

Find your fit at Sun Valley Airport

A practical guide to buying an airpark property in Bullhead City, Arizona

Start with the life you want. Then verify the property, the hangar and the airport.

The September 3 FAA master record identifies SUN VALLEY (A20) in Bullhead City, Arizona. The runway summary below is a dated screening reference, not a complete airport record. Verify current runway data, permissions, restrictions and suitability for your operation.¹

Airport	Sun Valley Airport • A20
Location	Bullhead City, Arizona
Runway summary	Asphalt • 3,700 ft
FAA reference cycle	September 3, 2026

Use this guide in order

1. Define your home, aircraft and budget priorities.
2. Compare the property and airport fit.
3. Verify documents, costs and access rights.
4. Arrange a visit with the Arizona team and bring your questions.

Current listings and the market report remain online; prices and availability are not frozen into this packet. Downloaded guides are dated snapshots, not live data feeds.

Compare Arizona airparks and request current property information

1. https://www.faa.gov/air_traffic/flight_info/aeronav/aero_data/NASR_Subscription/2026-09-03/

AIRPORT ACCESS: Never drive on a runway or taxiway without permission from authorized airport personnel.

Your home. Your aircraft. Your fit.

Buyer worksheet | Bring this page to your tour

Your priorities

Target price / total budget: _____

Move timing: _____ Primary or seasonal: _____

Bedrooms / workspace / garage needs: _____

Must-have activities or community features: _____

Aircraft and hangar measurements

Aircraft model: _____ Wingspan: _____ Height: _____

Clear door opening: width _____ × height _____

Usable hangar interior: width _____ × depth _____ × height _____

Door mechanism / columns / obstructions: _____

Aircraft capacity and configuration basis: _____

Ramp and taxi access

Ramp area / dimensions: _____ Surface: _____

Parking rights / limits / shared use: _____

Taxi access rights and route to runway: _____

- ☐ Measure the actual clear opening, not the advertised building size.
- ☐ Confirm ownership, easements, maintenance obligations and restrictions.
- ☐ Record who supplied each measurement and the date verified.

Information pending means not yet verified. It does not mean zero, unavailable, or that an aircraft will fit. Request written confirmation before relying on a field.

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Sun Valley Airport: your wider horizon

A location reference, not a flight plan

Use the map to compare approximate straight-line distances from Sun Valley Airport to 24 airports. Distances are calculated from the September 3 FAA airport coordinates and rounded to nautical miles. They are not road distances or flight times.¹



Zoom this PDF to read the full airport key. Distances are rounded to the nearest nautical mile.

Distance is only one part of the decision

These are rounded great-circle distances calculated from airport coordinates, not road distances, flight times, routes or aircraft range. Curved lines are illustrative. The map does not establish terrain clearance, airspace access, airport permissions or airline service.

Before flight, use current charts, weather, NOTAMs, airport information and the planning resources appropriate to your operation. This real estate reference is not an aviation briefing.

1. https://www.faa.gov/air_traffic/flight_info/aeronav/aero_data/NASR_Subscription/2026-09-03/

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Before you make an offer

A property-specific due-diligence checklist

- ☐ Price and market: Review live listings, comparable sales, reporting dates and the difference between asking prices and closed sales.
- ☐ Ownership and access: Obtain title, survey, easements and written confirmation of airport/taxiway access applicable to the specific parcel.
- ☐ Association: Request current governing documents, dues, assessments, transfer fees, rules and any pending changes.
- ☐ Hangar and improvements: Verify permits, use restrictions, clear dimensions, condition and any planned modifications.
- ☐ Operating costs: Confirm insurance, taxes, utilities, maintenance, shared infrastructure obligations and expected reserves.
- ☐ Inspection and contingencies: Decide what specialist reviews you need and discuss contract deadlines with your agent.

Association information is pending. Ask the listing agent and title professionals for current property-applicable documents. Do not assume that a property includes runway or taxiway access simply because it is near an airport.

Ask the Arizona team for current listings and market information

Questions to resolve before an offer: _____

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Plan your Sun Valley Airport visit

Arizona airpark team | Fathom Realty Elite

Phone or text: Erik McCormick 480-888-6380
Julia Mowry 480-254-7586¹

Request an airpark tour

Share your property goals, aircraft dimensions and visit timing. Arrange airport access before arrival; this guide is not permission to enter or land.



A red business card for Erik McCormick. On the left is a portrait of Erik, a man with grey hair and a beard, wearing a blue jacket. Below the photo is his name "Erik McCormick" in white. To the right of the photo, the text reads "REALTOR® Aviation Real Estate Specialist", followed by a phone icon and "480-888-6380", and an email icon and "Erik@AviationRealEstateSpecialists.com". Logos for "Equal Housing Opportunity", "REALTOR", "Aviation Home and Hangar", and "FATHOM REALTY ELITE" are also present.



A red business card for Julia Mowry. On the left is a portrait of Julia, a woman with blonde hair, wearing a light-colored sweater. Below the photo is her name "Julia Mowry" in white script. To the right of the photo, the text reads "REALTOR® Aviation Real Estate Specialist", followed by "480-254-7586" and "juliamowryaz@gmail.com". Logos for "Equal Housing Opportunity", "REALTOR", "Aviation Home and Hangar", "FATHOM REALTY ELITE", and a QR code are also present.

1. <https://www.arizonaaviationrealestate.com/arizona-aviation-real-estate>

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Keep the guide connected

Scan on paper. Click in the digital copy.



Sun Valley Airport local forecast

General NWS outlook, not an on-field observation or flight briefing.

SCAN OR CLICK



Compare Arizona airparks

Search and compare the Arizona directory.

SCAN OR CLICK



Arrange an airpark tour

Send your visit request before arriving.

SCAN OR CLICK



National Weather Service radar

Official radar reference; not a complete flight briefing.

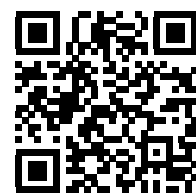
SCAN OR CLICK



Official FAA charts

Check the current edition and download the full chart.

SCAN OR CLICK



Pilot weather

Open the Aviation Weather Center for current information.

SCAN OR CLICK

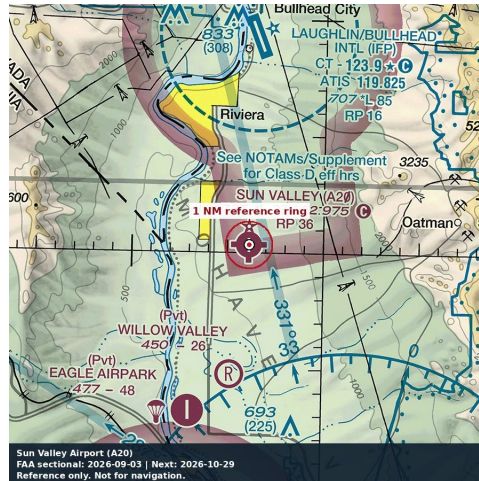
Direct-link QR codes. This dated packet does not update itself; return to the live resources before relying on listings, charts or weather.

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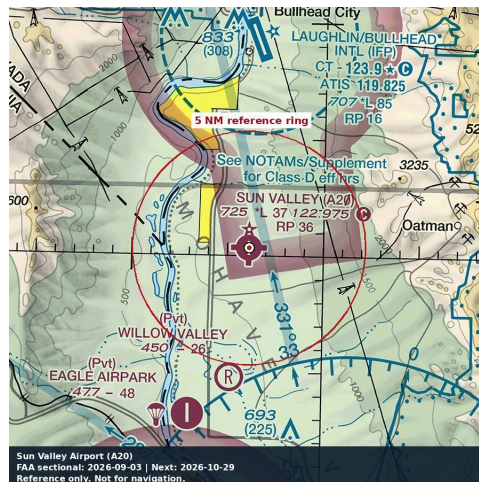
FAA chart reference appendix

Phoenix sectional reference images | September 3, 2026 edition

1 NM reference ring¹



5 NM reference ring¹



Cropped and scaled reference images only; not for navigation. They do not replace the full current FAA chart or an appropriate preflight briefing.

Check the current FAA chart catalog and downloads

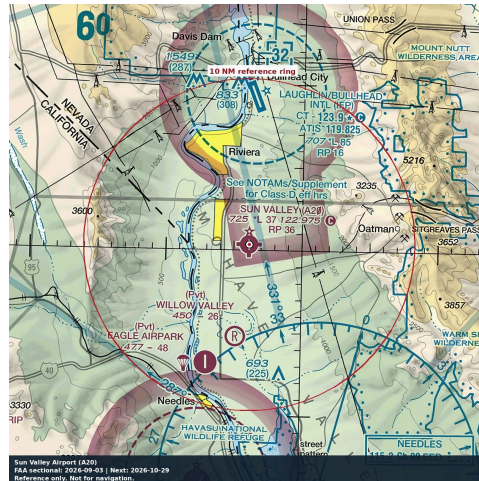
1. <https://aeronav.faa.gov/visual/09-03-2026/sectional-files/Phoenix.zip>

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FAA chart reference appendix

Phoenix sectional reference images | September 3, 2026 edition

10 NM reference ring¹



Regional reference view¹



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1. <https://aeronav.faa.gov/visual/09-03-2026/sectional-files/Phoenix.zip>

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