

Colorado River

Laughlin Casinos

Laughlin Ranch
Golf Course

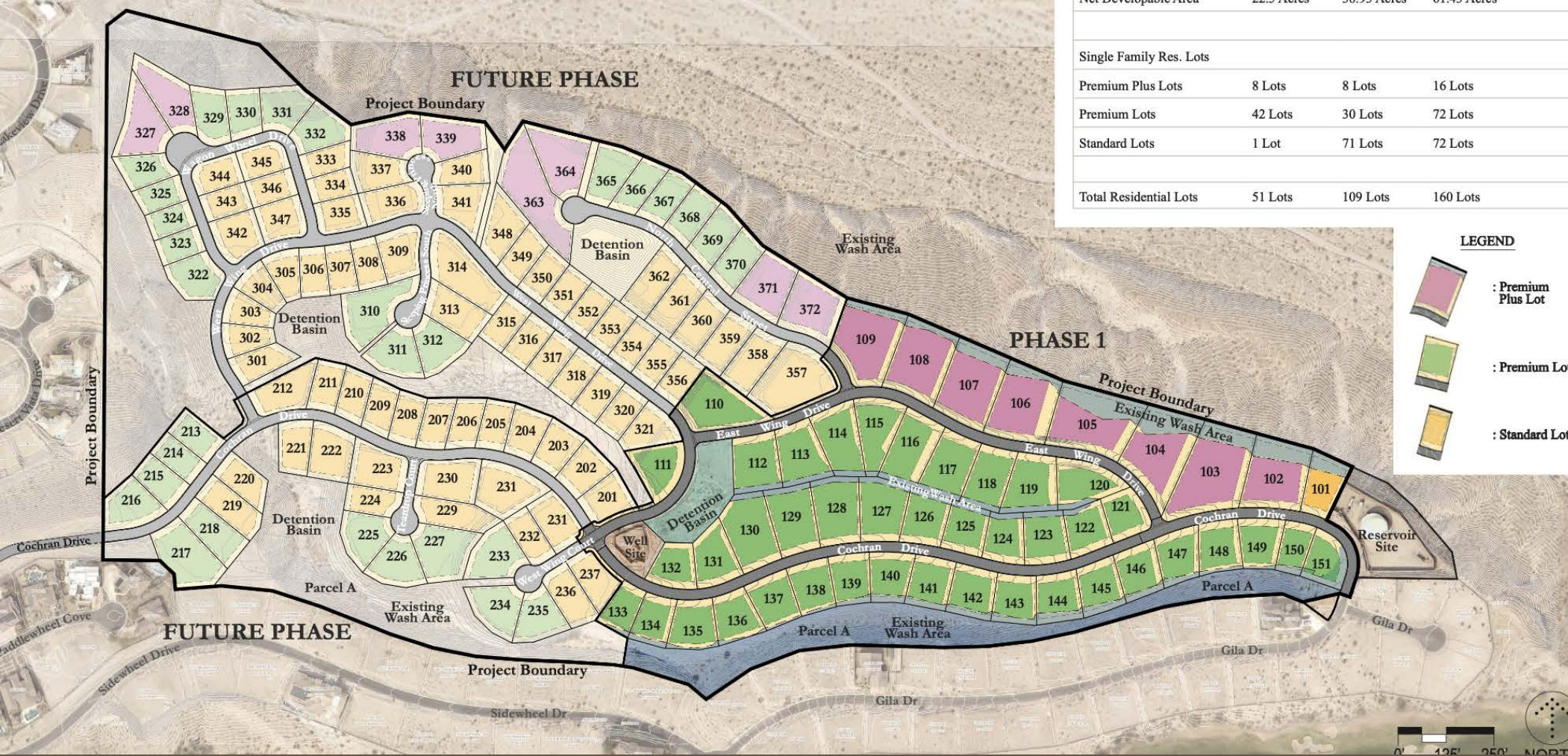
Boundaries Approximate

THE HEIGHTS AT LAUGHLIN RANCH

Exceptional Residential Development Opportunity



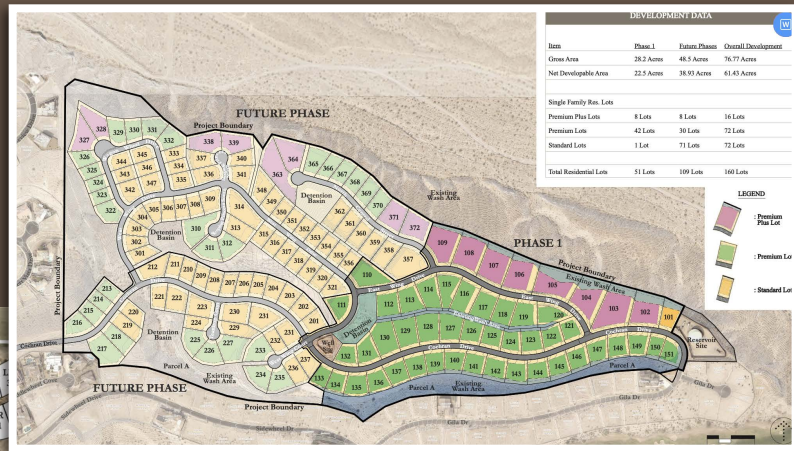
Item	Phase 1	Future Phases	Overall Development
Gross Area	28.2 Acres	48.5 Acres	76.77 Acres
Net Developable Area	22.5 Acres	38.93 Acres	61.43 Acres
Single Family Res. Lots			
Premium Plus Lots	8 Lots	8 Lots	16 Lots
Premium Lots	42 Lots	30 Lots	72 Lots
Standard Lots	1 Lot	71 Lots	72 Lots
Total Residential Lots	51 Lots	109 Lots	160 Lots



Exceptional Residential Development Opportunity in Laughlin Ranch

The Heights consists of a premier collection of residential homesites strategically located within the award-winning Laughlin Ranch Golf Club community. Surrounded by luxury custom homes and resort-style amenities, the property offers breathtaking panoramic views of the Colorado River Valley, casino skyline, championship golf course, and surrounding mountains. The offering presents a unique opportunity for a developer or investor to capitalize on the increasing demand for luxury residential living in the Bullhead City/Laughlin market while delivering a highly desirable lifestyle-driven product.

LOCATION IN LAUGHLIN RANCH



LEGEND

- 1 Market Place
mixed-use commercial, retail, and office
- 2 Laughlin Ranch Golf Club
- 3 Golf Villas
- 4 Office Park
- 5 Visitor's Center
- 6 Golf Maintenance Facility
- 7 Amber Ridge
- 8 Black Mountain Estates
- 9 The Vistas
(Custom Home Sites)
- 10 Silverado Pass
- 11 Copper Canyon
- 12 Avalon Heights
- 13 The Overlook
- 14 The Pinnacle
- 15 The Canyons
- 16 Well Site
- 17 Reservoir Site
- 18 Path - trail access
- 19 The Summit



Sales & Marketing By:
US SOUTHWEST
 REAL ESTATE





US SOUTHWEST
REAL ESTATE [®]

ABOUT LAUGHLIN RANCH

Located in the heart of Bullhead City, Arizona, Laughlin Ranch is one of the region's most established and recognizable master-planned communities, offering a unique combination of resort-style amenities, luxury housing, and exceptional growth potential. Built around a championship golf course and surrounded by panoramic views of the Black Mountains, Colorado River Valley, and nearby Laughlin, Nevada, Laughlin Ranch has become a destination community for both full-time residents and seasonal homeowners



US SOUTHWEST
REAL ESTATE®



FOR MORE INFORMATION
PLEASE CONTACT:

Ann Pettit

Broker | Owner of US Southwest® Real Estate

928.234.5555 | ann@ussw.net



SOUTHWEST

COMMERCIAL REAL ESTATE SALES, LEASING & MARKETING ®