

THE HEIGHTS AT LAUGHLIN RANCH

COCHRAN DRIVE, BULLHEAD CITY, AZ 86429



CONTACT FOR MORE INFORMATION

Capri Barney
cbarney@landadvisors.com
928.445.4457

Rick Hildreth
rhildreth@landadvisors.com
702.872.8668

Hunter Kotoske
hkotoske@landadvisors.com
480.874.4341

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PROPERTY OVERVIEW



LOCATION

Cochran Drive, Bullhead City, AZ 86429



PRICE

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LOTS

±161-185 Lots



SIZE

±76.65 Acres



PARCELS

213-81-006, 213-75-021, 213-81-007



UTILITIES

Electricity: Mohave Electric Cooperative, INC

Telephone: Frontier Communications

Natural Gas: Southwest Gas

Water: City of Bullhead

Sewer: City of Bullhead

Buyer to verify distance from and ability to connect to all utilities.



TAXES

\$2,869.66 (2025)



ENTITLEMENTS

- Approved preliminary plat for 185 lots



PROPERTY DESCRIPTION



THE HEIGHTS AT LAUGHLIN RANCH is located within the Laughlin Ranch master planned golf community in Bullhead City, Arizona. This is the most desirable and last developable tract of land with preliminary entitlement approvals within the gated portion of Laughlin Ranch. This unprecedented development opportunity capitalizes on its proximity to large nearby markets and abundance of recreational activities. The current zoning allows for approximately 161 residential lots. An approved preliminary plat includes 185 lots, with 51 lots already graded. The average lot size exceeds 18,000 square feet, supporting larger custom or semi-custom homes.

The Laughlin Ranch Golf Club is the #2 ranked public golf course in Arizona and the highest-rated golf course in the Laughlin, Nevada and Bullhead City, Arizona region. The championship golf course, designed by David Druzinsky, offers stunning Black Mountain Views, Colorado River views, and world-class amenities like a clubhouse, spa, restaurant, and event spaces. It has earned accolades from various publications for its exceptional public golf experience.

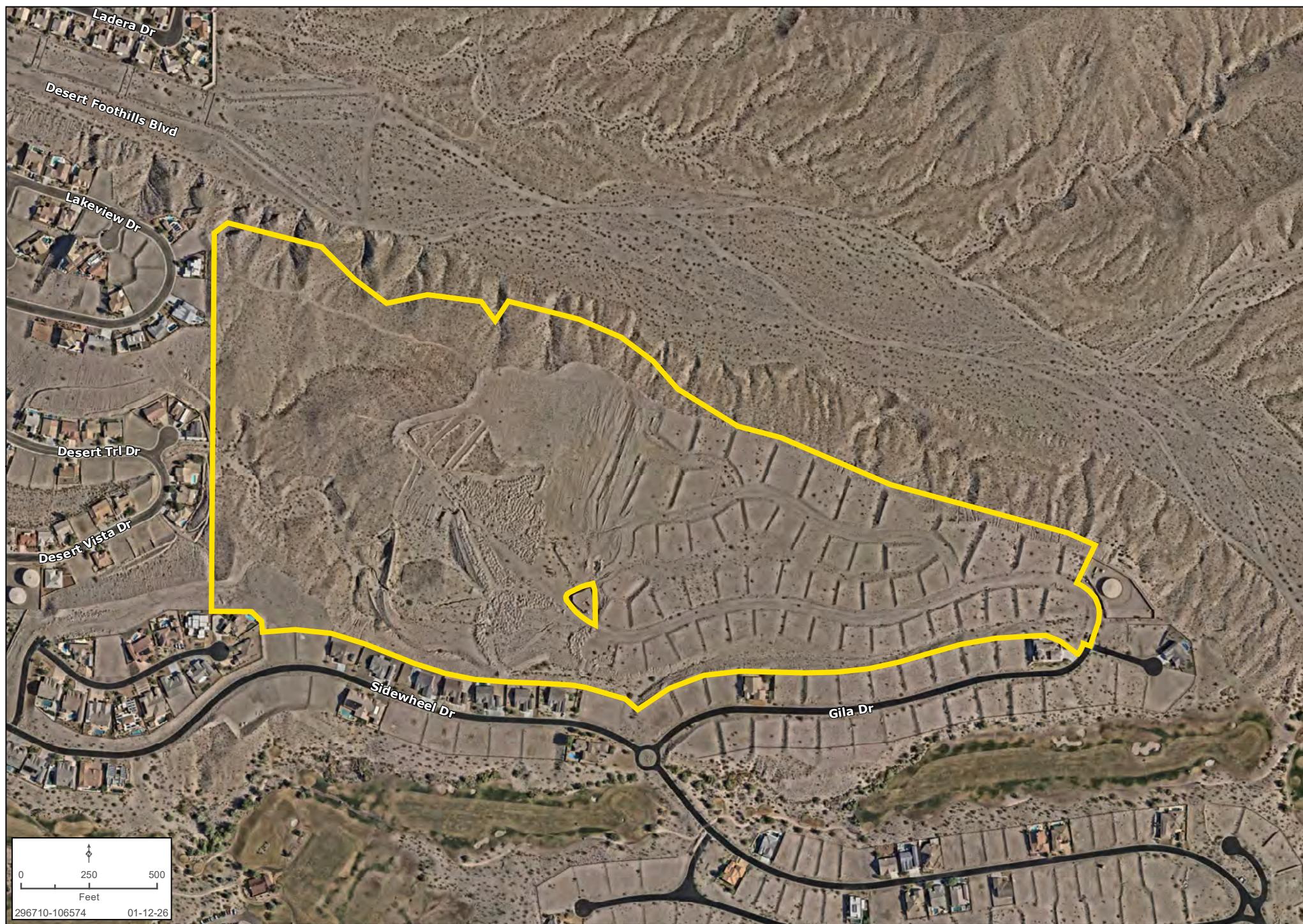
Bullhead City is a community known for its unique and serene landscape that is unlike any other city in the state and has generally shown a supportive posture towards development. The Colorado River flows directly through Bullhead City and serves as a major economic driver for the region. The proximity to the Colorado River and Lake Mohave enhances the area's lifestyle appeal with a variety of water-based recreational activities, including boating, kayaking, jet skiing, and fishing.

The property is situated directly across the river from Laughlin, Nevada, offering convenient access to world-class entertainment, dining, and gaming at Nevada's casinos. Las Vegas is also within a reasonable driving distance from The Heights at Laughlin Ranch. The property is uniquely positioned near the convergence of three states—Arizona, Nevada, and California—providing a rare marketing advantage by appealing to three distinct buyer pools. This strategic location, combined with breathtaking views of the Laughlin Ranch Golf Club, the Black Mountains, Laughlin Casino Row, and the Colorado River, makes the property exceptionally compelling. From its elevated vantage point, The Heights at Laughlin Ranch captures the region's picturesque landscape and offers the perfect blend of luxurious, resort-style living and affordable residential opportunities, resulting in a development with truly endless potential.



DETAIL | THE HEIGHTS AT LAUGHLIN RANCH

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CONTOUR | THE HEIGHTS AT LAUGHLIN RANCH

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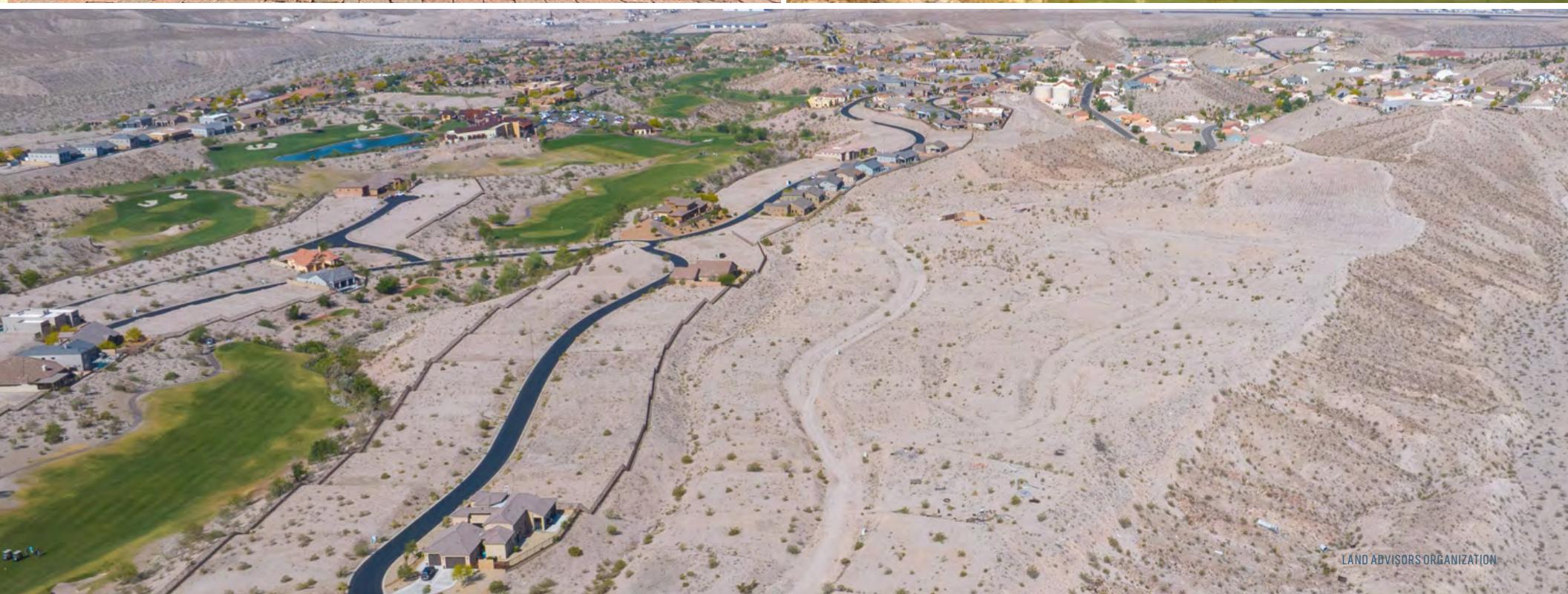
REGIONAL AMENITIES | THE HEIGHTS AT LAUGHLIN RANCH

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PHOTOS



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