

# SEARCHLIGHT LAND OPPORTUNITY- 44.98 ACRES

S Nugget Lane, Searchlight, NV 89046



243-35-410-002 APN | 0.03 ACRES

243-35-410-003 APN | 0.82 ACRES

243-35-410-005 APN | 1.22 ACRES



- Searchlight Justice Court
- Searchlight Historic Museum
- Reid Elementary School
- Rex Bell Jr. Trail Park

243-35-401-005 APN | 5.36 ACRES

243-35-401-006 APN | 37.55 ACRES

## PROPERTY HIGHLIGHTS

**LISTING PRICE:**  
\$1,755,000

**TOTAL LAND AREA:**  
44.98 AC

**ZONING:**  
Residential Single-Family 80 (RS80)

**FIVE (5) PARCELS:**  
243-35-401-005  
243-35-401-006  
243-35-410-002  
243-35-410-003  
243-35-410-005

**UTILITIES NEARBY**

**NUGGET LANE**  
44.98 ACRES TOTAL  
RS5.2 & RS80 ZONING  
Business Employment (BE) LAND USE  
Entertainment Mixed-Use (EM)

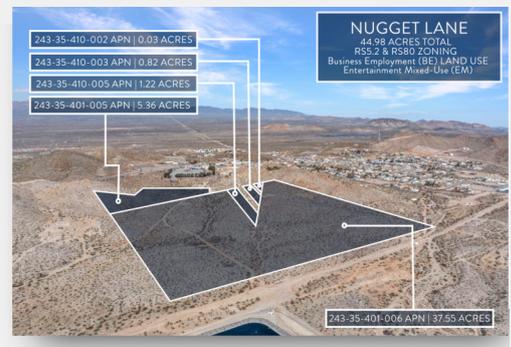
### HIGH-VISIBILITY DEVELOPMENT SITE IN SEARCHLIGHT!

#### STRATEGIC LOCATION HIGHLIGHTS

- Perfectly positioned as a critical stop for travelers and commercial traffic between these major destinations:
  - Las Vegas
  - Laughlin
  - Boulder City
  - Hoover Dam
  - Lake Mohave/Cottonwood Cove
  - Historic Nelson Area

#### PRIME LOCATION FOR...

- Multi-Family Residential Development
- Single-Family Residential Community
- Mixed-Use Development
- Senior Living or Retirement Community
- Hospitality & Lodging
- Recreational Facilities
- Commercial/Retail Center
- Energy or Utility Projects
- Industrial or Logistics Hub



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SCAN QR CODE TO LEARN MORE!

