

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	Call broker for pricing

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

Tony Arastoozad
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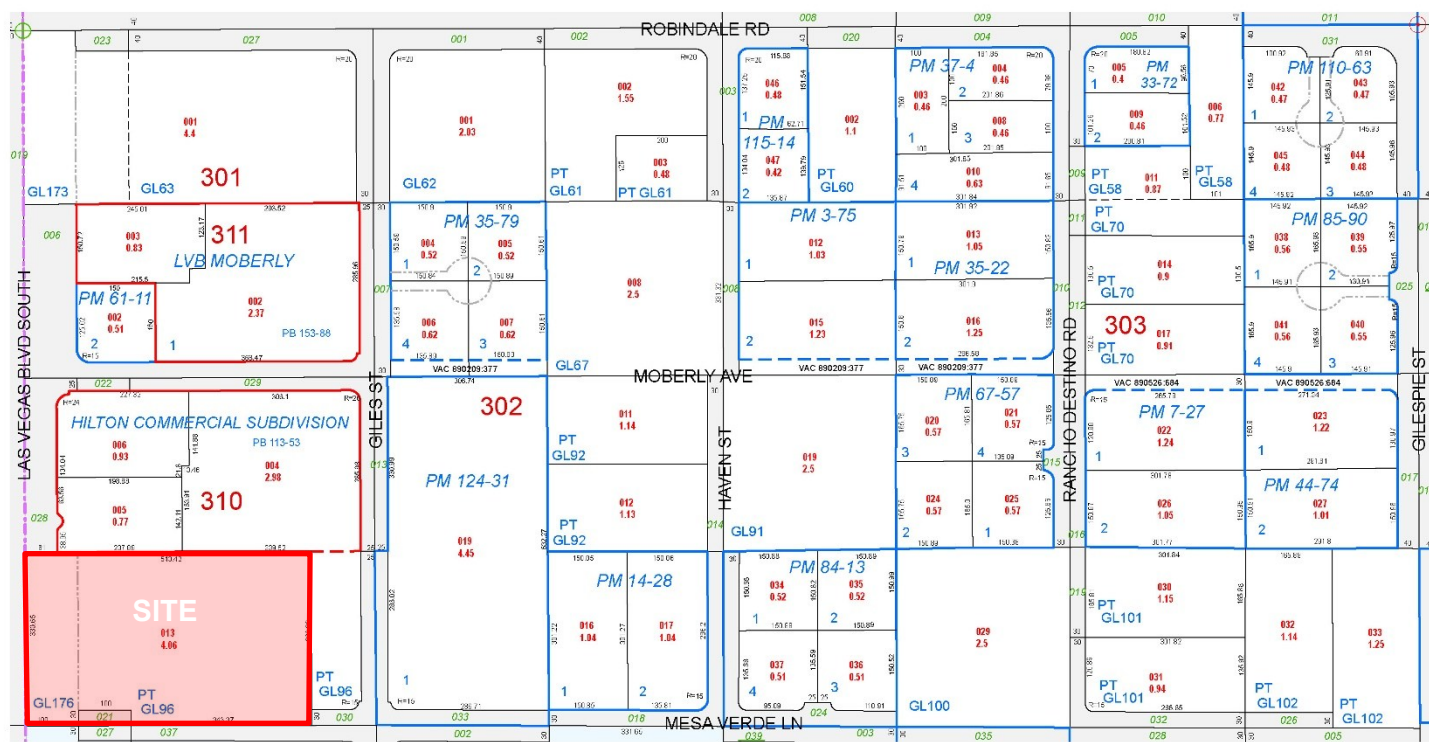
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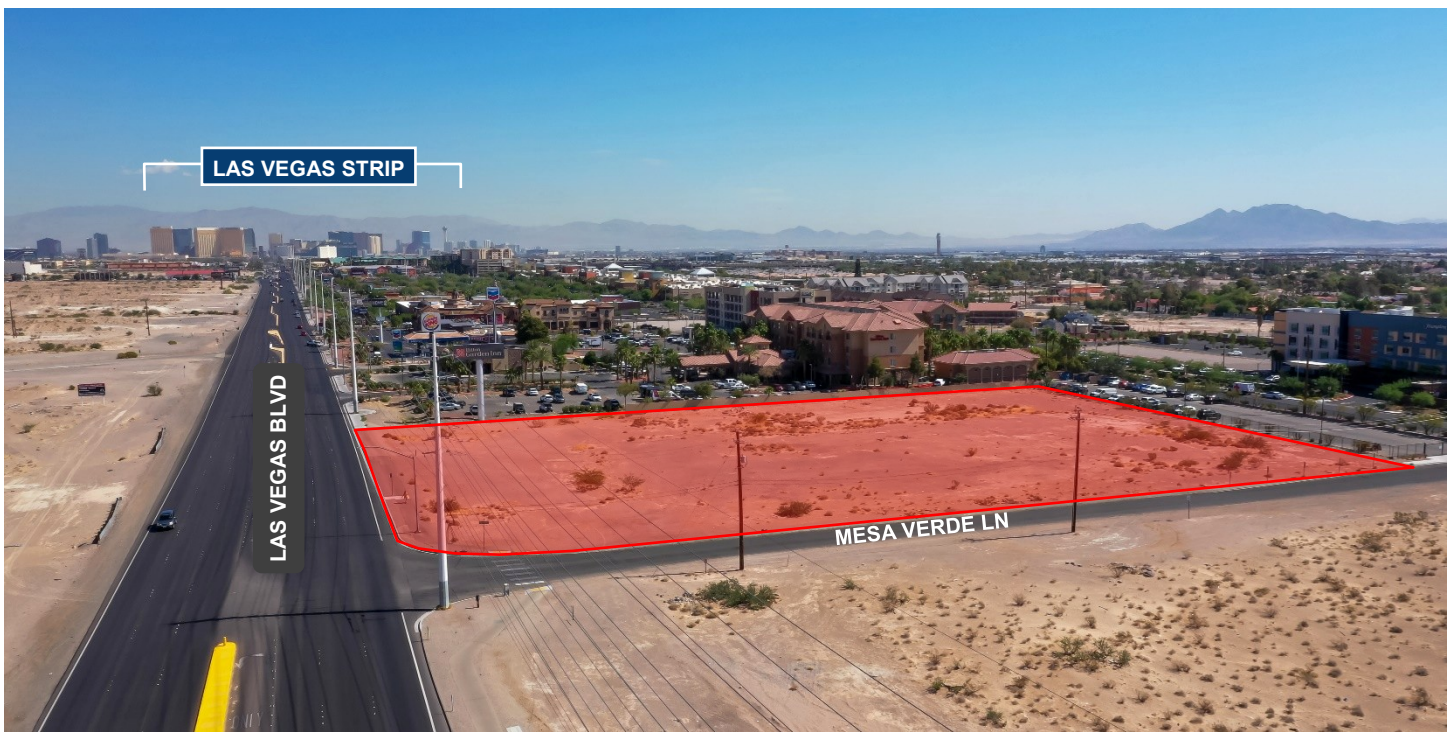
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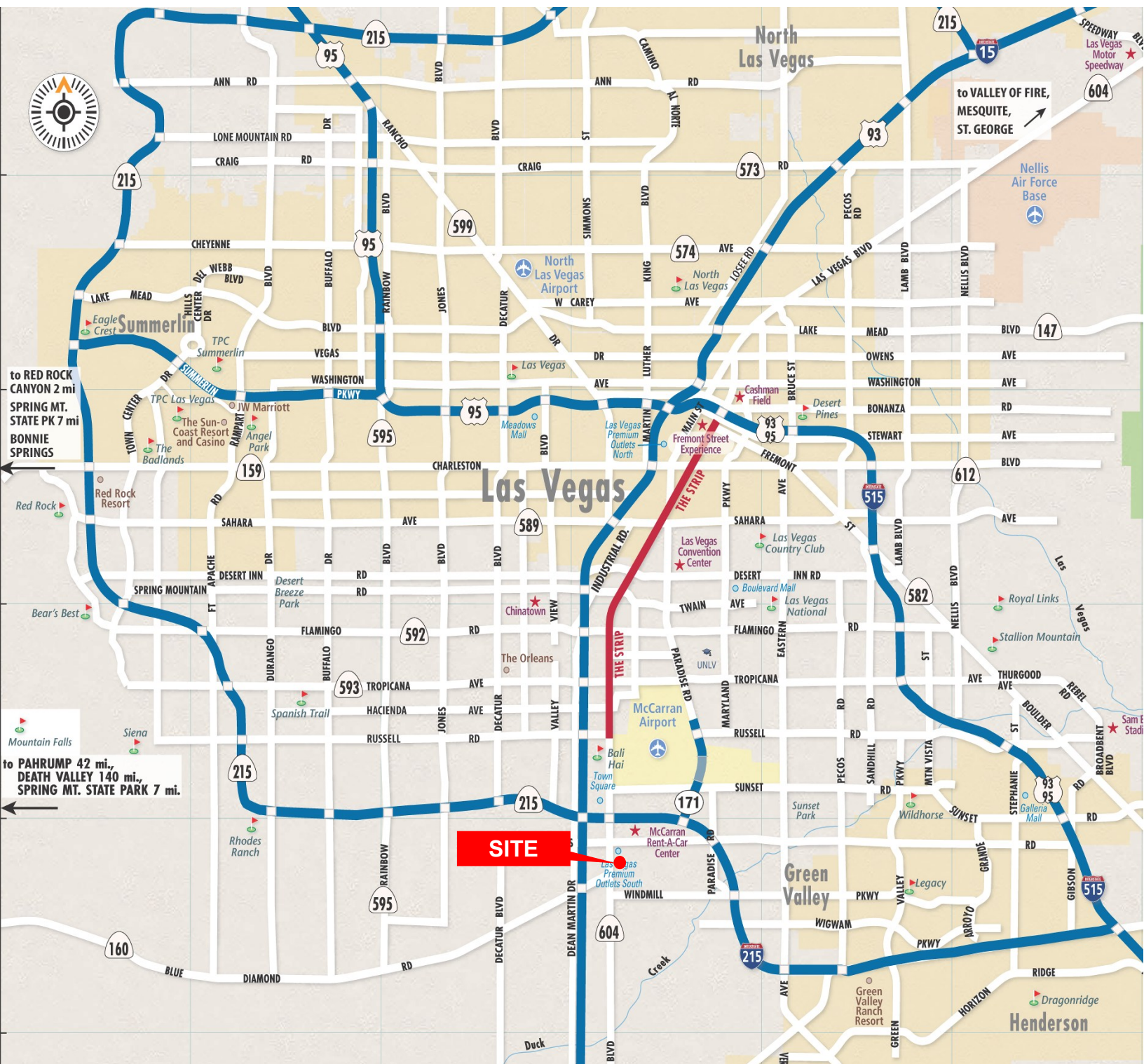
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