

±72.59 AC - For Sale | Industrial Development Opportunity

LAUGHLIN RANCH BOULEVARD



Bullhead City, Arizona

Executive Summary

PROPERTY FACTS

- Location: Bullhead City, Mohave County, Arizona
- Total Site Area: +/- 72.59 Acres
- APN: 213-14-055
- Zoning: Light Industrial
- General Plan: Laughlin Ranch GP
- Utilities: 12" Water Line and 8" Sewer Line along Laughlin Ranch Blvd
- **Purchase Price: \$3,000,000**
- **Price/Acre: \$41,000**

PROPERTY OVERVIEW

The property being offered consists of approximately 72.59 acres of undeveloped land located along the north and south sides of Laughlin Ranch Blvd where it has 2,000 feet of frontage on each side. Laughlin Ranch Blvd is a newly constructed thoroughfare that runs east to west from Bullhead Parkway to Highway 95, which provides access into Las Vegas and California via its intersection with the I-40. The property is just to the south of the Laughlin/Bullhead International Airport and about 1.5 miles from the Arizona/Nevada border along the Colorado River. Nearby the property is the Laughlin Ranch golf club and community, as well as Laughlin, NV which is a resort and gaming industry town. In terms of the property specifics, the land has a desert terrain and is generally flat throughout. Bullhead City is less than 100 miles from Las Vegas and 300 miles from Long Beach and Los Angeles.

ZONING INFORMATION

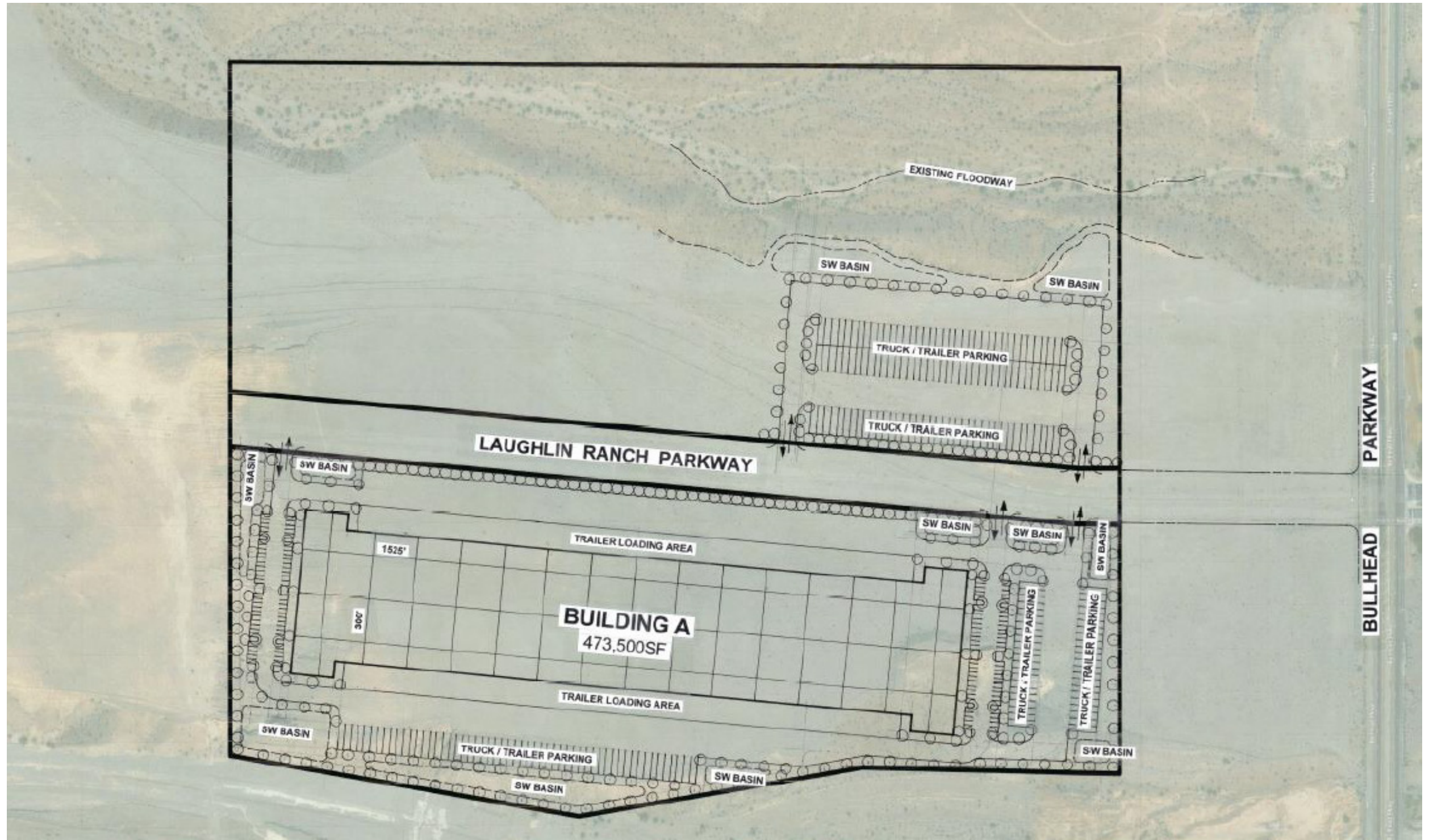
The property is within the city's Laughlin Ranch General Plan Amendment and its designated use is Light Industrial. Per the amendment, Light Industrial is to be used for major employment areas, wholesaling, manufacturing, and assembly operations. This site would be a good location for a large logistics center as it is within trucking proximity to major transportation hubs such as Las Vegas and Los Angeles.



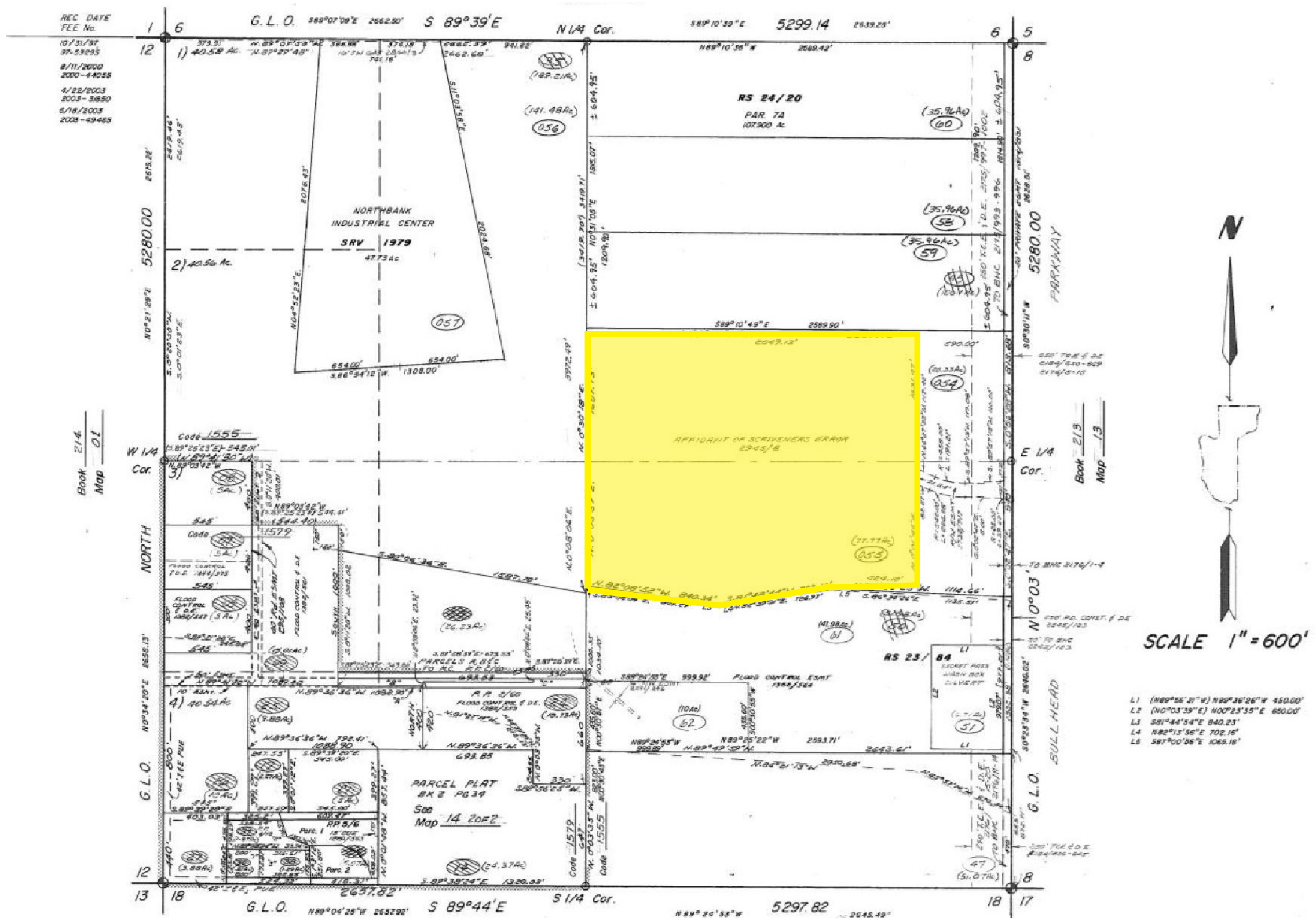
Notable Development



Potential Site Plan



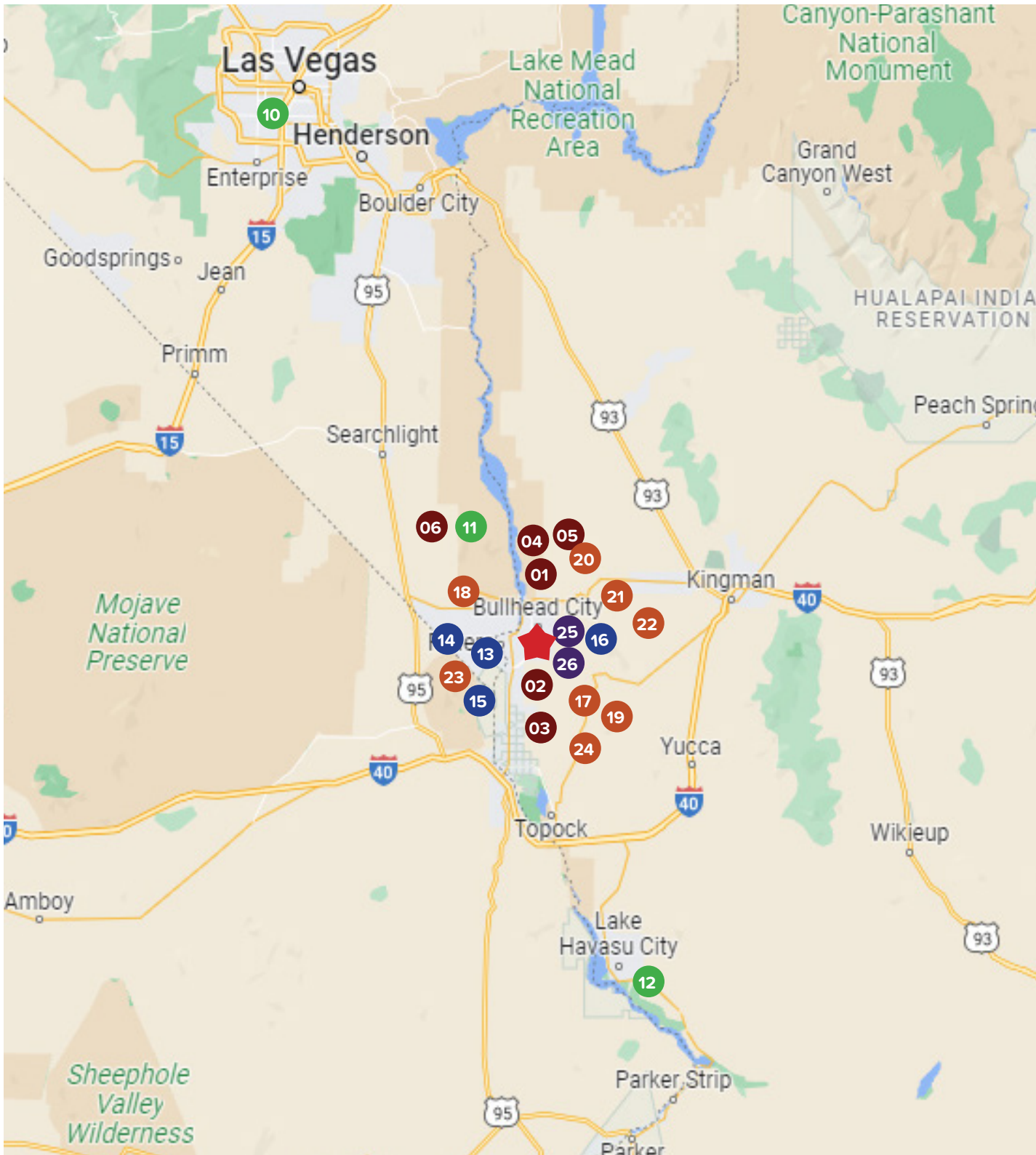
Assessor's Map



Aerial Map



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Colorado Place
- 02 Mohave Crossroads
- 03 Peper Plaza
- 04 Riverview Mall
- 05 City Square
- 06 Laughlin Outlet Center

ENTERTAINMENT

- 10 Las Vegas
- 11 Laghlin
- 12 Lake Havasu

MEDICAL FACILITIES

- 13 Desert Oasis Medical Center
- 14 Bullhead Urgent Care
- 15 Western AZ Regional Medical Surgery Center
- 16 Western AZ Regional Medical Center

EDUCATION

- 17 New Day Preschool
- 18 Bullhead City Elementary School
- 19 Diamondback Elementary School
- 20 Sunrise Elementary School
- 21 Desert Valley Elementary School
- 22 Fox Creek Junior High School
- 23 Mohave High School
- 24 Mohave Community College

GOVERNMENT FACILITIES

- 25 Bullhead City Clerk
- 26 Bullhead City Public Works

Bullhead City, AZ

Bullhead City is a city located on the Colorado River in Mohave County, Arizona, United States, 97 miles (156 km) south of Las Vegas, Nevada, and directly across the Colorado River from Laughlin, Nevada, whose casinos and ancillary services supply much of the employment for Bullhead City. Bullhead City is located at the southern end of Lake Mohave.

As of the 2020 census, the population of Bullhead City was 41,348. The nearby communities of Laughlin, Needles, California, Fort Mohave and Mohave Valley bring the Bullhead area’s total population to over 77,000, making it the largest economic region in Mohave County.

With over 60 square miles (160 km2), Bullhead City is the largest city in Mohave County in terms of total land area.

In 2011, the Laughlin/Bullhead International Airport was named Airport of the Year by the Arizona Department of Transportation. “More than 115,000 people flew into Laughlin/Bullhead International Airport on casino-sponsored charters in 2010.” In the 1980s the airport was home to the helicopters of the TV show Airwolf.

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| 2023 Summary | |
| Population | 35,321 |
| Households | 14,706 |
| Median Age | 45.7 |
| Median Household Income | \$43,500 |
| Average Household Income | \$57,329 |
| 2028 Summary Est. | |
| Population | 37,138 |
| Households | 15,471 |



FOR MORE INFORMATION CONTACT:

BRANDON SUDWEEKS

DIRECT: (951) 297-7425

CELL: (951) 442-3763

E-MAIL: brandons@cbcsocalgroup.com

CALDRE: 01435174

ERIC WASHLE

DIRECT: (951) 297-7429

CELL: (714) 323-3862

E-MAIL: ericw@cbcsocalgroup.com

CALDRE: 02076218

MICHAEL PIZZAGONI

DIRECT: (951) 267-2912

CELL: (480) 625-7495

E-MAIL: mpizzagoni@cbcsocalgroup.com

CALDRE: 02200504



27368 Via Industria, Suite 102

Temecula, CA 92590

T:(951) 200-7683 | F:(951) 239-3147

www.cbcsocalgroup.com

CALDRE: 02089395