3801 Bullhead Parkway, Bullhead City, Arizona

ARIZONA'S WEST COAST

190.86+- Acres / 4,864'+- Colorado River Frontage
1,800' Bullhead Parkway Frontage/800' Championship Drive
Adjacent New Laughlin/Bullhead Bridge

LOCATED IN A NEW MARKETS TAX CREDIT AND OPPORTUNITY ZONE

Gaylor Cope Designated Broker/Owner 928-201-1117 Email: rvrllc@yahoo.com

www.RiverValleyRealtyAZ.com

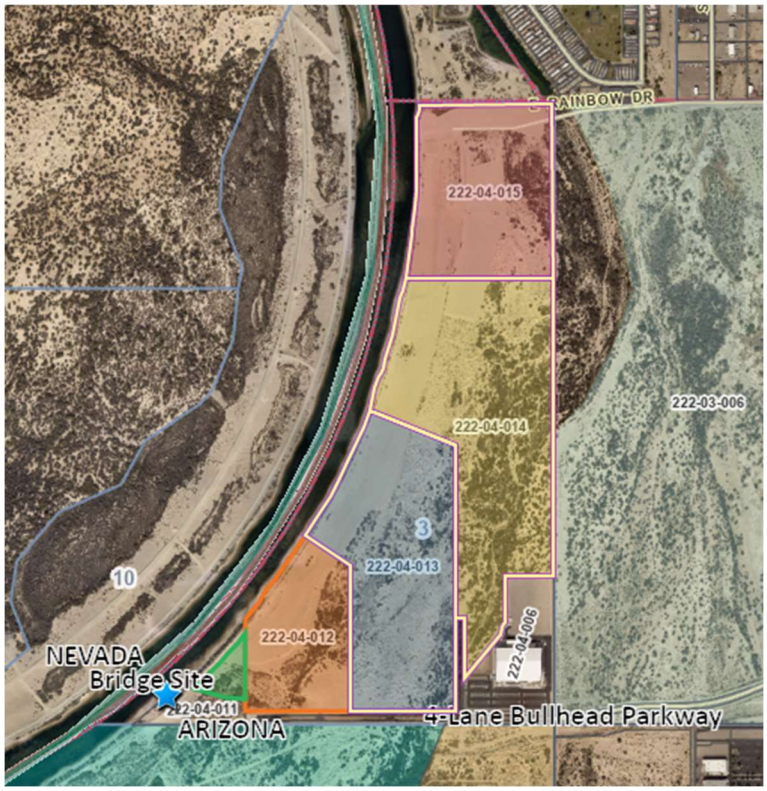
This is a recent drone of the property,. Courtesy Robert Bilbray

Laughlin Bullhead City Bridge construction Update September 18th, 2022, 9AM

Laughlin Bullhead City Bridge Monday at Rest September 26th, 2022 - YouTube

BELOW, UTILITY MAP, FULL UTILITIES AVAILABLE @ NWC BULLHEAD PARKWAY & CHAMPIONSHIP DRIVE w/ SEWER, CURB & GUTTER, STREET LIGHTS INSTALLED

4 PARCELS – +-190.86 Acres - +4,864’ Colorado River Frontage



PARCELS

All measurements/lineage are approximate

222-04-015 has +-1,671' of Colorado River frontage on 40.19 Acre parcel, this parcel has its own ingress/egress off Hwy 95 at westward end of Rainbow Drive, all utilities on Rainbow Drive.

222-04-014 has +- 1,168' of Colorado River frontage and a large 71.68 Acre parcel and >400' of Championship Drive's East side of street including Championship Drive dead ends onto this parcel.

222-04-013 has +-900' of Bullhead Parkway frontage and +-800' west side of Championship Drive frontage which includes that NWC and intersection of Championship Drive and Bullhead Parkway. +-1,200' of Colorado River frontage on 53.47 acres.

222-04-012 has +-900' Bullhead Parkway and first parcel Laughlin Bullhead Bridge landing in Arizona, +-885' of Colorado River frontage on 25.05 acres.

http://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions

THE PROPERTY IS LOCATED IN A NEW MARKETS TAX CREDIT AND OPPORTUNITY ZONE

- Zoning is R1L, limited to SFR site built, possibly ideal Mixed-Use development location
- The City General Plan overlays the area as CRR, Commercial Residential Resort.
- Flood Zone is X, 99% of property is clear, 2021 FEMA study.
- 12" Water Main @ SEC of parcel 013.
- Curb, gutter, sewer, streetlights on Bullhead Parkway and Championship Drive.
- Electric and Natural Gas+ are ready to serve @ SEC of parcel 013
- New Laughlin Bullhead Bridge Project is scheduled to OPEN spring 2024.
- The site is ideal for a Mixed-Use Riverfront Development.
- +4,864' of Colorado River Frontage
- 4 mil. dollar Bullhead Parkway Extension w/4 lanes, sewer, curb, gutter and streetlights to the new 55 million-dollar Laughlin/Bullhead Bridge site, two ingress/egress onto property off Bullhead Parkway w east bound/turn lanes.
- 800' of new public street Championship Drive and the NWC of new high-profile intersection of Championship Drive and Bullhead Parkway with the new 30-million-dollar Anderson Fieldhouse (an enclosed climate-controlled Event Center) @ NE corner.

Offered Exclusively by:
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