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3801 Bullhead Parkway, Bullhead City, Arizona

ARIZONA'S WEST COAST
COMMERCIAL/RESIDENTIAL/RESORT

4,864'< of Colorado River Frontage/190.86 Acres

Emerald Bay – City Approved Planned Area Development:

https://bullheadcity.granicus.com/MetaViewer.php?view_id=2&clip_id=1780&meta_id=43911

LOCATED IN A NEW MARKETS TAX CREDIT AND OPPORTUNITY ZONE



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

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[Laughlin Bullhead City Bridge Construction Update April 15th, 2024](#)



[Bullhead Parkway Bridge Final](#)





PARCELS

All measurements are approximate:

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

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

222-04-013 +- 1,050' Colorado River frontage with 53.47+- acres and 900'+- Bullhead Parkway frontage plus +-800' west side of Championship Drive frontage which includes NWC and intersection of Championship Drive and Bullhead Parkway.

222-04-012 +-885' Colorado River frontage with 25.05+- acres and 900'+- Bullhead Parkway frontage and is first parcel adjacent to the new Laughlin Bullhead Silver Copper Bridge landing in Arizona.

<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 Mixed Use - as approved by City Emerald Bay PAD 4/16/2024
- New 55-million-dollar Silver Copper Crossing bridge Laughlin/Bullhead opened June 2024.
- >4,864' of prime Arizona West Coast Colorado River Frontage.
- 1,800'< of Bullhead Parkway 4-lane frontage with two ingress/egress and turn lanes connecting to the new Silver Copper Crossing Bridge and new Laughlin Parkway to Nevada.
- 800'< of new 70' wide public street Championship Drive creating a NEW high-profile commercial intersection with Bullhead Parkway adjacent to the new 30-million-dollar Anderson Fieldhouse (an enclosed climate-controlled Event Center) @ NEC.
- Adjacent The Mohave Crossing Commercial center Kohl's/Target/Culver's in Bullhead City.
- The approved PAD provides all utilities with city water and sewer allocations.

[3801 Bullhead Parkway](#)





Above: Aerial from Nevada looking to Southeast at the Laughlin - Bullhead City bridge site.
Below: Looking south along Arizona's West Coast and property Colorado River shoreline.



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Below: On the River looking Southward at the new Laughlin/Bullhead Silver Copper Crossing.

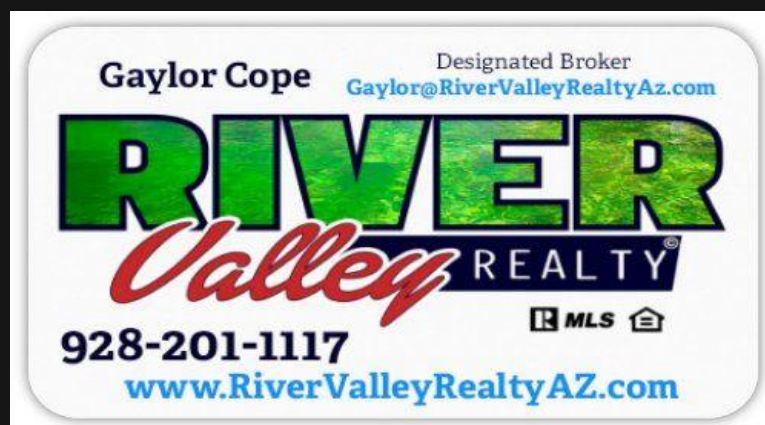


The ownership may or may not sell parcels separately.

Offered Exclusively by:

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