

EXCLUSIVE LISTING!

15 +/- Acres Resort Land Las Vegas Blvd South at Welpman Way
Las Vegas, NV 89044 Listed for \$21,000,000



Property Highlights

- ❖ 15 +/- Total Acres
- ❖ Unincorporated Clark County-Enterprise District
- ❖ APN's 191-08-801-002/003/004
- ❖ Zoned H-2 General Highway Frontage
- ❖ Planned Land Use is EM-Entertainment Mixed-Use
- ❖ Water and sewer at the NWC of LV Blvd and Welpman
- ❖ Close to M Resort and Casino, Southern Highlands Golf Club, and more!
- ❖ Developing resort corridor south of the Las Vegas Strip
- ❖ The 10 acres (Parcel # 191-08-801-003 & 004) was approved for a 4 -story apartment complex; 303 Units
- ❖ The billboard on parcel # 191-08-801-002 we can cancel in December of 2026.
- ❖ The billboard on parcel # 191-08-801-004 cancelled, will be removed June 2026
- ❖ Well on 191-08-801-002/ filled in 2002



Mark Anthony Rua
Brokers

S.026655

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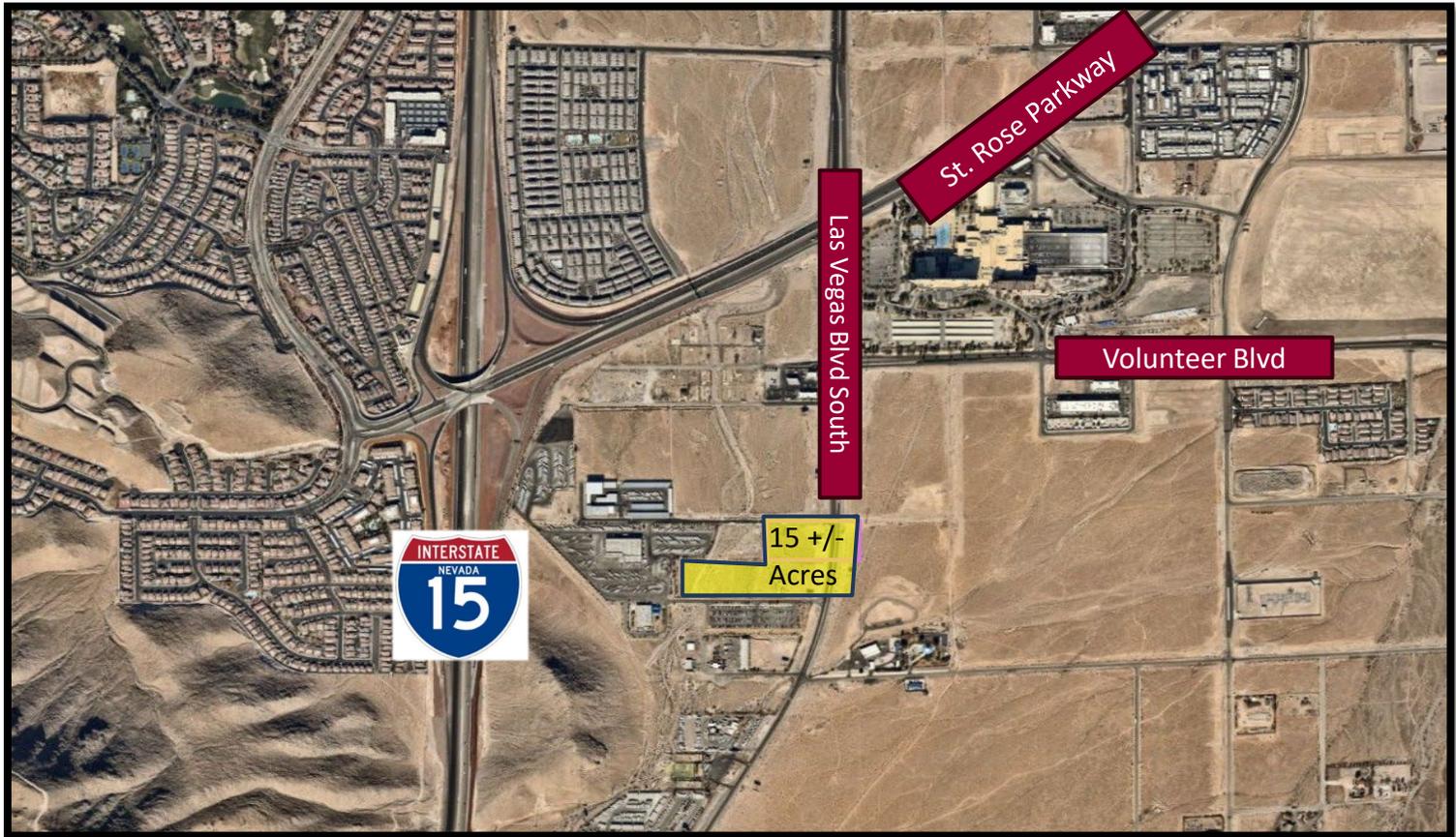
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NOTE: This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. The information on this map may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

SCALE: 1" = 200'

REV: 11/27/2023

CLARK COUNTY, NEVADA

191-08-8

S 2 SE 4

8

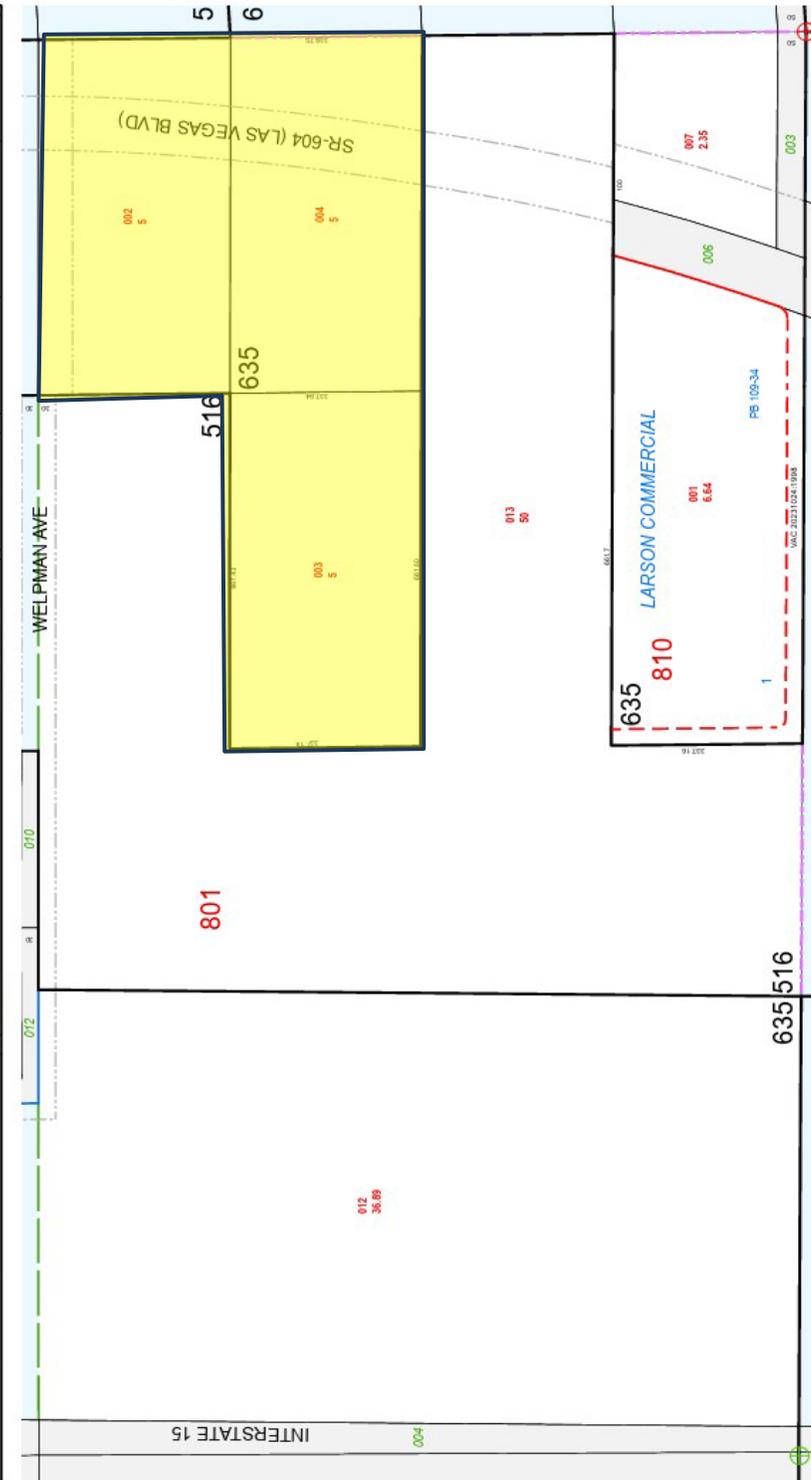
T23S R61E

5176 177 178
3192 191 190
3204 205 206

001 PARCEL NUMBER
002 ROAD PARCEL NUMBER
003 CONDOMINIUM UNIT
004 AIR SPACE PCL
005 RIGHT OF WAY PCL
006 SUB-SURFACE PCL
007 PARCEL SUB-REC NUMBER
008 PB 24-48 PLAT RECORDING NUMBER
009 5 BLOCK NUMBER
010 5 LOT NUMBER
011 5 BLS BOV LOT NUMBER

MAP LEGEND

PARCEL BOUNDARY
SUB BOUNDARY
FIELD BOUNDARY
ROAD EASEMENT LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC P/LD BOUNDARY
SECTION LINE



TAX DIST 516635

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