

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 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.



Mark Anthony Rua
Brokers

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The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

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