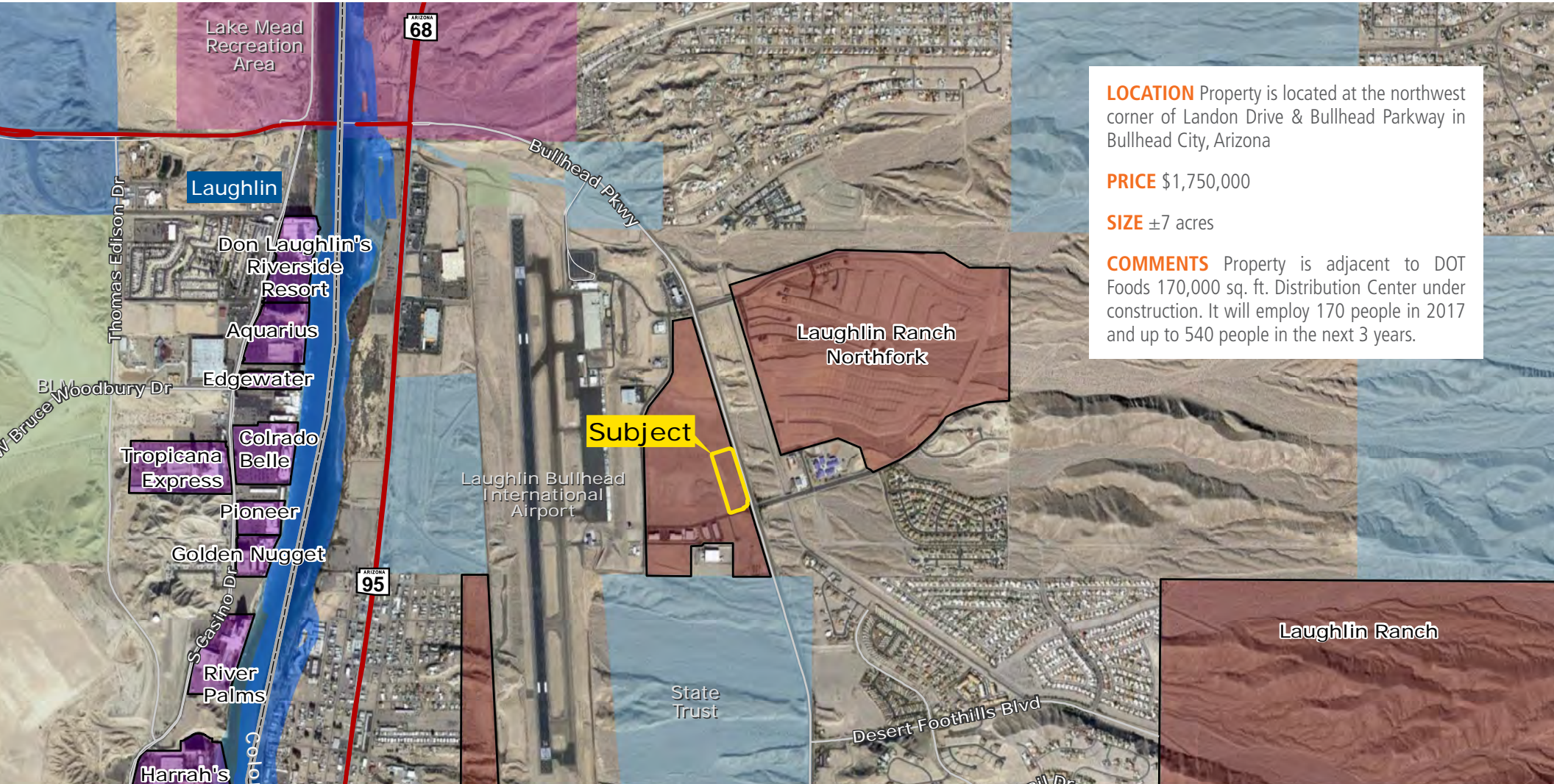


PRIME COMMERCIAL CORNER

EXCLUSIVE LISTING | LOT 4 & LOT 11 BULLHEAD AIRPARK | BULLHEAD CITY, ARIZONA



LOCATION Property is located at the northwest corner of Landon Drive & Bullhead Parkway in Bullhead City, Arizona

PRICE \$1,750,000

SIZE ±7 acres

COMMENTS Property is adjacent to DOT Foods 170,000 sq. ft. Distribution Center under construction. It will employ 170 people in 2017 and up to 540 people in the next 3 years.

Dave Lords | dlords@landadvisors.com

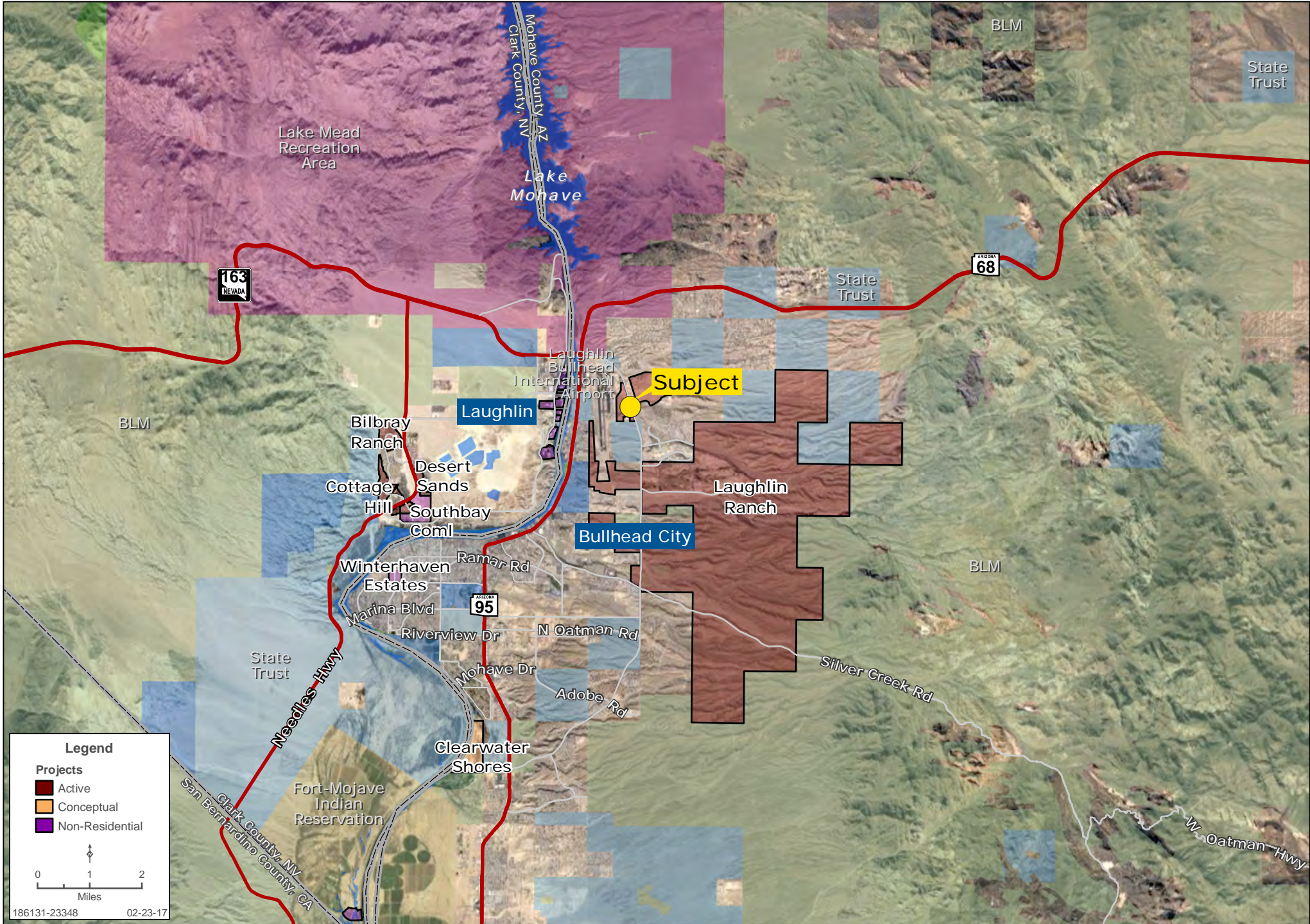
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZMohaVe186131-4.4.17

 Land Advisors[®]
ORGANIZATION

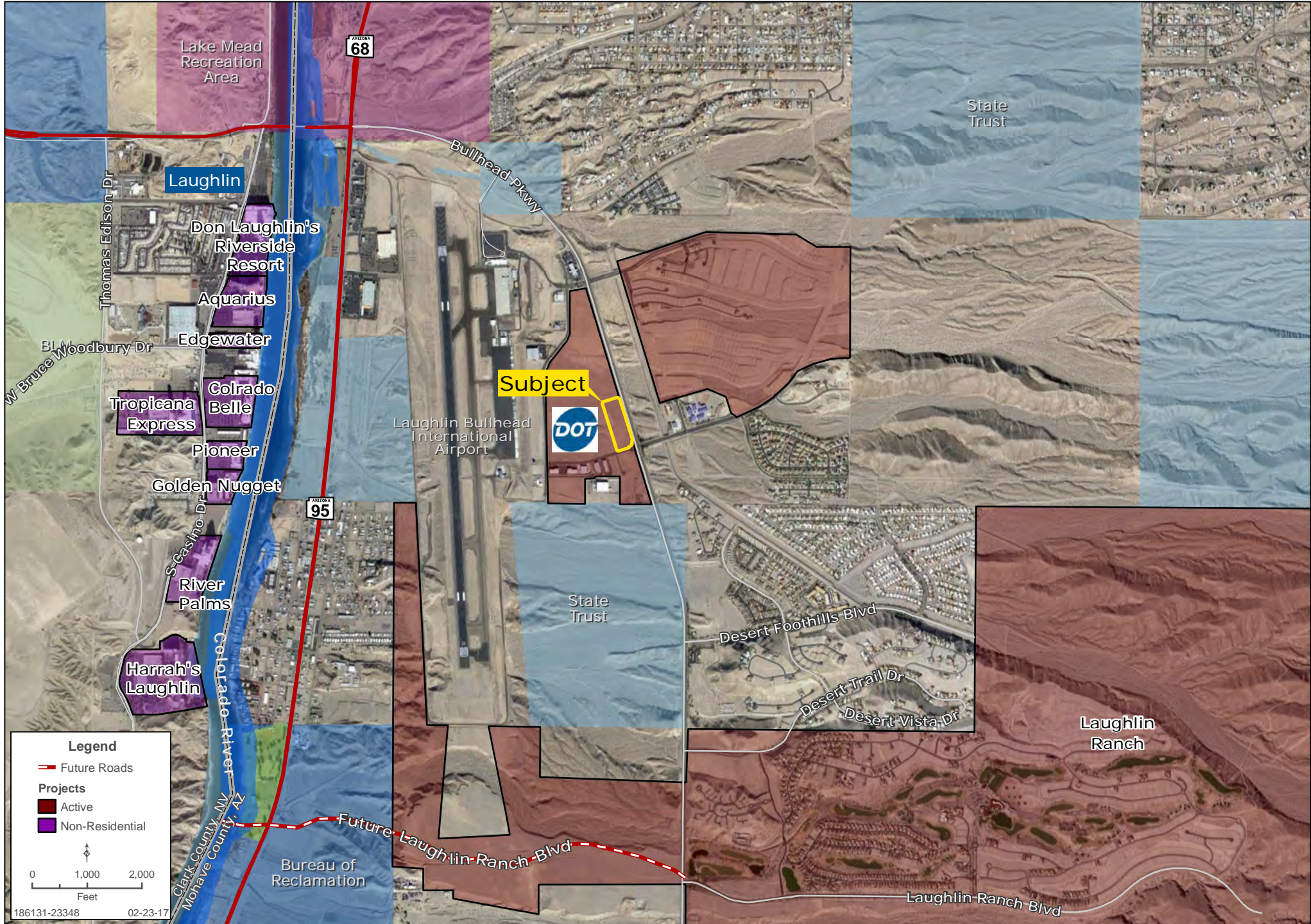
REGIONAL MAP

Dave Lords | 480.483.8100 | www.landadvisors.com



SURROUNDING DEVELOPMENT MAP

Dave Lords | 480.483.8100 | www.landadvisors.com



Legend

- Future Roads

Projects

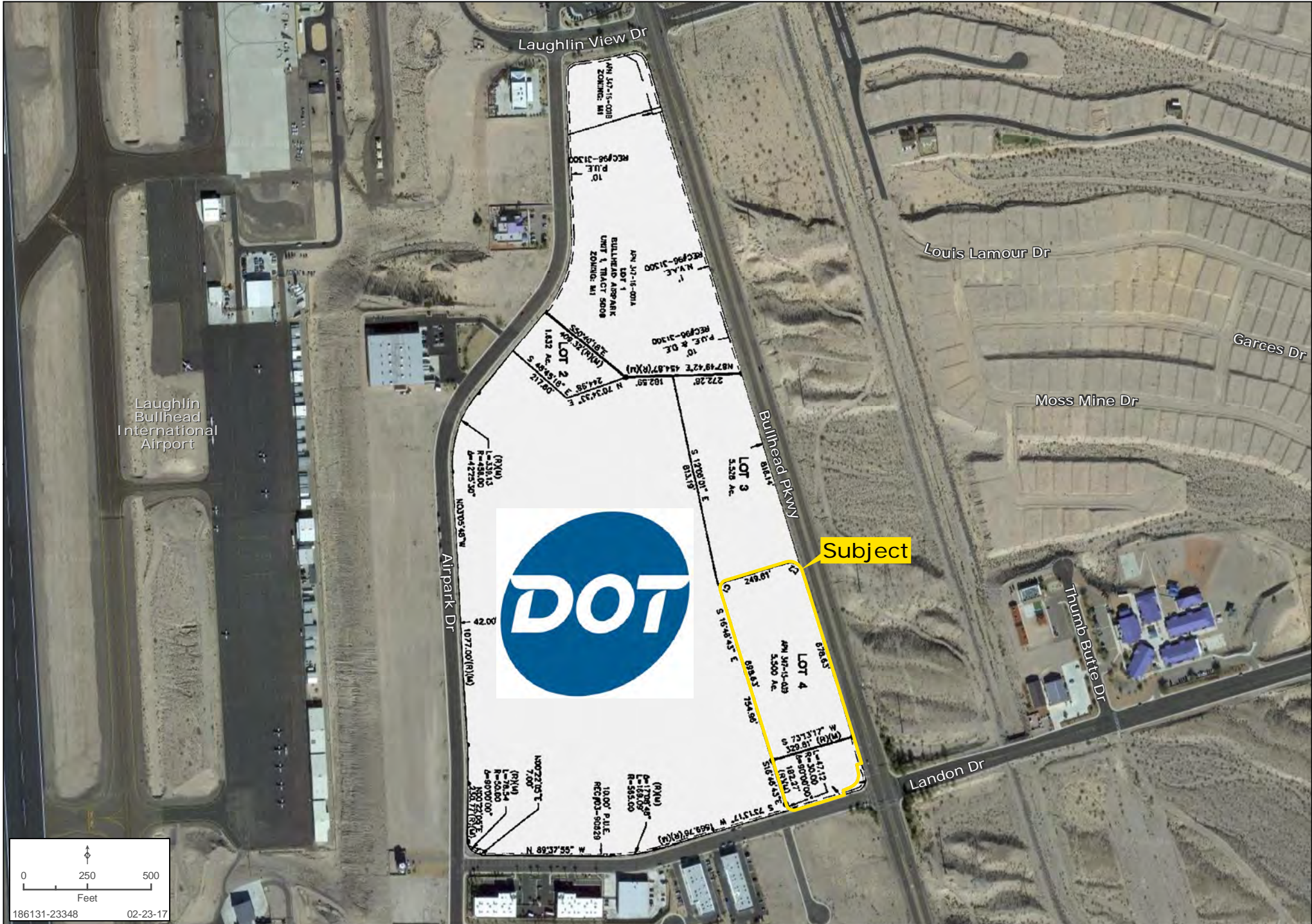
- Active
- Non-Residential

0 1,000 2,000
Feet

186131-23348 02-23-17

OVERLAY MAP

Dave Lords | 480.483.8100 | www.landadvisors.com



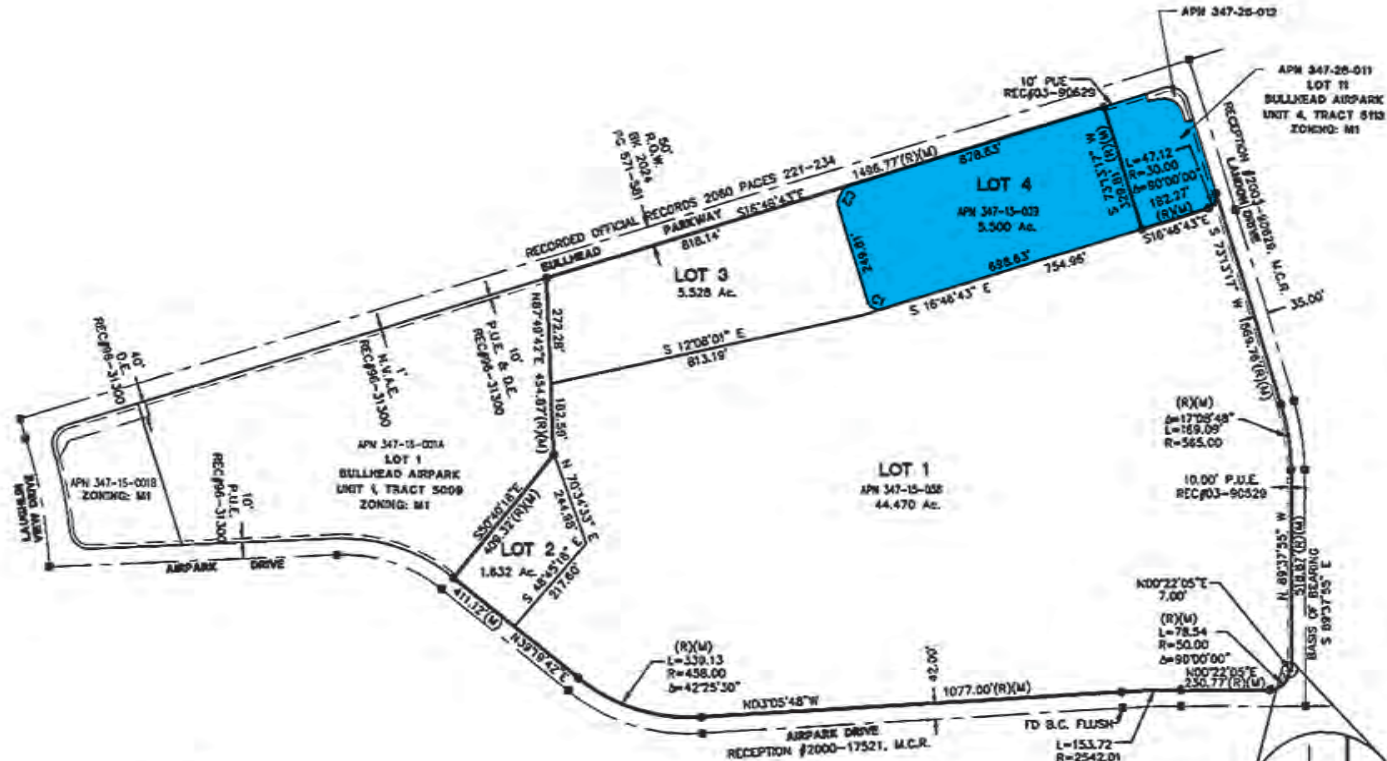
PROPERTY DETAIL MAP

Dave Lords | 480.483.8100 | www.landadvisors.com



PARCEL PLAT - CITY OF BULLHEAD CITY LAND SPLIT MAP

A PORTION OF SECTIONS 30 AND 31, T. 21 N., R. 21 W. OF THE
GILA AND SALT RIVER BASE AND MERIDIAN
BULLHEAD CITY, MOHAVE COUNTY, ARIZONA



LEGEND

- SET 1/2 INCH REBAR & CAP RLS 16098
- FOUND 1/2 INCH REBAR & CAP RLS 16098 OR PK NAIL WITH WASHER RLS 16098
- FOUND MONUMENT AS NOTED
- EASEMENT LINE
- BOUNDARY LINE
- (R) RECORD INFORMATION
- (M) FIELD OBSERVED MEASUREMENT
- B.C.H.H. BRASS CAP IN HAND HOLE
- R.O.W. RIGHT-OF-WAY

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	47.12	30.00'	90°00'00"
C2	78.54	50.00'	90°00'00"



PARCEL PLAT - CITY OF BULLHEAD CITY LAND SPLIT MAP #
Anderson - Nelson, Inc.
 Equaly Divided - Subdivided - Subdivided - Subdivided
 Construction Management - Computer Services

LAND SPLIT MAP #

16098
 200-1100
 2 2

16098
 200-1100
 2 2