

FOR SALE

LAUGHLIN INVESTMENT OPPORTUNITY

CLARK COUNTY PARCEL #265-00-001-030

Laughlin, Nevada



EXECUTIVE SUMMARY

18.51 ACRES OF PRIME DEVELOPMENT LAND PLANNED FOR A MAJOR DEVELOPMENT PROJECT

This parcel is part of 151.6 acres of privately owned land. This land is surrounded by $\pm 3,000$ acres controlled by Clark County. The County plans to construct a new arterial roadway connecting the Needles Highway in Nevada to Bullhead City via a new bridge over the Colorado River, connecting to Bullhead Parkway. This project will be completed by 2025 and will soon begin soliciting construction bids now that design plans have been completed. There is also 104 acres adjacent to this site available for purchase.

- + Asking Price: \$1,800,000 (\$97,245 per acre)
- + M-1 Zoning Planned: Major Development Project
- + Power is on site.
 - Wet utilities will depend upon development of Clark County land surrounding the site.
- + Less than 6 miles to Laughlin via Camel Trail Drive and the Needles Highway.
- + Less than 3 miles to Bullhead City, Arizona via the new Laughlin-Bullhead Bridge (2025).



CONTACT US

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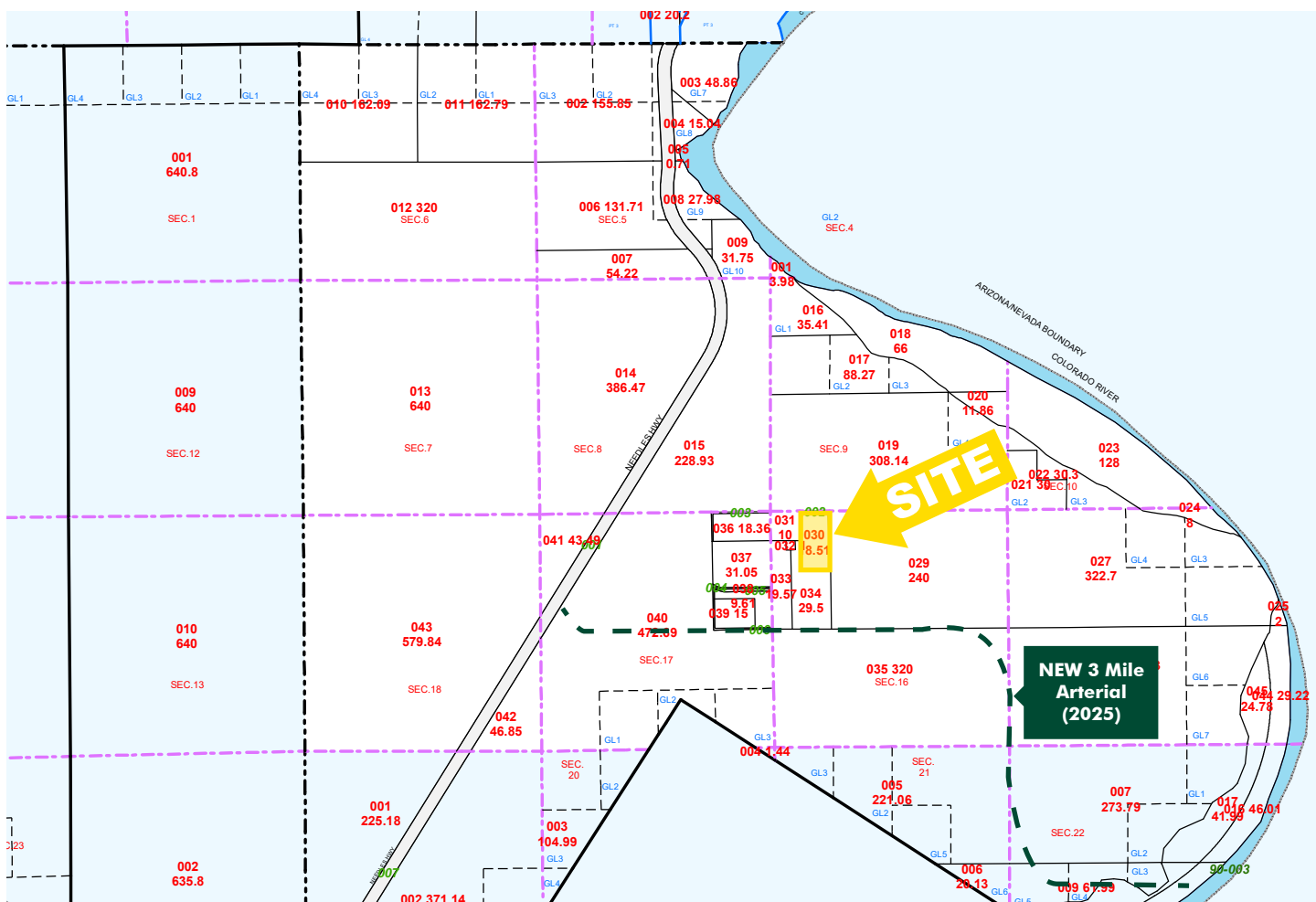
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PROPERTY HIGHLIGHTS

- + 18.5 acres (Parcel #265-00-001-030)
- + Zoned M-1 Industrial uses allowing outside storage
- + Accessed by Camel Trail Drive
- + Centered within $\pm 3,150$ acres planned for Major Development Projects
- + Within 3 miles of new Laughlin-Bullhead Bridge (2025)
- + Located 20 miles north of Needles, California, the Sante Fe railroad, and I-40
- + Central Tri-State location with Nevada Tax advantages
- + Abundant entertainment and recreational choices nearby
- + Within 20 miles of the Bullhead International Airport
- + Within close proximity to the new I-11 and I-40 accessing primary markets of the Southwestern United States

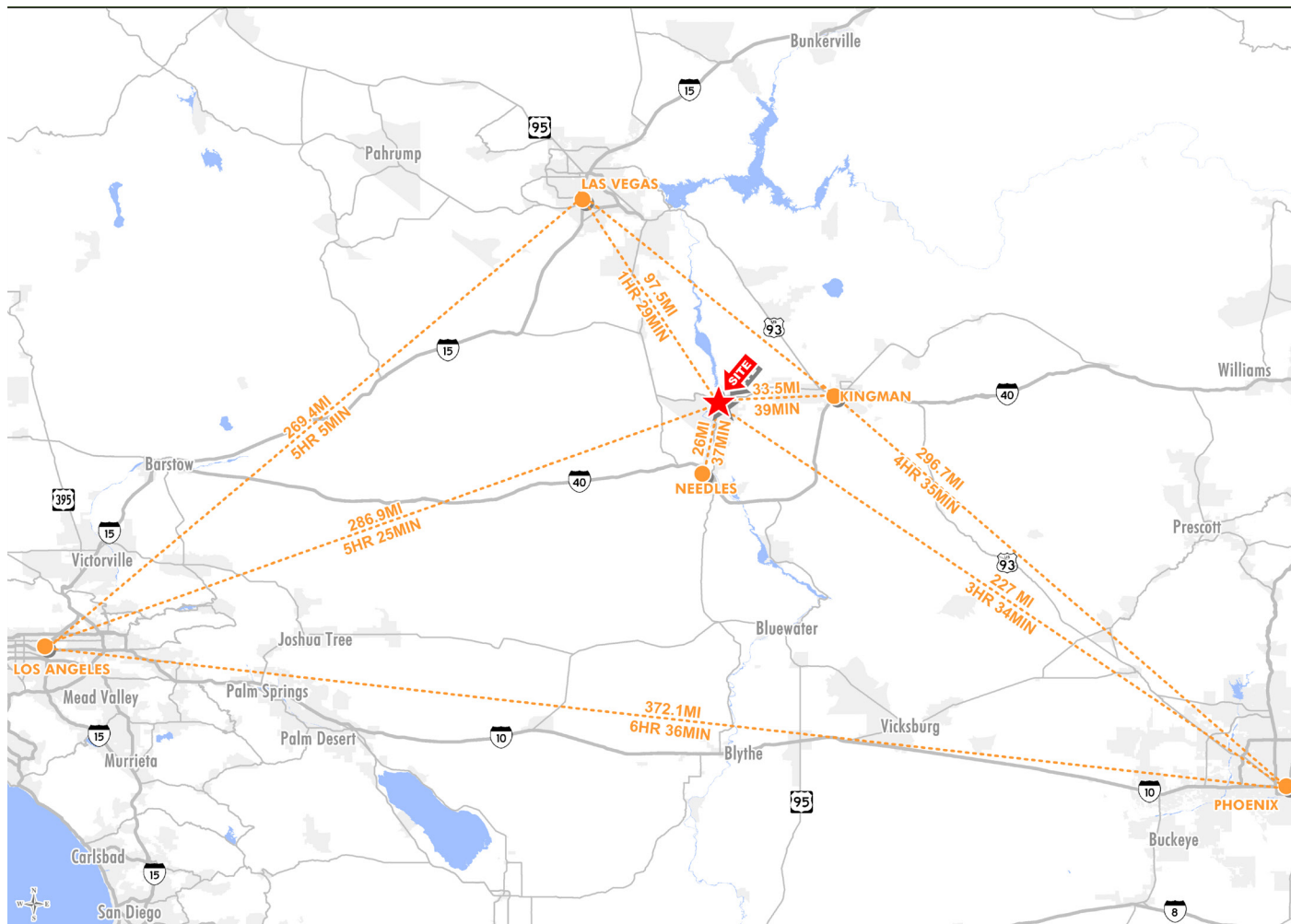


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LAUGHLIN AREA DRIVE TIME MAP



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PROFIT FROM THE MOMENTUM!

LAUGHLIN IS IN THE PATH OF PROGRESS.

- + 8minute Solar Energy will be developing over 4,200 acres directly West of this site on property leased with an option to purchase, from Clark County.
- + The Laughlin Marina is under new ownership and will soon break ground on a combined RV resort & marina.
- + Clark County Public Works is planning new utility services and flood control improvements.
- + New Investors have purchased Laughlin resort hotels, recognizing the increasing demand for Recreational Vehicle destinations.



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