

ARIZONA'S WEST COAST

190+ Acres adjacent New Laughlin/Bullhead Bridge site
4,864' COLORADO RIVER FRONTAGE LOCATED IN A NEW MARKET OPPORTUNITY ZONE

Laughlin Bullhead City Bridge Construction Update November 6th, 2022 - YouTube

3801 Bullhead Parkway, Bullhead City, Arizona

**LOCATED IN A NEW MARKET'S
TAX CREDIT AND OPPORTUNITY ZONE**

- New Laughlin Bullhead Bridge Project is scheduled to OPEN spring 2024.
- 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
- 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.



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