

FOR SALE - PRIME DEVELOPMENT SITE

LAS VEGAS BLVD & MESA VERDE LN

±4.06 Acres



PROPERTY OVERVIEW

- Prime location / Zoned H-1 / MUD-1 Overlay
- ±330 feet of prime frontage on S. Las Vegas Boulevard.
- Ideal for a mix of retail, restaurants, entertainment, gaming, condos/apartments, lodging, and other tourist-oriented services.
- Across the street from the planned Brightline High Speed Train Station.
- Quick access to Interstate 15 and the 215 Beltway and minutes from retail amenities, Harry Reid International Airport, and the famous Las Vegas Strip.

| | |
|------------------------------|--|
| Location | NEC of S. Las Vegas Blvd & Mesa Verde Ln |
| APN | 177-09-302-013 |
| Size & Dimension | 4.06 Acres / ±330 feet by ±343 feet |
| Municipality | Enterprise, Clark County |
| Planned Land Use | Entertainment Mixed-Use (EM) |
| Zoning Classification | Limited Resort and Apartment (H-1) |
| Price | \$12,000,000 |

Nevada Realty Group, Inc.
375 E. Warm Springs Road, Suite 104
Las Vegas, NV 89119

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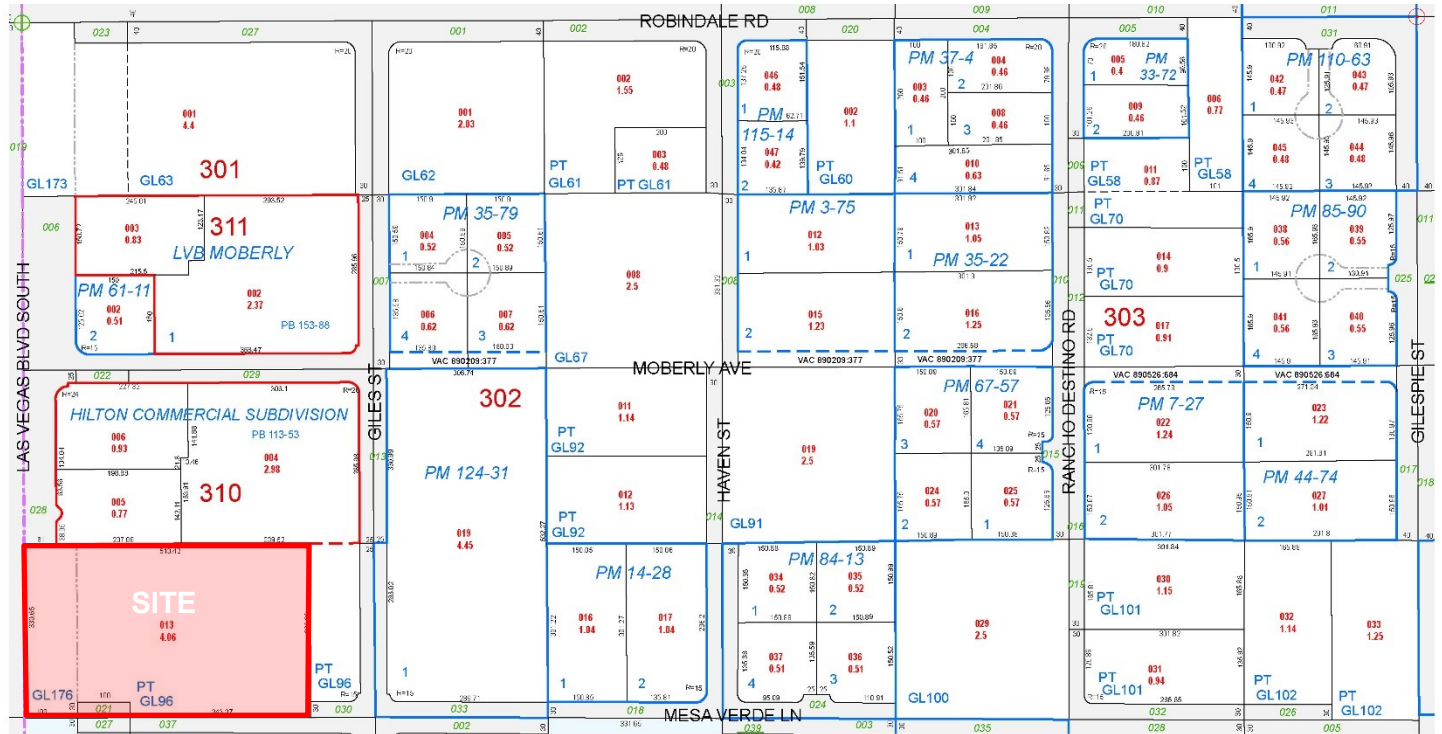
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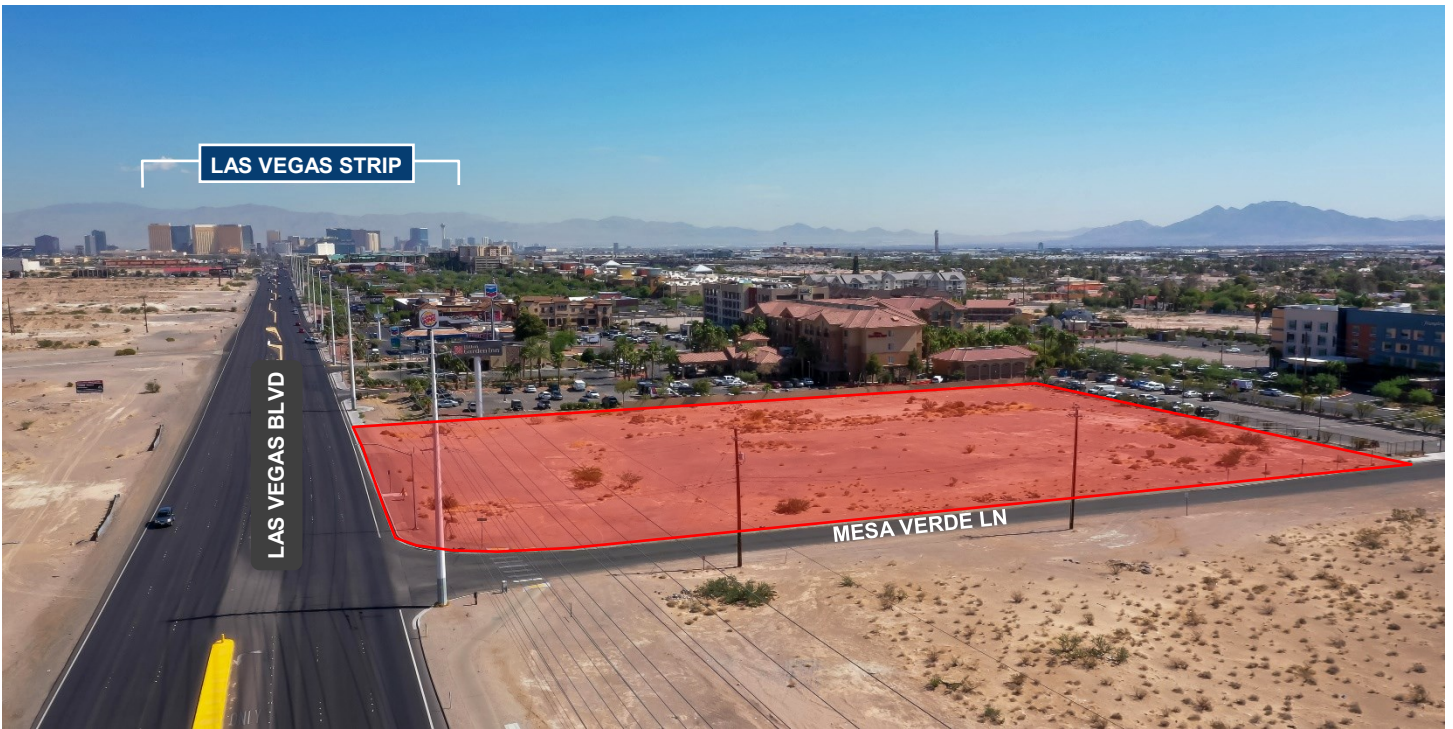
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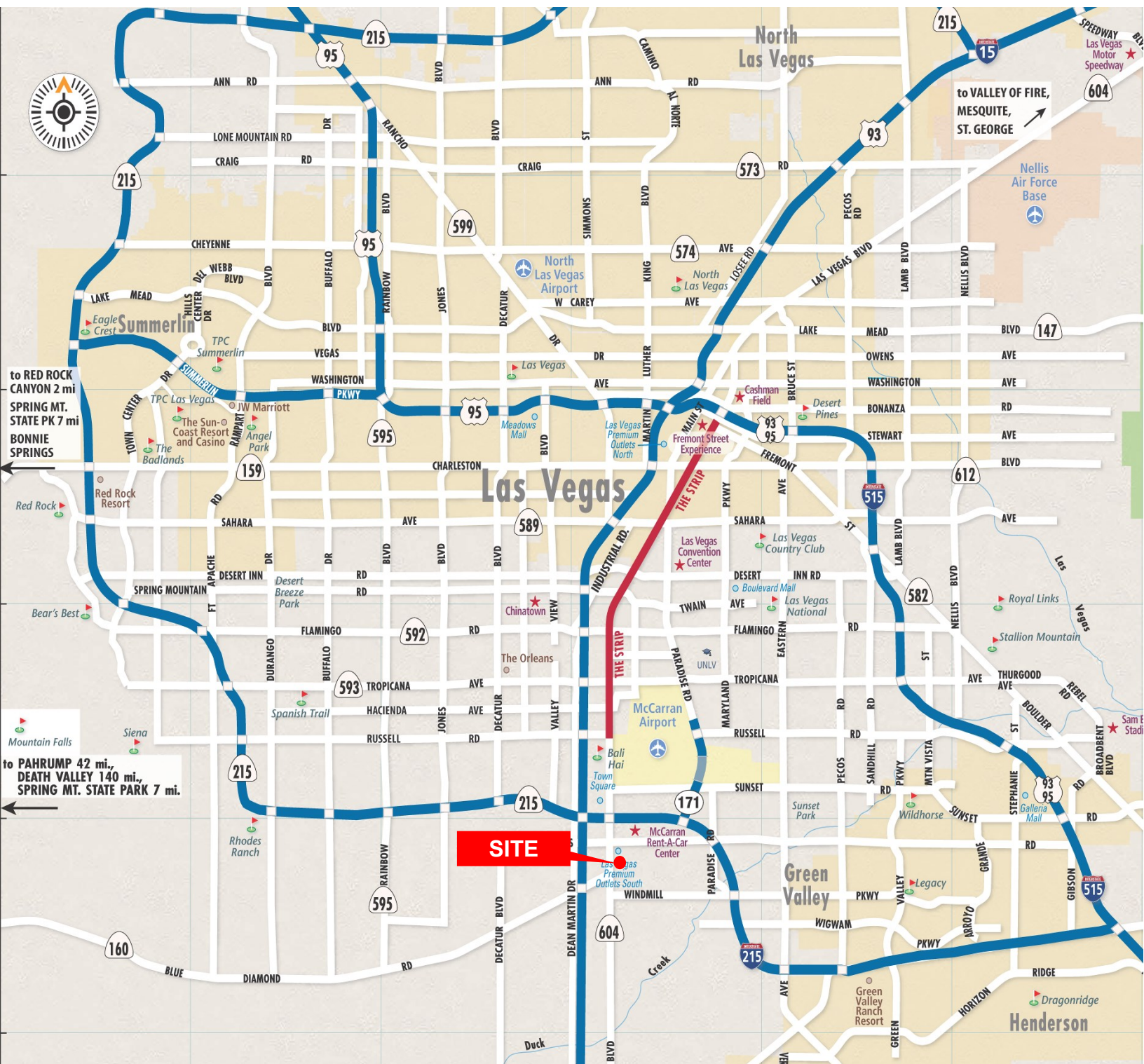
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