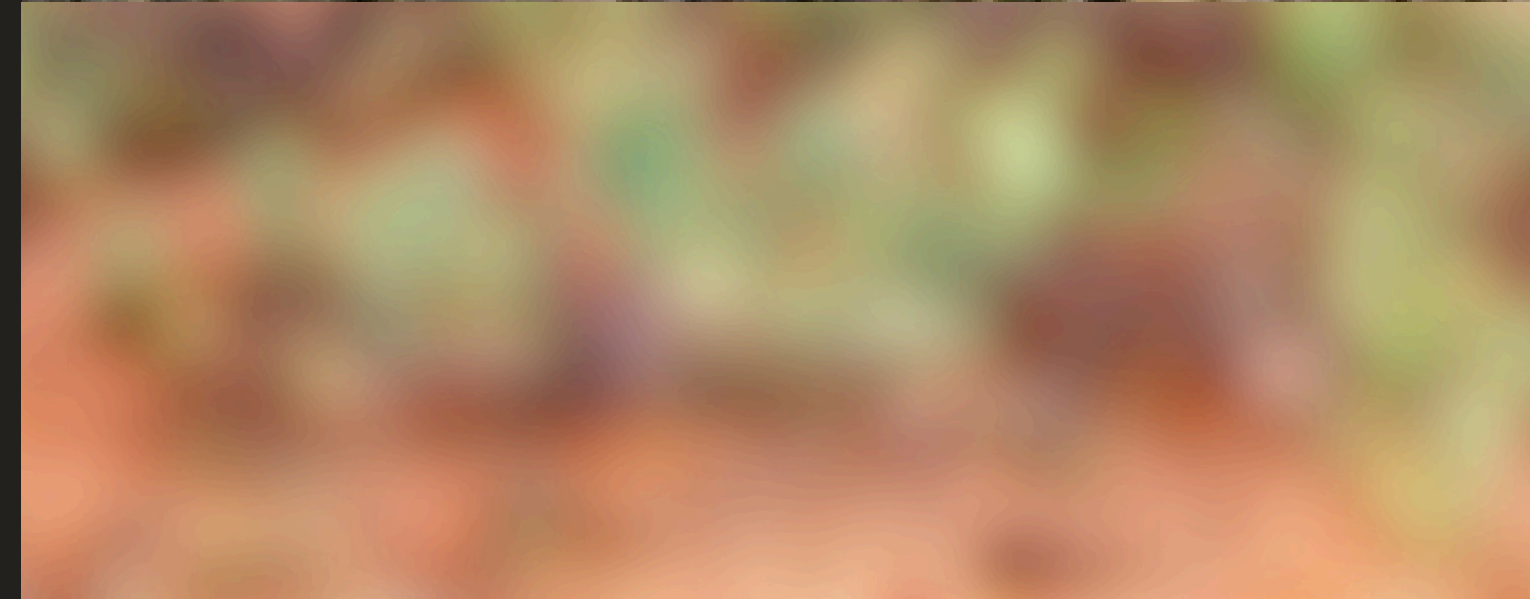


OFFERING MEMORANDUM

MIXED USE DEVELOPMENT
OPPORTUNITY

800 Gateway DR -, Bullhead City, AZ 86429



Summary

Public Remarks: Bullhead City, AZ offers 980+ acres strategically located in the business corridor CENTRAL to the Tri-State Corridor, between Las Vegas, LA and Phoenix. Adjacent to Desert Canyon at Sun Ridge Estates subdivision, nestled at the crossroads of Natchi Canyon Dr and Chaco Canyon Dr, paved roads to property. Mohave County Water District Fund secured water rights including 981 acre feet of groundwater, electricity on property, and spectacular mountain views. Developers' designs could include creating new communities with walking paths, ponds, and green belts. Well-connected roads and access to thriving communities are adjacent. Situated next to state and federal land, expanding your horizons. 10 minutes from Bullhead International Airport, 5 minutes from 13 casinos, option to create your vision.

PROPERTY OVERVIEW

Address: 800 Gateway DR -, Bullhead City, AZ 86429

- 980-acre master-planned development opportunity located in the most desirable northern area of Bullhead City
- Exclusive water allocation rights of up to 1,340 acre-feet – One of the most valuable and strategic assets in today's market
- Large-parcel subdivision featuring 25± to 40± acre parcels, offering exceptional flexibility and scale for premium development
- Northern city limits location, delivering privacy, prestige, and long-term growth positioning
- Approximately 80% surrounded by protected BLM land, ensuring unobstructed views, exclusivity, and long-term security
- Adjacent to the highly anticipated Desert Canyon Community at Sunridge, while maintaining a secluded and private setting
- Prime Southwest access – Approximately 5 hours to Los Angeles, CA, 2 hours from Las Vegas, NV, and 3 hours from Phoenix, AZ
- Minutes from casinos, the Colorado River, international airport access, and major shopping, seamlessly blending lifestyle and convenience
- Utilities available – Water nearby and power on the property
- 640-acre section comprised of sixteen 40-acre parcels, enabling phased or flexible development
- Nine ±40-acre parcels located in the upper portion of the property, with nearby water and on-site power access
- One-of-a-kind opportunity to create a landmark destination where luxury, vision, and enduring value converge



Demographics



~ 42,200 Residents



~ 20,950 Households



\$50,000+ AVG Income





DUE DILIGENCE

<https://datausa.io/profile/geo/bullhead-city-az/>

<https://www.census.gov/quickfacts/fact/table/bullheadcitycityarizona/>

Gerente General

