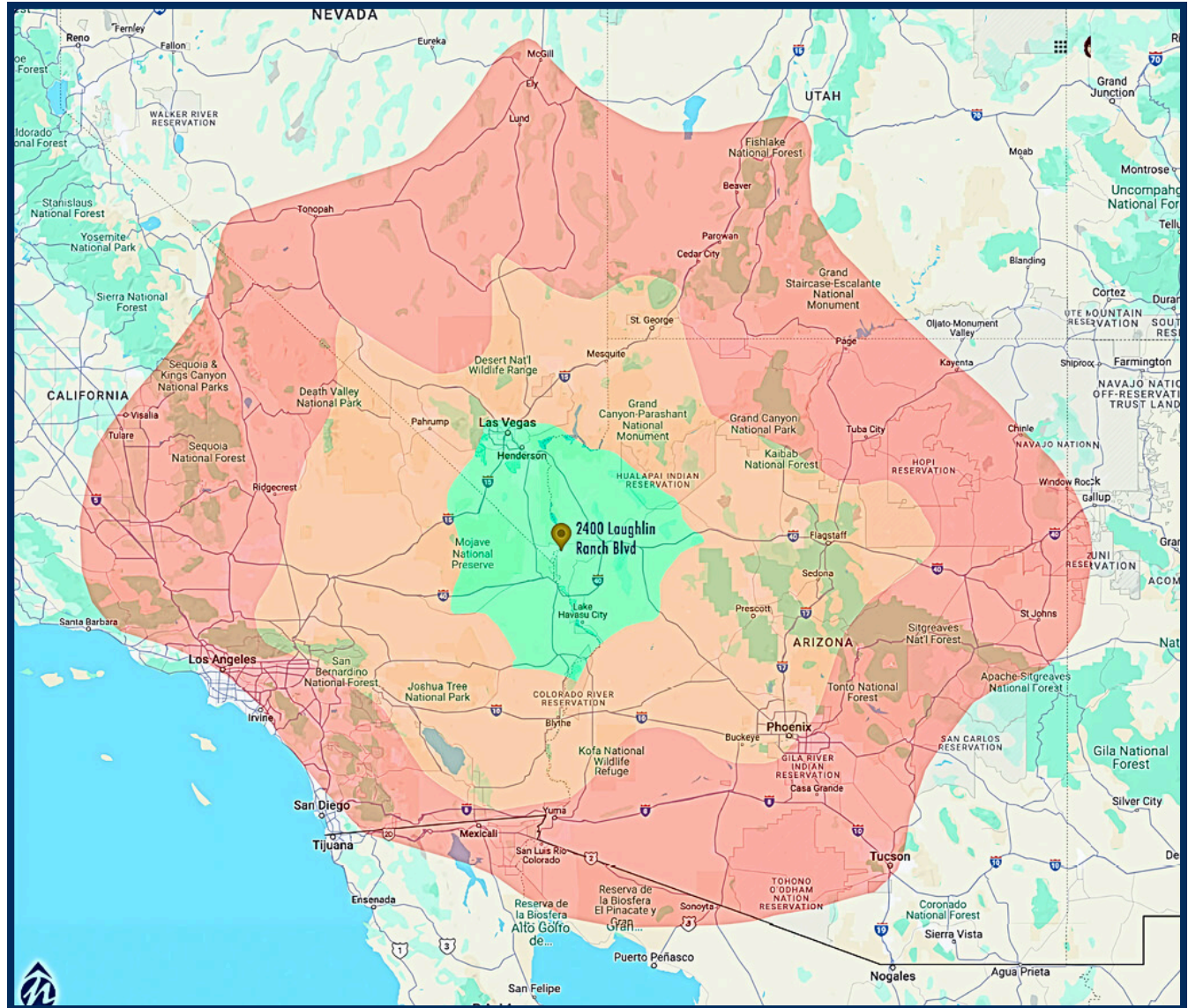
**Los Angeles, California**

380 miles (approx. 6.5 hours)



**BNSF Rail**

Needles - 23.4 Miles



**2 Hour Drive**



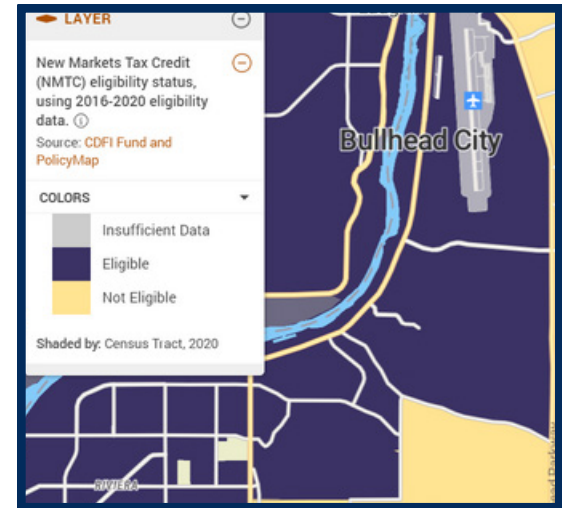
**4 Hour Drive**



**6 Hour Drive**

# Why Bullhead City?

- **Fort Mohave Development Fund & Laughlin Economic Development Corporation**
  - Provides funding for companies looking to develop large industrial projects in the area.
- **New Markets Tax Credit - CDFI Fund**
  - (The New Markets Tax Credit Program is a federal tax credit that incentivizes business and real estate developers to invest in lower-income areas.
- **Qualified Facility Tax Credit**
  - Promotes the location and expansion of headquarters facilities or manufacturing facilities, including manufacturing-related research & development.
  - The goal of the program is to encourage business investment that will produce high-quality employment opportunities for the citizens of Arizona



## Laughlin - Bullhead Bridge Q3 24

### Community Highlights













Total Tax Rate of 7.6%  
City & State Taxes



Bullhead Most  
Affordable City in AZ -  
COLI Annual Data 2023



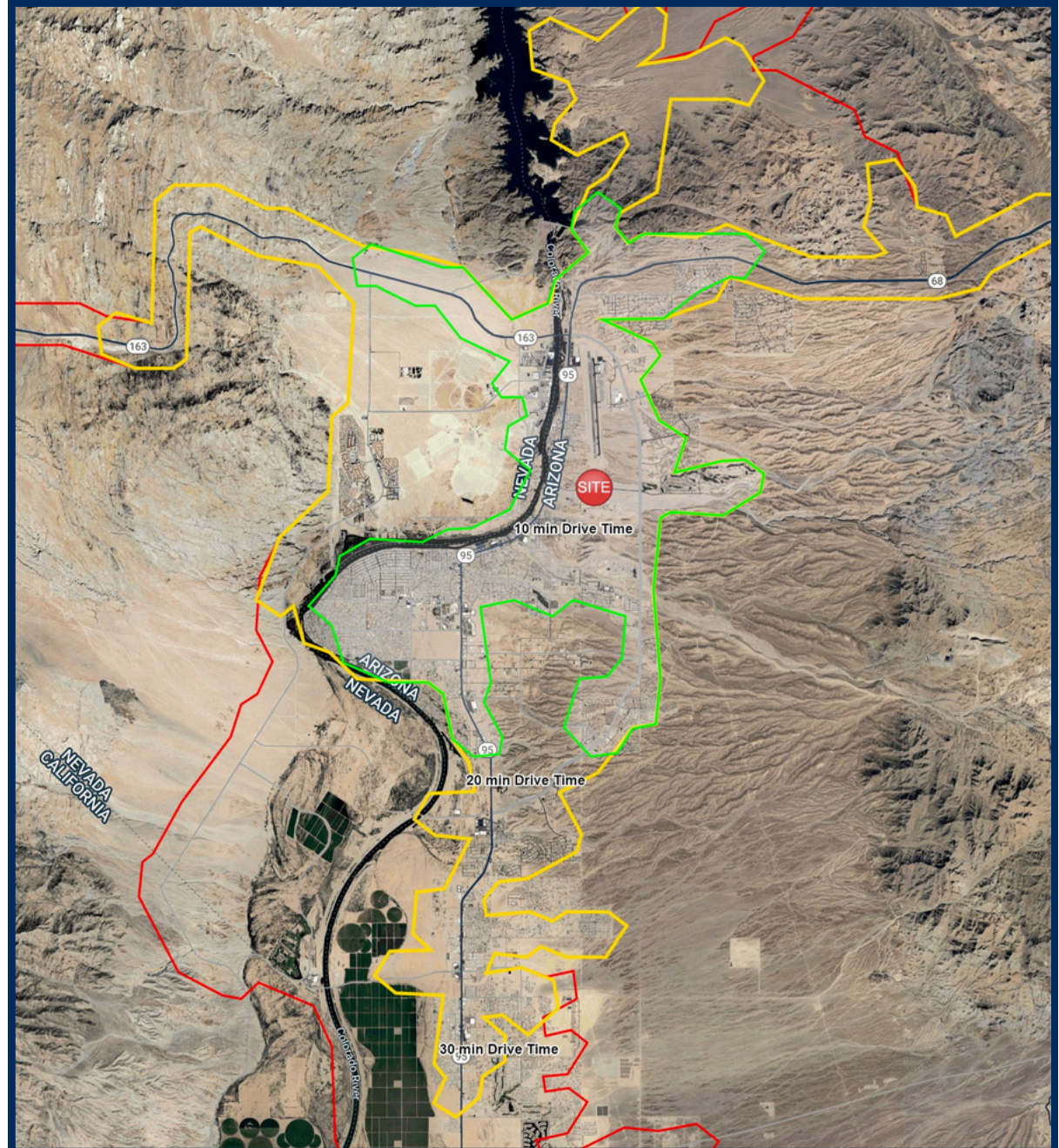
Fastest Labor Force  
Growth in Mohave  
County

Location Comparison	Phoenix / Inland Empire, CA	Bullhead City, AZ
Rental Rates	Higher 	Lower 
Location	Major market hubs 	Centralized Southwest Hub 
Air Cargo	Limited options 	Direct airport access 
Business Environment	Established 	Pro-business 
Labor Costs	Potentially higher 	Potential savings 

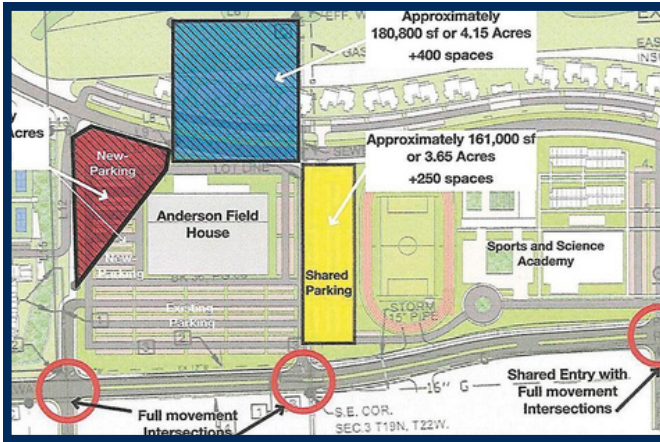
# Demographic Snapshot

## 2023 ESTIMATED DEMOGRAPHICS

	10 Min	20 Min	30 Min
<b>Population</b>			
2023 Estimated Population	29,172	1.49M	2.92M
2028 Projected Population 2020	29,674	1.57M	3.03M
Census Population	27,261	1.46M	2.88M
2010 Census Population	26,921	1.19M	2.45M
Proj. Ann. Growth 2024-2029	502	840	1,404
Hist. Ann. Growth 2020-2024	700	3,026	4,227
<b>Income</b>			
Average Household Income	\$79,481	\$73,106	\$77,984
Median Household Income	\$49,554	\$49,032	\$53,409
Per Capita Income	\$36,174	\$33,983	\$35,772
<b>Households Makeup</b>			
Estimated Households Units	16,715	30,312	36,993
Labor Pool 16+ 2024	25,212	45,739	56,642
Unemployment Rate	2.8%	3.0%	2.8%
Blue Collar Workers	48.5%	49.0%	47.1%
<b>Business</b>			
Total Businesses	9,853	9,853	9,853
Total Employees	91,045	91,045	91,045
Work Travel Time	35.2%	37.5%	22.1%
	<14 Min	<30 Min	>30 Mins

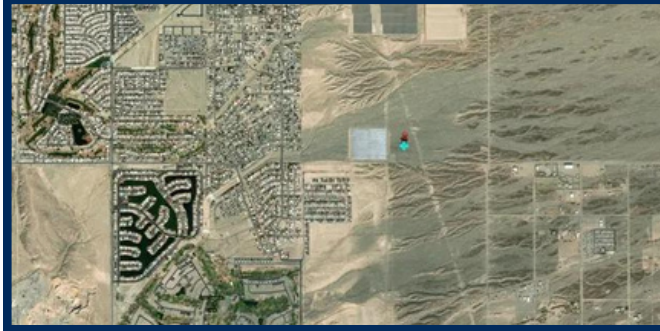


# MSA Major Highlights



## Emerald Bay 500 Acre Development

Single-family Residential: 310 homes | Condo Golf Villas: 105 units  
Multifamily Condos: 600 Units  
Golf Courses: 251 Acres | Golf Clubhouse: 40,000 SF  
Hotel: 250,000 SF | Convention Space: 200 Rooms  
Tennis Center: 10,000 SF  
Beach Club: 15,000 SF | Marina: 10,000 SF | Boat Storage: 20,000 SF  
Sports & Science Academy: 150,000 SF  
Gas Station / Convenience Store: 7.5KSF



## Mohave Electric Cooperative Natural Gas Peaking Plant

The peaking plant will generate 98 megawatts of electricity. The Mohave Energy Park is being sold as cleaner and more efficient than older turbine models. In a brochure handed out to residents, they call the project "not your grandpa's power plant," and estimate its upgraded turbine engines and filtration will drastically reduce emissions of pollutants harmful to respiratory and heart health.



## Advanced Manufacturing Training Center

Mohave Community College (MCC) launched a new era for the college and the region, with the groundbreaking ceremony for the Advanced Manufacturing Training Center (AMTC) on June 18, 2024. MCC's AMTC is expected to help meet workforce needs, prepare students for high-demand, high-skill jobs and encourage economic prosperity in the region. The AMTC will be a 36,000-square-foot facility featuring a design lab, Simulated (SIM) and Virtual Reality (VR) lab, and a Business Incubator/Maker Space. It will be home to MCC Career and Technical Education Division programs such as HVAC, Welding, Electrical, Manufacturing and others.



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For Site Tours & More Info Contact:



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