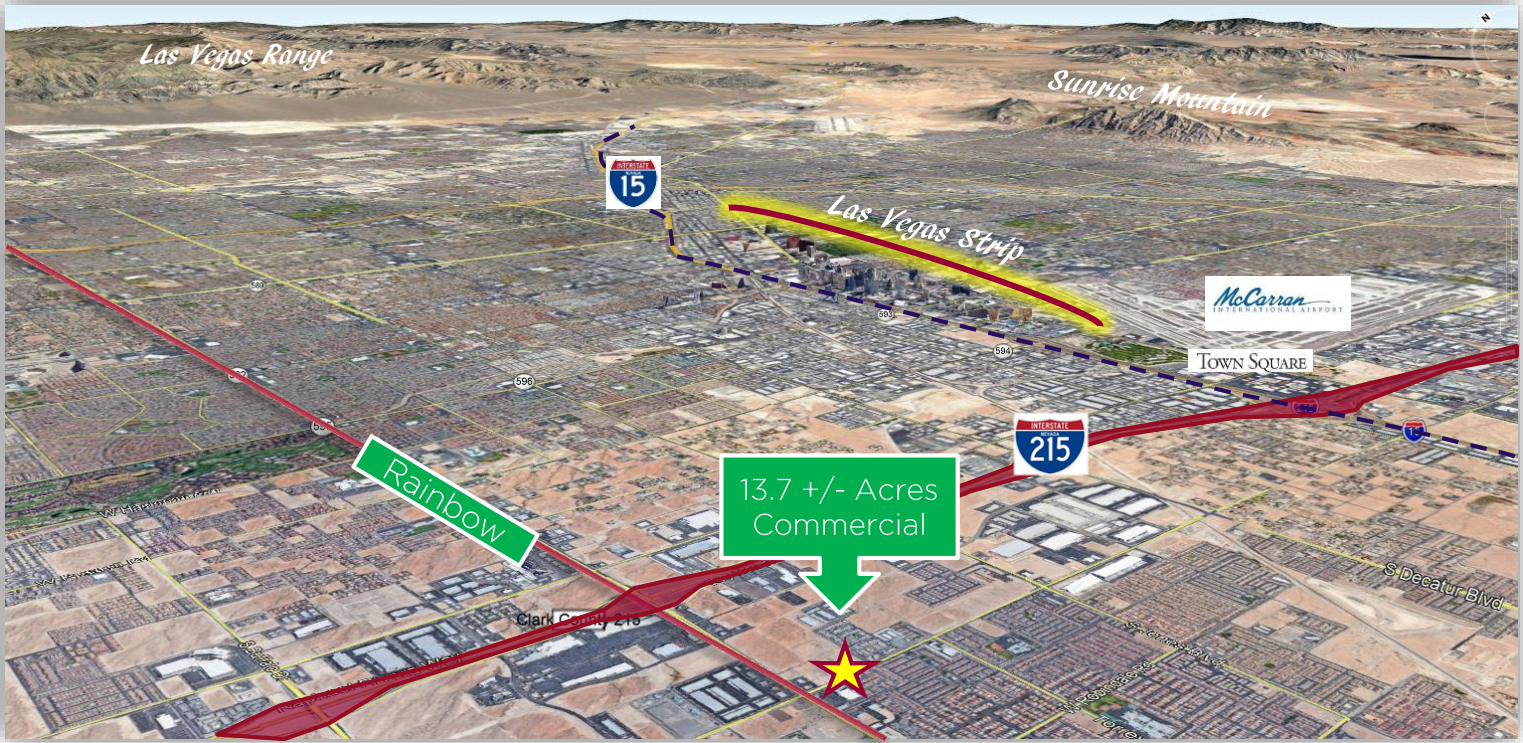


EXCLUSIVE LISTING

13.7 +/- Acres Commercial Land - \$13,015,000
Rainbow & Warm Springs Las Vegas, NV 89118



- ❑ 13.7 +/- Acres at \$950,000 per acre
- ❑ APN# 176-02-401-022
- ❑ Unincorporated Clark County - Enterprise District
- ❑ Zoned C-2 for General Commercial- commercial, or mixed commercial & residential uses-allows for multi-family under a special use permit max. 18 units/acre; senior housing special use max. density 22 units/acre
- ❑ Site Plan previously approved for 31.12 units/acre-w/ zone change
- ❑ Traffic Count 26,000
- ❑ 2019 Taxes is \$31,931.45
- ❑ Parcel is fenced, leveled, utilities stubbed
- ❑ 942' frontage on Warm Springs



**Mark Anthony Rua**
ERA Brokers
REAL ESTATE CONSOLIDATED

Office: 702-992-7534
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markanthonyrua@gmail.com www.mrlandlasvegas.com



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Demographics (3 mile radius-2019)

Trends (2019-2024)

Population	54,347	1.89%
Households	18,802	1.84%
Owner occupied Housing	11,773	1.67%
Median Income	\$52,951	2.57%



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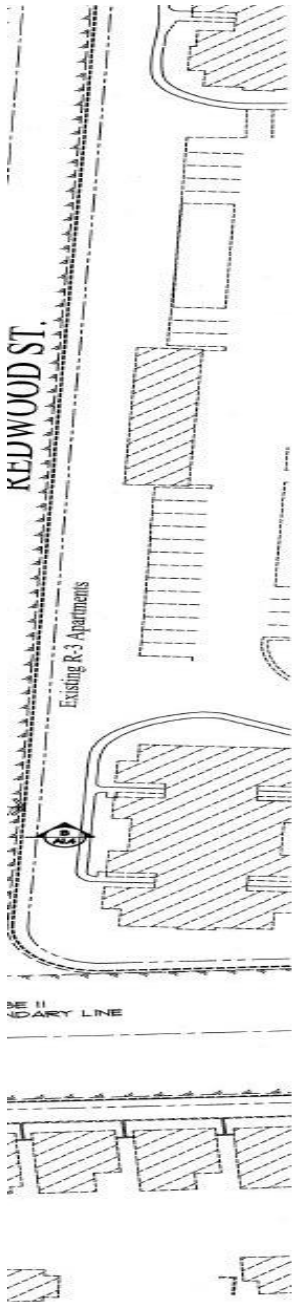


The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

Site Plan Previously Approved for 31.12

Units / Acre!!!

Mixed Use Development for 479 Residential Units



SITE INFORMATION

PARCEL	APN # 176-02-401-020	
ZONING	C-2 General Commercial (MUD 3 Overlay)	
PARCEL AREA		
Gross Area	± 670,425.29 S.F.	± 15.39 Acres
Net Area	± 587,153.69 S.F.	± 13.47 Acres
BUILDING AREA	(Approximate)	
Retail Gross Area	Gross S.F.	
Inline Retail I	39,708 S.F.	
Inline Retail II	23,028 S.F.	
Total	62,736 S.F.	
Condominium Gross Area		
Building I	166,945 S.F.	
Building II	328,626 S.F.	
Building III	340,154 S.F.	
Total	820,820 S.F.	
Recreation Facilities Gross Area		
Building II Recreation Bldg	9,915 S.F.	
Total	9,915 S.F.	
Parking Garage Gross Area		
Parking Garage I	178,346 S.F.	
Parking Garage II	115,751 S.F.	
Parking Garage III	124,055 S.F.	
Total	418,152 S.F.	
DENSITY	31.12 Units / Acres	
Setbacks		
Interior Side / Rear	10 Ft	
Street Frontage (except Warm Springs)	20 Ft	
Street Frontage at Warm Springs	20 Ft	
Less than 35'		
3 Story Parapet	(41 - 35) 1/3 + 20 Ft =	22 Ft
4 Story Parapet	(51 - 35) 1/3 + 20 Ft =	25.5 Ft
4 Story T.O. Sloped Roof	(54.5 - 35) 1/3 + 20 Ft =	26.5 Ft
OPEN SPACE		
Open Space Required	(0.0165 X 31.12 DU / Acre) X 15.39 Acres X 0.35 = 2.766 Acres	
Open Space Provided		
Private Open Space (Balconies)	= ± 1.44 Acres	
Recreation Bldg	= ± 0.29 Acres	
Other Open Space	= ± 4.51 Acres	
Total Open Space	= ± 6.24 Acres	

Category	Area (S.F.)	Area (Acres)
Phase I - Bldg II Garage	260	
Phase I - Surface Parking	100	
Phase II - Bldg I Garage Structure	414	
Phase III - Bldg III Garage	277	
Total Parking	1051	

PARKING PROVIDED	
Phase I - Bldg II Garage	260
Phase I - Surface Parking	100
Phase II - Bldg I Garage Structure	414
Phase III - Bldg III Garage	277
Total Parking	1051

LEGEND

- Accessible Route
Accessible route, 5% maximum running slope & 2% maximum cross slope. 3% running slope permitted if provided handrails - See sheet A11.1a
- Building Phase Line
- ♿ Accessible Element
Designates Accessible Element, (Parking space, Living unit, Garage ETC.)
- ←* Accessible Entrance
- 🚒 FDC
Fire Department Connection (Locations Per Civil Drawings)
- 🚒 Fire Hydrant
Fire Hydrants (Locations Per Civil Drawings)

PA RESIDENTIAL, LLC
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2230 CORPORATE CIRCLE
HENDERSON, NEVADA 8907
702.990.9910 702.992.026

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Description	By	Date	Per
BUILDING DEVELOPER INITIAL		01/08	

Promenade @ Rainbow
BLDG II - PHASE I
 Rainbow and Warm Springs L.L.C.

Sheet Title:
ARCHITECTUR



No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels 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.

USE THIS SCALE WHEN MEASURING REDUCED FROM THIS ORIGINAL.

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVEMENT BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAVEMENT BOUNDARY
- SECTION LINE

- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 202 PLAT SUBSEQUENCE NUMBER
- 202 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 65 GOV. LOT NUMBER

137	138	139
164	163	16216
175	176	17717
183	192	191115

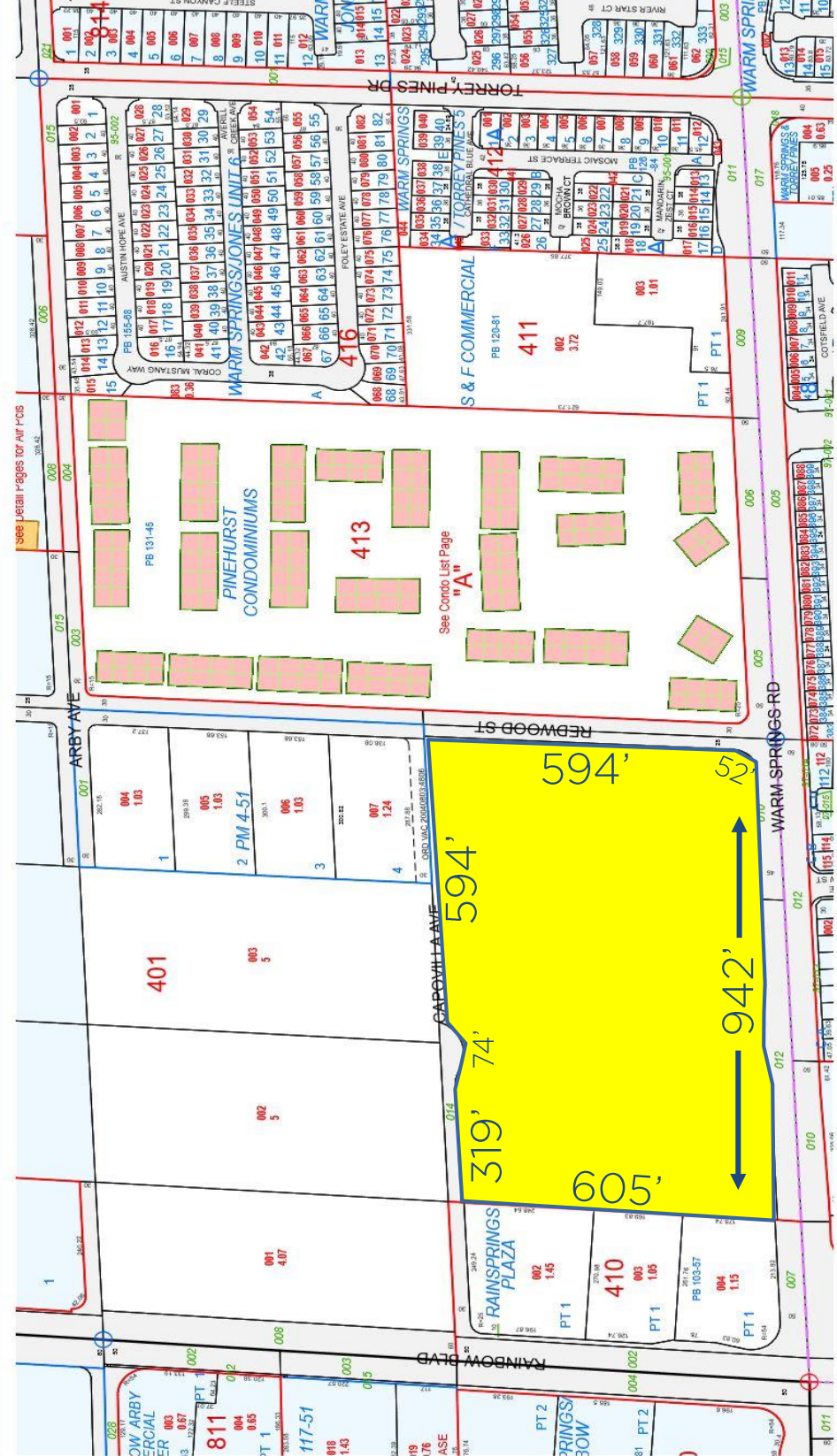
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4



Rev: 18/2019

Scale: 1" = 200'



TAX DIST 635

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