## **EXCLUSIVE LISTING!**

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



- 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 we can cancel on March 15, 2026 it needs to be cancelled 90 days before it expires in June 2026. Sellers will have the billboards removed.



## 15 +/- Acres Resort Land Las Vegas Blvd South at Welpman Way







Office: 702-992-7534 Cell: 702-595-6244 2855 St Rose Parkway, Suite 100, Henderson, NV 89052



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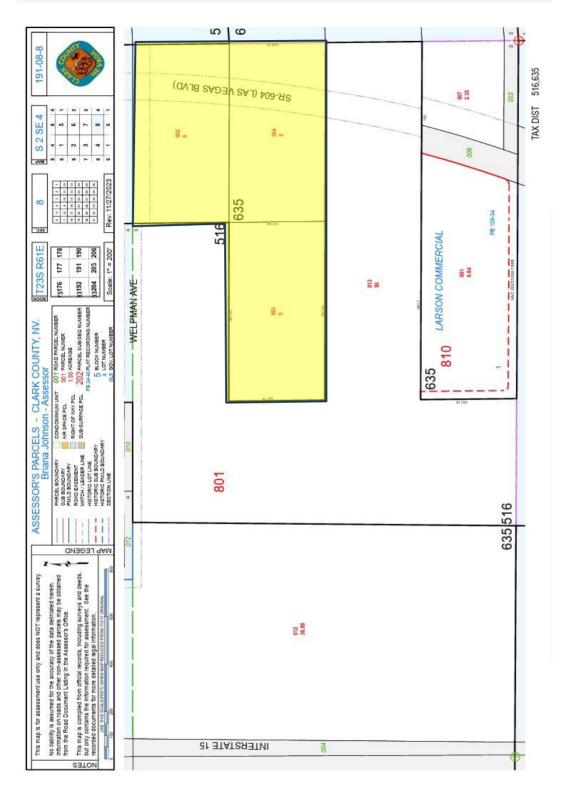






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