

LIFE IN THE
COLORADO RIVER CORRIDOR:

Bullhead City *Guide*

US **SOUTHWEST**
REAL ESTATE ®

Welcome

TO BULLHEAD CITY, ARIZONA

Bullhead City is a vibrant riverfront destination where desert beauty meets Colorado River lifestyle. Known for its affordability, boating culture, and access to Laughlin's casinos and resorts, Bullhead City offers buyers a unique blend of relaxation, recreation, and opportunity.



REAL ESTATE SNAPSHOT



Median Home Price: Varies by neighborhood.



Popular Choices: New construction homes, RV garage homes, riverfront estates.



Why Buy Here? Lower cost of living compared to California or Las Vegas + active river lifestyle.

QUICK STATISTICS



Population: ~42,000



Climate: 300+ sunny days, mild winters, hot summers



Closest Airport: Laughlin/Bullhead International Airport (IFP)

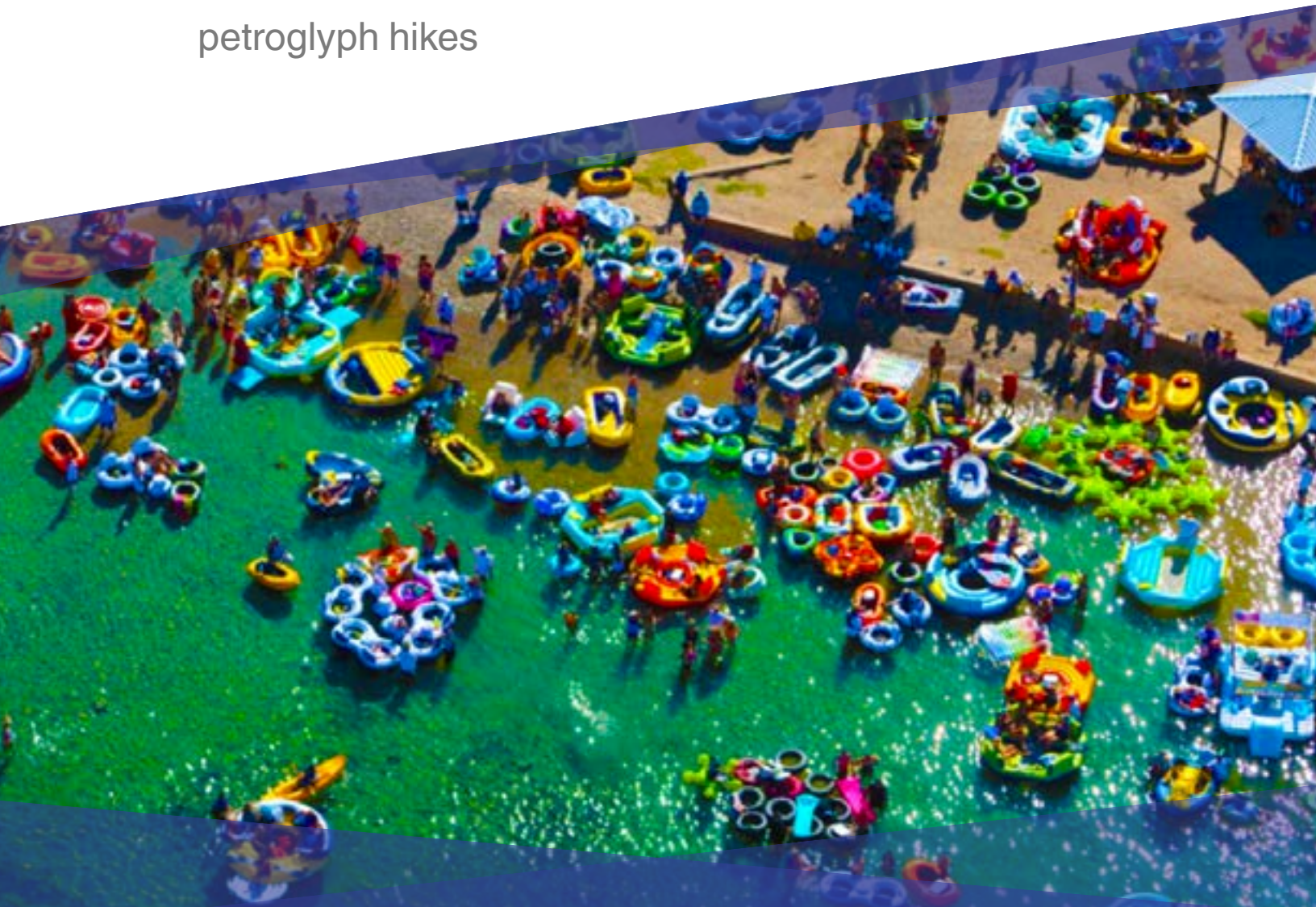


Commute Times: ~90 mins to Las Vegas, ~4 hrs to Phoenix

ATTRACTIONS & LIFESTYLE

Why Buyers Love Bullhead City:

- **Boating & Water Fun** – River & Lake Mohave access
- **Entertainment** – Casinos just across the river in Laughlin, NV
- **Dining** – Dozens of local & regional restaurants
- **Golf** – Courses for every skill level
- **Adventure** – Hualapai Mountains, Oatman burros, petroglyph hikes



SHOPPING & RESTAURANTS



Black Bear Diner

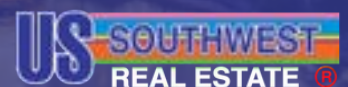
CASINOS & RESORTS

(LAUGHLIN + MOHAVE VALLEY)

Aquarius Casino Resort -----	1900 S. Casino Dr., Laughlin 800-662-LUCK AquariusCasinoResort.com
Avi Resort & Casino -----	1000 Aha Macav Pkwy, Laughlin 800-AVI-2-WIN AviCasino.com
Edgewater Casino Resort -----	2020 S. Casino Dr., Laughlin 702-298-2453 Edgewater-Casino.com
Golden Nugget -----	2300 S. Casino Dr., Laughlin 800-237-1739 GoldenNugget.com/Laughlin
Harrah's Laughlin -----	2900 S. Casino Dr., Laughlin 702-298-4600 HarrahsLaughlin.com
Laughlin River Lodge -----	2700 S. Casino Dr., Laughlin 702-298-2242 LaughlinRiverLodge.com
Regency Casino -----	1950 S. Casino Dr., Laughlin 702-299-1220
Riverside Resort Hotel & Casino -----	1650 S. Casino Dr., Laughlin RiverSideResort.com
Spirit Mountain Casino -----	8555 Hwy. 95, Mohave Valley 928-346-2000 SpiritMountain.com
The New Pioneer -----	2200 S. Casino Dr., Laughlin 702-298-2442 LaughlinPioneer.com
Tropicana Laughlin -----	2121 S. Casino Dr., Laughlin 702-298-4200 TropLaughlin.com



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GOLF COURSES

- Laughlin Ranch Golf Club
- Mojave Resort Golf Club
- Los Lagos Golf Club
- Chaparral Golf & Country Club

Bullhead City offers a range of golf experiences, from relaxed community courses to scenic championship layouts across the Mohave Valley. At the center of it all is Laughlin Ranch Golf Club, known for its sweeping mountain and river views, elevated fairways, and resort-style amenities. It's the premier local course — combining upscale playability with stunning desert beauty.



PARKS

- **Rotary Park:** Extensive recreational complex along the river with sports, trails, dog park, and more
- **Community Park:** Beach, museum, event ramadas, playground, boat launch; day use and annual parking fees apply
- **Ken Fovargue Park:** Ball fields, basketball court, playground, snack bar
- **Other Parks:** Dean Hackett Park, Veterans Memorial Park, Dog Parks, Colorado River Nature Center



BOAT LAUNCHES

- Bayshore Inn
- Bullhead Chamber
- Cottonwood Cove
- Davis Camp
- Jack Smith Launch
- Rotary Park
- Fisherman's Landing
- Lake Mohave Resort

ATTTRACTIONS ALONG THE RIVER

Katherine's Landing

Katherin's Landing is on Lake Mohave North of Davis Dam and has over 200 boat slips that accommodate all sizes of boats, from ski boats to large house boats with lavish living quarters.

Cottonwood Cove

Cottonwood Cove specializes in houseboat and water craft rentals. They also provide camping space and large RV parks for a lovely stay on Lake Mohave.

Needles Marina

Needles Marina Resort is a family oriented RV Park overlooking the beautiful Colorado River. It's located just off the interstate 40 and the historic Route 66.

Pirates Cove

Pirates Cove is a bar, cafe and beachfront night club that hosts boaters coming from as far south as Parker and Lake Havasu, as well as Laughlin and Bullhead City to the north.

Topock66 Marina

Enjoy breakfast, lunch or dinner on the Colorado River with an outdoor patio and pool area with swim-up bar, this is truly the party destination off Route 66.



Cottonwood Cove



Katherin's Landing



Lake Mohave

Davis Dam



Laughlin's Casinos



Bullhead Community Park & Boat Launch



Avi Hotel & Casino



Rivertown Homes



Needles Marina



Pirate's Cove



Topock Marina



Rotary Park



OTHER ATTRACTIONS



Oatman, AZ

Experience authentic Wild West charm in this former gold-mining town, famous for its wooden boardwalks, quirky shops, and friendly wild burros roaming the streets. A must-see Route 66 destination full of history and character.

Kayaking

Paddle through calm waters and scenic views while enjoying one of the Southwest's most iconic rivers. Whether you're seeking peaceful relaxation or a fun outdoor adventure, the Colorado River offers unforgettable experiences.



Off Roding/ATV Trails

Explore vast desert landscapes, winding trails, and striking mountain views in one of the Southwest's premier off-roading destinations. From scenic desert drives to adrenaline-filled terrain, the Mojave Desert delivers unforgettable outdoor adventure.



NEIGHBORHOOD HIGHLIGHTS



LAUGHLIN RANCH

Luxury desert golf community
with spa & clubhouse.



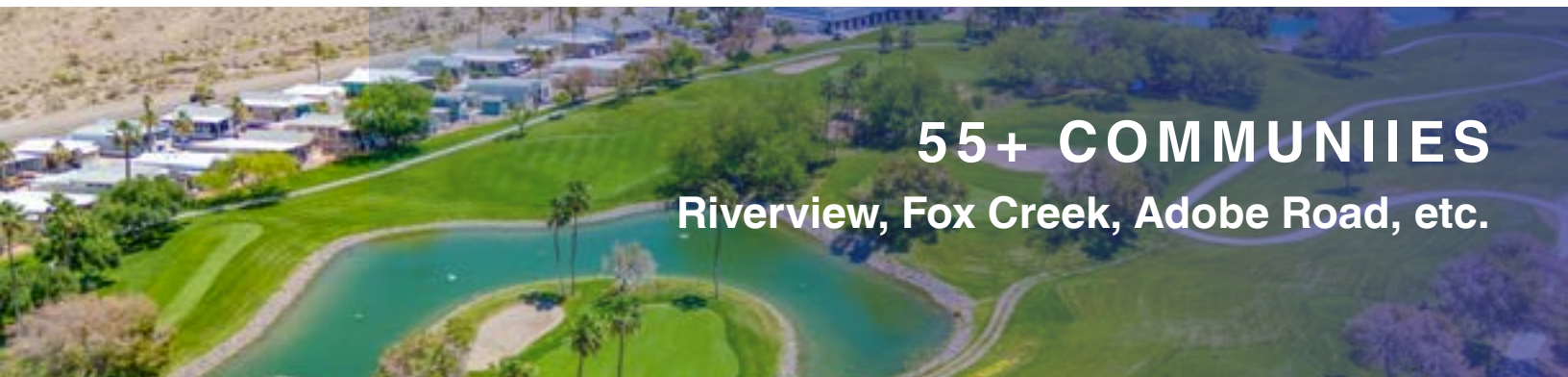
ARROYO VISTA

Where Comfort Meets
Community.



PALO VERDE MEADOWS

Lakefront Living in the Desert.



55+ COMMUNITIES

Riverview, Fox Creek, Adobe Road, etc.



BOAT LAUNCHES

1. Lake Mohave Resort/Katherin's Landing
2. Davis Camp
3. Fisherman's Access
4. Bullhead Area Chamber Access
5. AZ Veterans Memorial
6. Big Bend State Rec Area
7. Boy Scout Canoe Base
8. Riviera Marina
9. First Aid Station at Rotary Park

GOLF COURSES

1. Laughlin Ranch Golf Course
2. Riverview RV Resort & Golf Club
3. Chaparral Country Club
4. Huukan Golf Course
5. Los Lagos Golf Club

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SHOPPING CENTERS

1. Airport Center
2. Safeway Shopping Center
3. City Square Shopping Center
4. Walmart Shopping Center
5. Mohave Crossroads
6. Smith's & Safeway Shopping Center

CASINO PROPERTIES

- | | |
|------------------------------|-------------------------------|
| 1. Riverside Resort & Casino | 7. The Pioneer hotel & Casino |
| 2. Aquarius Casino Resort | 8. Golden Nugget |
| 3. Regency Casino | 9. Laughlin River Lodge |
| 4. Edgewater Hotel & Casino | 10. Harrah's Laughlin |
| 5. Tropicana Express | 11. Avi Hotel & Casino |
| 6. Colorado Belle (Closed) | |

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ABOUT US SOUTHWEST®

Founded in 1998, US Southwest® is a locally owned real estate marketing company dedicated to delivering the best professional service so clients can make confident, informed decisions. With a mission of “Your Success is Our Success,” the company strives to be recognized as the top provider of real estate marketing in the region. Services span residential and commercial real estate, luxury homes, new construction, property management, and subdivision development and marketing.

Broker Ann L. Pettit has nearly 40 years of experience in the real estate industry. Her community involvement includes serving as an officer for the local Association of Realtors, a 13-year tenure as a commissioner for the Bullhead City Planning and Zoning Commission, and participation on various committees and boards, including the Housing Needs & Assistance Committee and the Board of Trustees for Valley View Medical Center. She has also supported local chapters of Habitat for Humanity and the Boys and Girls Club of the Colorado River.

Your Success is Our Success



Residential
Sales



Waterfront
Properties



Luxury
Homes



Golf Course Communities &
Master Planned Communities



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& Leasing



US Southwest® is a **Marketing Company** specializing in all aspects of Real Estate. We are not here to list or sell, we Market for Success. We believe in making our clients, customers, and associates successful.



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3767 Highway 95, Bullhead City, AZ 86442

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IN BULLHEAD CITY?

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floor plans!