

**For Sale:
4.63 Acre Vacant Land Parcel**



College Drive 4.63 Acre Parcel

Benjamin J. Super

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Offering Memorandum

Terms and Conditions:

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and Super Realty. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents:

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation:

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

Confidentiality:

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or Super Realty. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to Super Realty.

Offered for Sale By: Super Realty; Benjamin J Super, Broker, (702) 737-0390

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Property Summary

List Price:	\$1,800,000
Price PSF:	\$8.92
Acreage:	4.63
Price Per Acre:	\$388,769

Features:

Located in Henderson, Nevada 89015

Excellent location in the Mission Hills Neighborhood. The property fronts College Drive between Mission Drive and Patti Ann Woods Drive directly across the street from the Mission Hills Park. It is also conveniently located just off of the College Drive and I-11 off ramp.

Ideal Residential Development Opportunity

The property is currently Zoned R-1 or 1 house per acre for a total of 5 residential lots allowed. The City of Henderson will consider the case for R-2 zoning or 2 houses per acre. The property developer will be required to complete half of the street for Tranier Drive along the north boundary of the property and finish all of the additional requirements listed by the City of Henderson development office.

Utilities

Water and sewer utilities are currently to the site.

The existing 8" water loop and sewer line will need to be completed along Tranier Drive.

Topography

The property is generally flat but a small amount of drainage work will need to be done on the upper northwest corner of the property. The developer will be required to extend the existing storm drain that end in the cul-de-sac at College Heights Court on the west side of the property.

The property is not in a 100 year flood zone.

Annual property taxes are currently \$4,505.12 after the CAP reduction.

APN: 179-325-01-011

3% Broker Coop Encouraged

Mission Hills is a neighborhood in Henderson, Nevada with a population of approximately 5,500 residents. Mission Hills is located in Clark County. Living in Mission Hills offers residents a sparse suburban feel and most residents own their homes. In Mission Hills there are many parks and recreational opportunities. Many young professionals live in Mission Hills and residents tend to lean conservative. The public schools in Mission Hills are typically above average.

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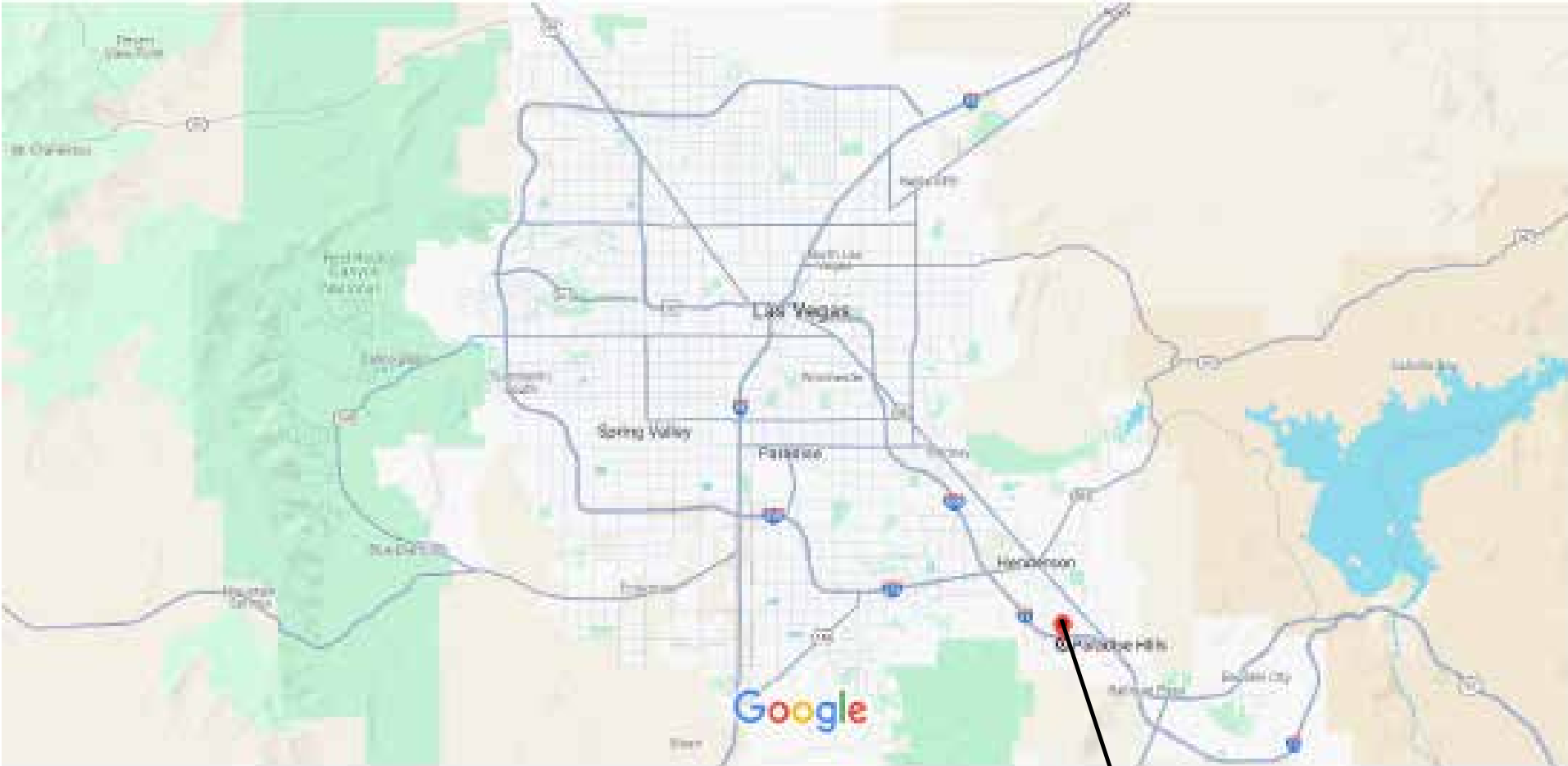
Aerial View

Subject



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2024 200 ft

Google Map



Map data ©2024 Google 2 mi

Subject

Assessor's Information



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
 Date Created: 02/12/2024

Property Information

Parcel: 17932501011
Owner Name(s): CHURCH SEVENTH DAY ADVENTISTS
Site Address: 0
Jurisdiction: Henderson - null
Zoning Classification: Low-Density Single-Family Residential 1 (1 du / ac) (RS-1)
Planned Landuse: Incorporated Clark County (INCCORP)

Misc Information

Subdivision Name: PARCEL MAP FILE 12 PAGE 77

Lot Block: Lot:64-1 Block:
Sale Date: 05/2012
Sale Price: \$348,000
Recorded Doc Number: 20120509 00001449
Flight Date: 2023-10-20

Construction

Year: 22-63-32
T-R-S: 5362
Census tract: 4.63
Estimated Lot Size:

Elected Officials

Commission:	G - Jim Gibson (D)	City Ward:	1 - Jim Seebok (Elected to a 1.5 year unexpired term)
US Senate:	Jacky Rosen, Catherine Cortez-Masto	US Congress:	1 - Dina Titus (D)
State Senate:	20 - Jeff Stone (R)	State Assembly:	19 - Thaddeus "Toby" Yurek (R)
School District:	A - Lisa Guzman	University Regent:	12 - Amy Carvalho
Board of Education:	1 - Tim Hughes	Minor Civil Division:	Henderson

Flood Zone



[View Printer-Friendly Map](#)

The District makes no warranties concerning the accuracy of this data. [View Disclaimer](#)

This parcel IS NOT in a 100-year flood zone.

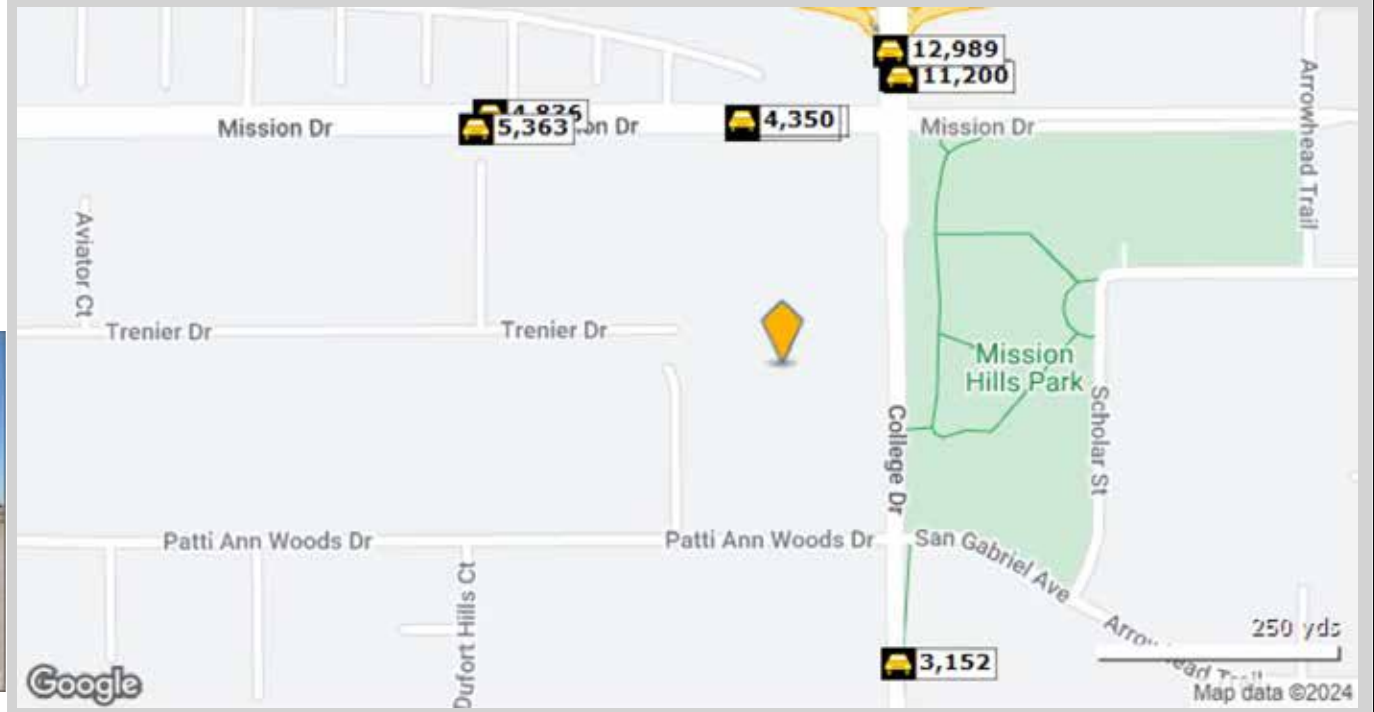
Parcel	17832501011
Owner	CHURCH SEVENTH DAY ADVENTISTS
Address	0
Entity	Henderson
Contact	702-287-3000
Flood Zone	This parcel IS NOT in a 100-year flood zone.
FIRM Panel	View FIRM Panel (2955)
LOMR	This parcel is not affected by a LOMR

Traffic Count Report

College Estates

College Dr, Henderson, NV 89015

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Mo: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Mission Dr	College Dr	0.09 E	2022	4,475	MPSI	.15
2	Mission Dr	College Dr	0.09 E	2020	4,548	MPSI	.15
3	Mission Dr	College Dr	0.09 E	2018	4,350	MPSI	.15
4	College Dr	Mission Dr	0.03 S	2017	12,000	AADT	.19
5	College Dr	Mission Dr	0.03 S	2022	11,200	MPSI	.19
6	College Drive	du Fort Ave	0.05 S	2022	3,152	MPSI	.19
7	College Drive	Mission Dr	0.04 S	2020	12,800	MPSI	.20
8	College Drive	Mission Dr	0.04 S	2022	12,989	MPSI	.20
9	Mission Drive	Elite St	0.19 N	2020	4,836	MPSI	.23
10	Mission Drive	Elite St	0.20 N	2022	5,363	MPSI	.23



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2/12/2024

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Demographic Summary Report

College Estates

College Dr, Henderson, NV 89015

Building Type: **Leased**

Total Available: **0 SF**

Class: **-**

% Leased: **0%**

RBA: **-**

Rent/SF/Mo: **-**

Typical Floor: **-**



Radius	1 Mile	3 Mile	5 Mile			
Population						
2028 Projection	9,463	64,718	112,023			
2023 Estimate	9,240	63,438	108,765			
2010 Census	7,922	55,934	89,446			
Growth 2023 - 2028	2.41%	2.02%	3.00%			
Growth 2010 - 2023	18.64%	13.42%	21.80%			
2023 Population by Hispanic Origin						
2023 Population	1,558	11,550	21,480			
	9,240	63,438	108,765			
White	7,631	82.59%	51,918	81.84%	85,159	78.30%
Black	411	4.45%	3,505	5.53%	7,818	7.19%
Am. Indian & Alaskan	126	1.36%	829	1.31%	1,453	1.34%
Asian	492	5.32%	3,416	5.38%	7,406	6.81%
Hawaiian & Pacific Island	63	0.68%	433	0.68%	834	0.77%
Other	516	5.58%	3,336	5.26%	6,095	5.60%
U.S. Armed Forces	15		180		231	

Households	1 Mile	3 Mile	5 Mile			
2028 Projection	3,125	22,785	39,983			
2023 Estimate	3,059	22,387	38,874			
2010 Census	2,665	20,050	32,276			
Growth 2023 - 2028	2.16%	1.78%	2.85%			
Growth 2010 - 2023	14.78%	11.66%	20.44%			
Owner Occupied	2,441	79.80%	16,202	72.37%	26,167	67.31%
Renter Occupied	618	20.20%	6,186	27.63%	12,707	32.69%

2023 Households by HH Income	1 Mile	3 Mile	5 Mile	
Income: <\$25,000	3,058	22,389	38,874	
	281	9.52%	6,017	15.48%
Income: \$25,000 - \$50,000	502	16.42%	3,914	17.48%
Income: \$50,000 - \$75,000	593	19.39%	4,555	20.34%
Income: \$75,000 - \$100,000	432	14.13%	3,022	13.50%
Income: \$100,000 - \$125,000	459	15.01%	2,645	11.81%
Income: \$125,000 - \$150,000	251	8.21%	1,734	7.74%
Income: \$150,000 - \$200,000	305	9.97%	2,070	9.25%
Income: \$200,000+	225	7.36%	1,269	5.67%
2023 Avg Household Income	\$100,604	\$90,993	\$93,495	
2023 Med Household Income	\$83,275	\$72,493	\$72,896	



Property Taxes

Situs Address:		UNASSIGNED SITUS HENDERSON		
Legal Description:		ASSESSOR DESCRIPTION: PARCEL MAP FILE 12 PAGE 77 LOT 64-1GEO ID: PT NW4 N		
Status:		Property Characteristics		Property Values
Active	Tax Cap Increase Pct.	8.0	Land	445638
Taxable	Tax Cap Limit Amount	4505.12	Total Assessed Value	445638
	Tax Cap Reduction	8683.54	Net Assessed Value	445638
	Land Use	0-00 Vacant - Single Family Re	Exemption Value New Construction	0
	Cap Type	OTHER	New Construction - Supp Value	0
	Acreage	4.6300		
	Exemption Amount	0.00		
Role	Name	Address		
Owner	CHURCH SEVENTH DAY ADVENTISTS	10475 DOUBLE R BLVD , RENO, NV 89521-8905 UNITED STATES		
Summary				
Item		Amount		
Taxes as Assessed		\$13,188.66		
Less Cap Reduction		\$8,683.54		
Net Taxes		\$4,505.12		
PAST AND CURRENT CHARGES DUE TODAY				
Tax Year	Charge Category	Amount Due Today		
THERE IS NO PAST OR CURRENT AMOUNT DUE as of 2/12/2024				
NEXT INSTALLMENT AMOUNTS				
Tax Year	Charge Category	Installment Amount Due		
THERE IS NO NEXT INSTALLMENT AMOUNT DUE as of 2/12/2024				
TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR				
Tax Year	Charge Category	Remaining Balance Due		
THERE IS NO TOTAL AMOUNT DUE FOR THE ENTIRE TAX YEAR as of 2/12/2024				

Property Summary

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Distance to	Miles	Drive Time
Harry Reid Airport	15	16 m
Downtown Summerlin	30	30 m
Centennial Hills	35	31 m
MGM Grand	16	24 m
Southern Highlands	17	27 m
Fremont Street	19	25 m



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