



\$ 14,000,000



0000 Ocotillo, Bullhead City, AZ 86442

- » MLS #: 029758
- » Land | Lot: 320 acres
- » More Info: Ocotillo.IsForSale.com



Fivestar Team
 (928) 362-0472
fivestar.team928@gmail.com
<https://www.blackmountainvalleyrealty.com>



Black Mountain Valley Realty
 5455 Highway 95
 Fort Mohave, AZ 86426
 9283620472

Remarks

320 Acres!! Incredible development opportunity in the heart of Bullhead City! This expansive 320-acre parcel formerly known as Big Horn Ranch offers panoramic views of the Colorado River, Laughlin casinos, and the surrounding mountains. With plans for up to 720 single-family home lots, this land is a rare and valuable find in one of Arizona's fastest-growing markets. Already featuring 570 prepaid sewer taps, this property provides a huge head start on development costs. No HOA adds flexibility for future builders or investors. Preliminary plans are available and can be customized to suit your vision. Located just minutes from shopping, dining, entertainment, and the Laughlin Bridge, this elevated property offers sweeping desert scenery with close proximity to town amenities. Zoned for residential development buyer to verify zoning, utilities, and tap availability. Seller is open to owner-carry financing with specific terms, making this an accessible opportunity for savvy investors and developers alike. Don't miss out Bullhead City is booming, and large-scale development opportunities like this don't come around often.

