

2 PARCELS AVAILABLE FOR SALE, BTS AND GL!

SEC Meadows Drive & Highway 95 | Bullhead City, AZ



D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

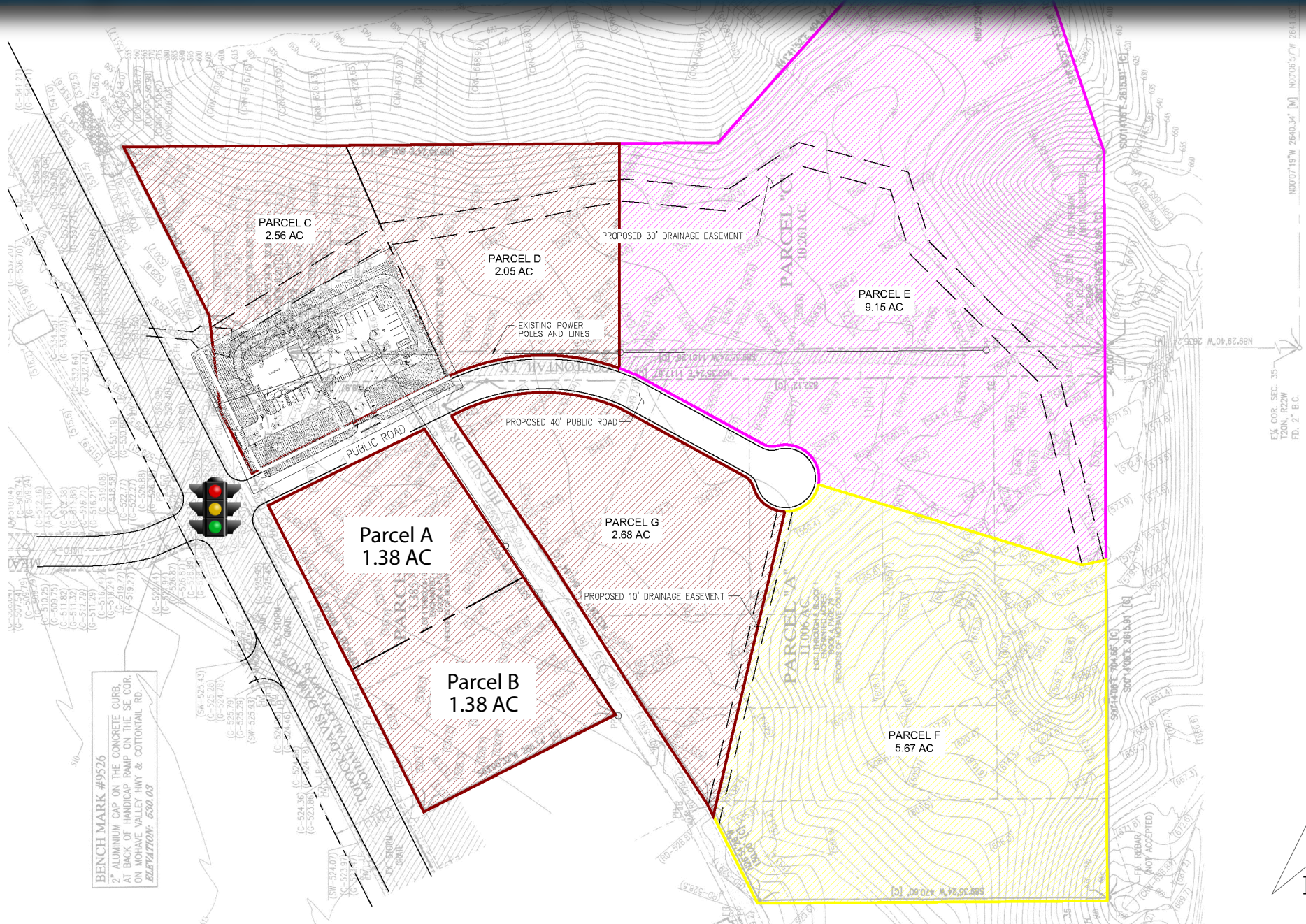
7339 E. McDonald Drive
Scottsdale, AZ 85250
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

site plan

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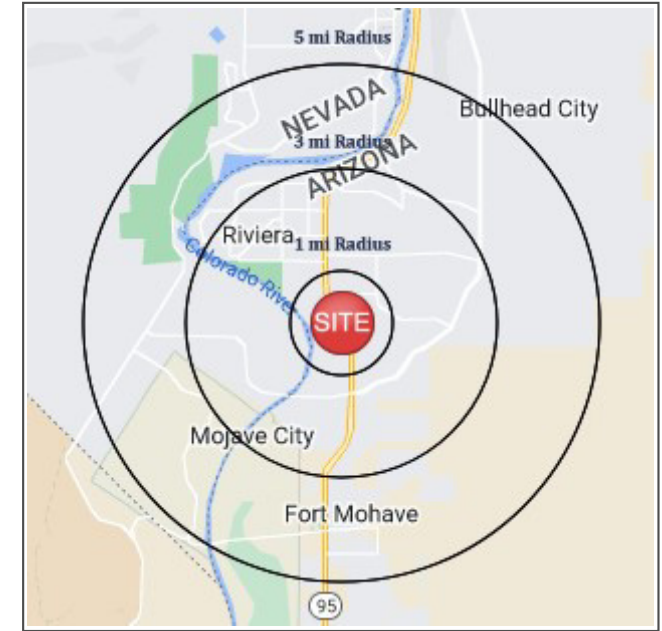
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demographics 2024

Source: *Sites USA*

POPULATION (2024)	2,450	27,022	50,307
PROJECTED POPULATION (2029)	2,464	27,435	51,126
AVERAGE HOUSEHOLD INCOME	\$59,542	\$72,013	\$70,062
DAYTIME POPULATION	2,288	21,143	35,712
MEDIAN AGE	58.3	52.7	52.9
TOTAL BUSINESSES	143	965	1,500



traffic counts: Hwy 95 | 27,812 VPD Bullhead Pkwy | 12,337 VPD

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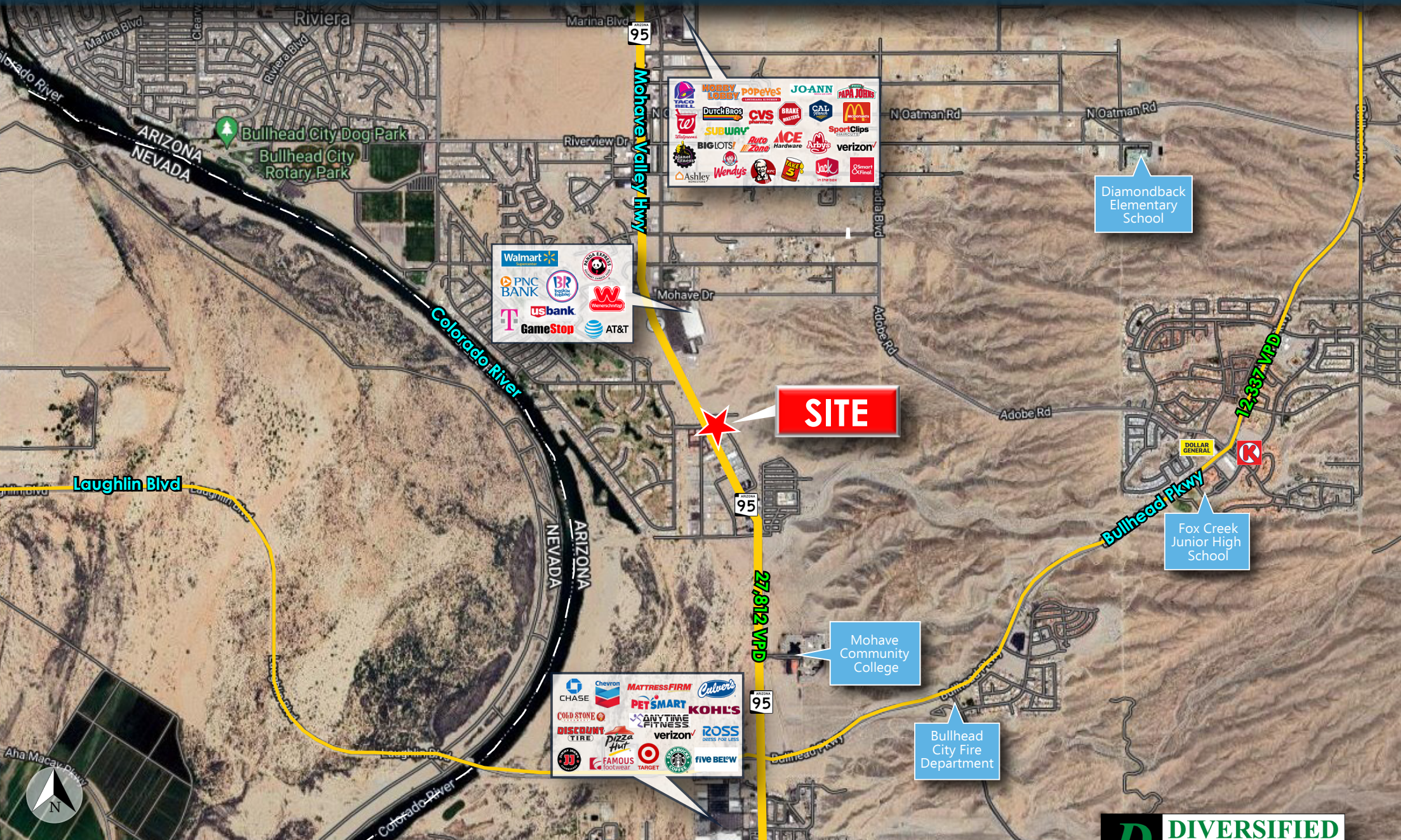
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property highlights

- Retail PADs available for sale, ground lease or build-to-suit
- Parcel A: 1.38 Acres
- Parcel B: 1.38 Acres
- Meadows Dr. will be extended to the east side of Highway 95
- Seeking gas users, auto users and drive-thru tenants!

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