



7.46 Net Acres – Multifamily NT-4

225 Units Zoned & Entitled

Executive Summary

2024

Las Vegas Land Ventures is pleased to present 7.46 multifamily NT-4 zoned net acres for sale located in West Henderson. This site is approved for 225 units.

Property Information. APN# 191-09-701-001, 191-09-701-002

Jurisdiction. City of Henderson, 89044

Zoning Classification. Neighborhood Type 4 (NT4) ; 225-unit multifamily residential development approved.

Utilities. All utilities required to develop the site are readily available and stubbed to the property.

Sale Price. \$11,500,000

Excellent Location Offering High Visibility and Accessibility. The site is located just south of the M Resort and is less than 1.5 miles from Henderson Executive Airport and the new Las Vegas Raiders' Headquarters. The site includes extensive frontage on Volunteer Blvd., a major roadway that runs from Las Vegas Blvd. to the Inspirada Master-Planned Community and connects West Henderson to Interstate 15.

Development Opportunity. This permitted project is an attractive opportunity to develop a high-density multifamily residential community in a booming area of Las Vegas. This site is located on the corner of Volunteer and Gilespe, which is set to be a major thoroughfare in the West Henderson Planning Area.

West Henderson Growth. West Henderson is one of the most active markets in Las Vegas with extensive residential and commercial growth. There is a significant presence of residential development near the site by homebuilders such as Lennar, KB Homes, Toll Brothers, DR Horton and others. The site is strategically located to be in close proximity to the new West Henderson commercial hubs including but not limited to: the Las Vegas Raiders' 50-acre headquarters, Henderson Executive Airport, the new 600,000 square foot Amazon Distribution Center, and HAAS automation's development of over 2-million square feet of manufacturing and office space.

For Information Please Contact:

Kevin Koentopp, Broker – 702-379-4000

Jake Koentopp, Salesperson – 702-376-5850

Las Vegas Land Ventures, LLC

B.0143433.LLC; S.0198682

15

146



S Las Vegas Blvd

Volunteer Blvd

Volunteer Blvd

SUBJECT PROPERTY

Volunteer Blvd





SUBJECT PROPERTY

