

# SEC Westwood Dr. & West Charleston Blvd.

## Overview

***4.05 Acres +/-***

- ✓ Price: Contact Broker
- ✓ All Utilities to Site
- ✓ Zoned: Mixed Use
- ✓ Approved for 4+ Stories



**This unique property offers a rare chance to develop a mixed-use building with over four stories, perfectly positioned directly opposite the University Medical Center and UNLV School of Medicine. Capitalize on the strategic location within the thriving Las Vegas Medical District.**

**Richard Truesdell, Manager | tel. (702) 496-3575 | email: [rtruesdell@cornerstonecre.com](mailto:rtruesdell@cornerstonecre.com)**

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## Additional Information

### Property Overview

- **Price:** Contact Broker for details.

### Land Specifications

- **Size:** +/- 4.05 Acres (+/- 176,418 SF)
- **Zoning:** Form Based Code T4-Corridor; allows for up to +/- 50 feet building height.

### Location & Accessibility

- **Frontage:**
  - **Charleston Blvd:** +/- 252 feet
  - **Shadow Lane:** +/- 145 feet
  - **Westwood Dr.:** +/- 500 feet
- **Traffic Light:** Located at the intersection of Charleston Blvd and Westwood Drive.
- **Traffic:** Daily vehicle count on Charleston Blvd.

### Transit & Population

- **Transit:** Bus service directly to the site.
- **UMC Transit Hub:** Located on the west side of Westwood Drive.
- **Population:**
  - **Residential:** 195,097 people across 73,335 households
  - **Daytime:** 84,000 people

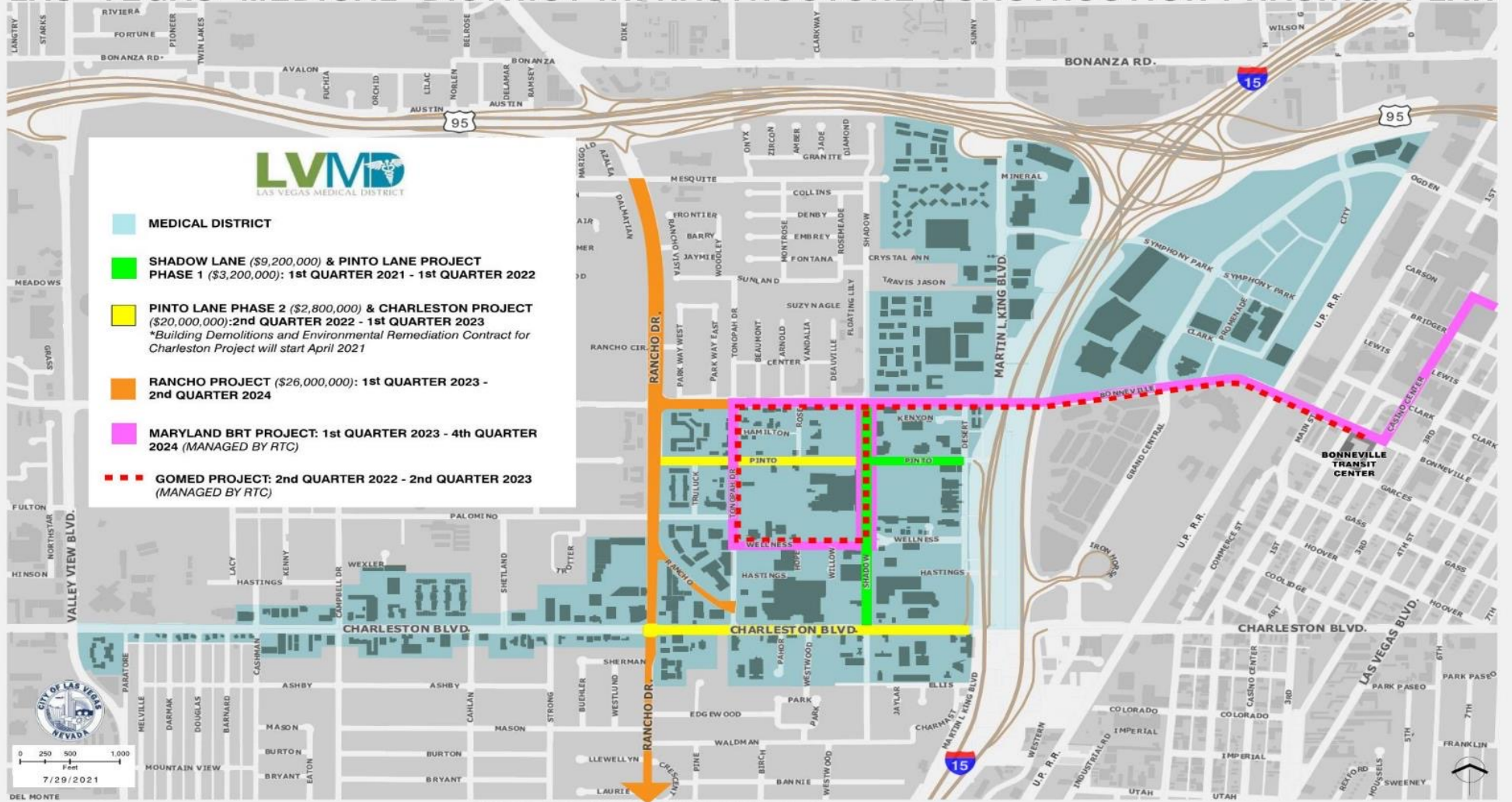
### Development Enhancements

- **New Offsite Improvements:** Includes landscaping along Charleston Blvd, to be completed by late 2024 (funded by the City of Las Vegas with no assessment to the developer).

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## Las Vegas Medical District Expansion: \$61M CIP

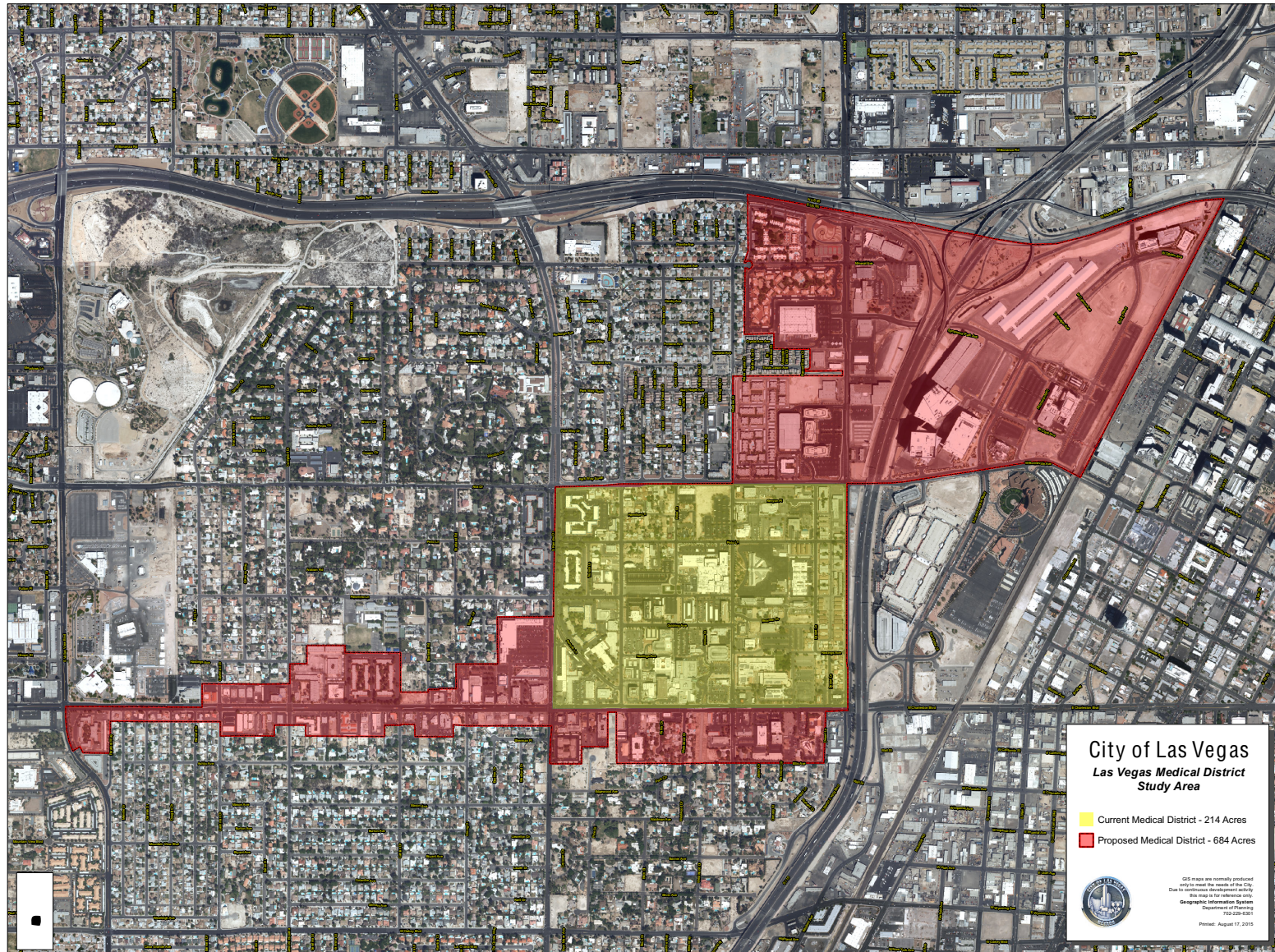
### LAS VEGAS MEDICAL DISTRICT INFRASTRUCTURE CONSTRUCTION PHASING PLAN



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## Las Vegas Medical District Expansion Cont.

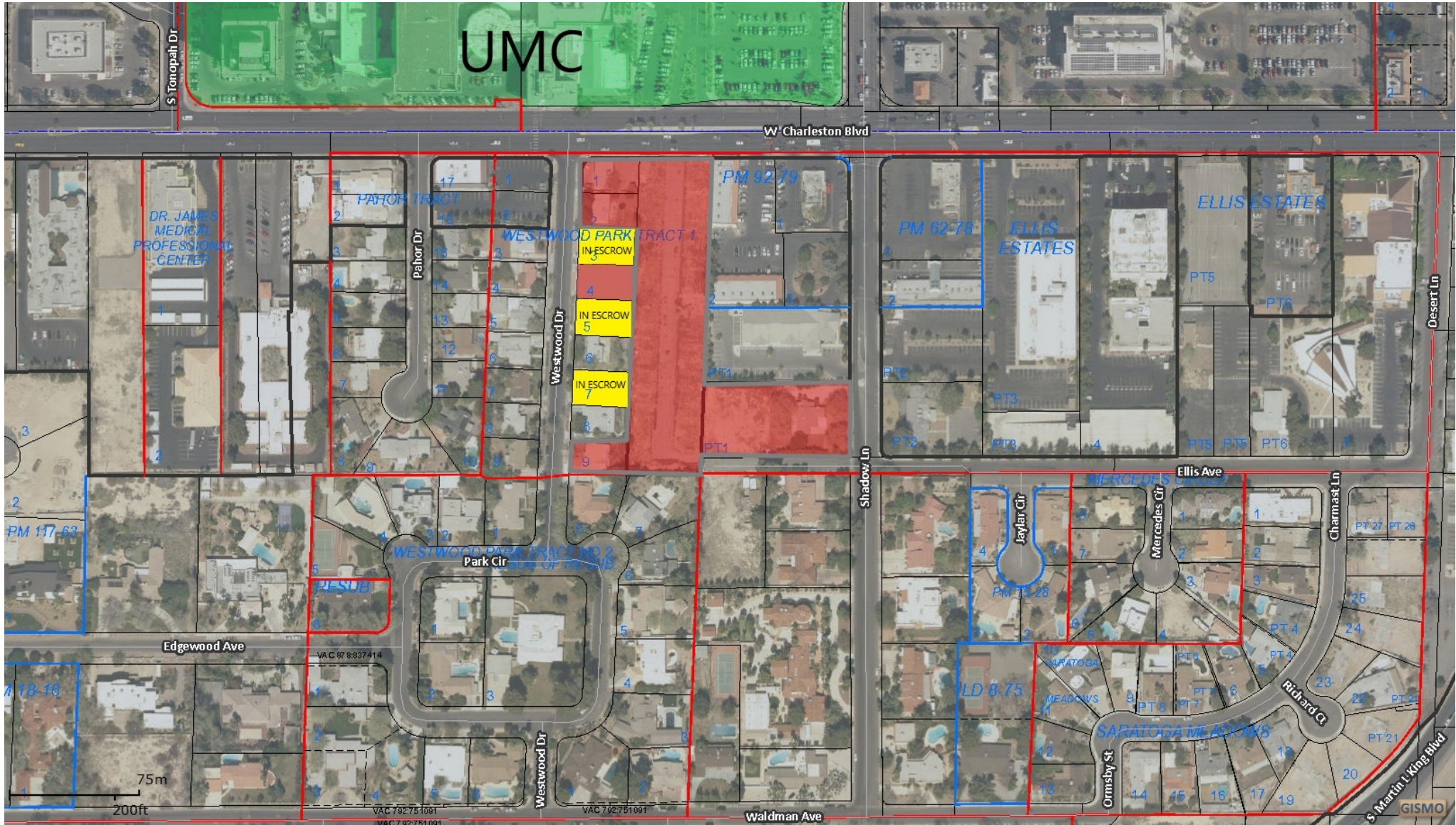


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## Parcel Map Cont.



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## Parcel Map Cont.

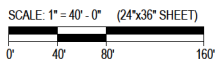


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## Conceptual Plan



WESTWOOD & CHARLESTON		WARMINGTON HOMES NEVADA		23075		
UNIT TABULATION - OVERALL 4 STORY RESIDENTIAL						
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1	1br/1ba	581	85	35%	49,395	55%
A2	1br/1ba	776	48	20%	37,248	
B1	2br/2ba	954	66	27%	62,964	43%
B2	2br/2ba	1,011	38	16%	38,418	
H1	8br/8ba	4,000	4	2%	16,000	2%
<b>TOTALS</b>			<b>241</b>	<b>100%</b>	<b>204,015</b>	
<b>UNIT AVERAGE NET SF :</b>			<b>847</b>			
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.						
<b>PROJECT DATA</b>						
<b>UNIT AVERAGE NET SF :</b>	847 S.F.					
<b>ACREAGE:</b>	4.05 GROSS ACRES					
<b>DENSITY:</b>	60 UNITS/ACRE					
<b>PARKING:</b>						
APT. REQUIRED	360 SPACES					
SURFACE PARKING	26 SPACES					
DETACHED GARAGE	16 GARAGE SPACES					
GARAGE PARKING 5 tiers	326 SPACES					
<b>TOTAL SPACES</b>	<b>362</b>					
	<b>1.50 SPACES/UNIT</b>					



A201

**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.3636 | www.humphreys.com

WARMINGTON HOMES NEVADA

ARCHITECTURAL SITEPLAN  
SCHEME 03  
March 31, 2023

**WESTWOOD & CHARLESTON**  
Las Vegas, NV  
HPAW 23075

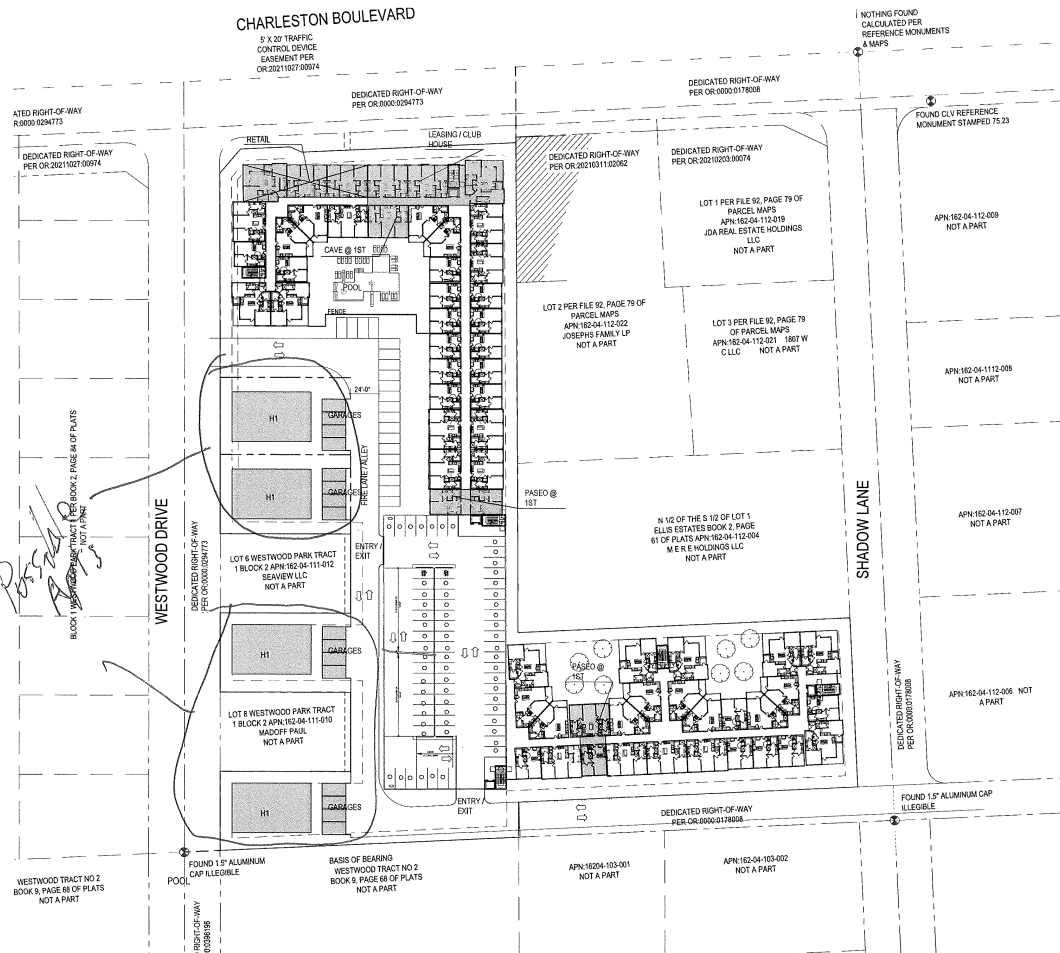
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## Conceptual Plan Cont.



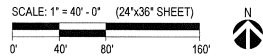
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