

EXCLUSIVE LISTING!

11 +/- Acres Resort/Entertainment Land in Laughlin!
Listed for \$15,000,000 2852 W. Casino Dr Laughlin, NV 89029



- APN # 264-24-202-002/ 006
- Total 11 +/- Acres/ The southern part of parcel -006 will be parceled off to preserve the water pump and access for the owner.
- Planned Land Use is Entertainment Mixed Use- (EM)
- Zoned CR-Commercial Resort
- Improved roads with utilities nearby
- Casino Drive boasts several casinos and resorts: Harrah's, Edgewater, Tropicana and the Golden Nugget.
- For the nature lovers-Greenway park and trails nearby, Davis camp, Davis Dam, and of course the Colorado River!
- Laughlin/Bullhead International Airport is across the border



Mark Anthony Rua
Brokers

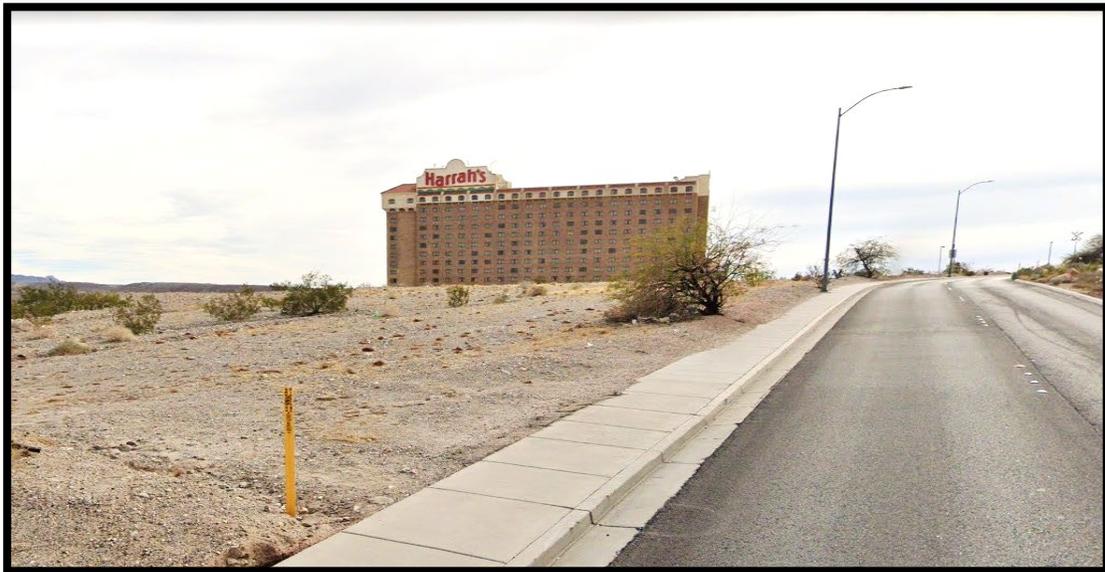
S.026655

Office: 702-992-7534
Cell: 702-595-6244

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com



11 +/- Acres Resort/Entertainment Land in Laughlin!



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

11 +/- Acres Resort/Entertainment Land in Laughlin!



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



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 The price, data, and other information are subject to change or the listing may be withdrawn without notice.

Casino Mixed-Use Project

LAUGHLIN CASINO | HOTEL



AERIAL VIEW FROM SOUTHEAST



AERIAL VIEW FROM NORTHEAST



VIEW FROM RIVER - SOUTH



VIEW FROM HARRH'S

PROGRAM

CASINO - GAMING	60,000
BOUTIQUE HOTEL	300 ROOMS
CONDOMINIUM	200 UNITS
RESTAURANTS	20,000 SF.
RETAIL	15,000 SF.
GARAGE	500 SPACES



Mark Anthony Rua
Brokers

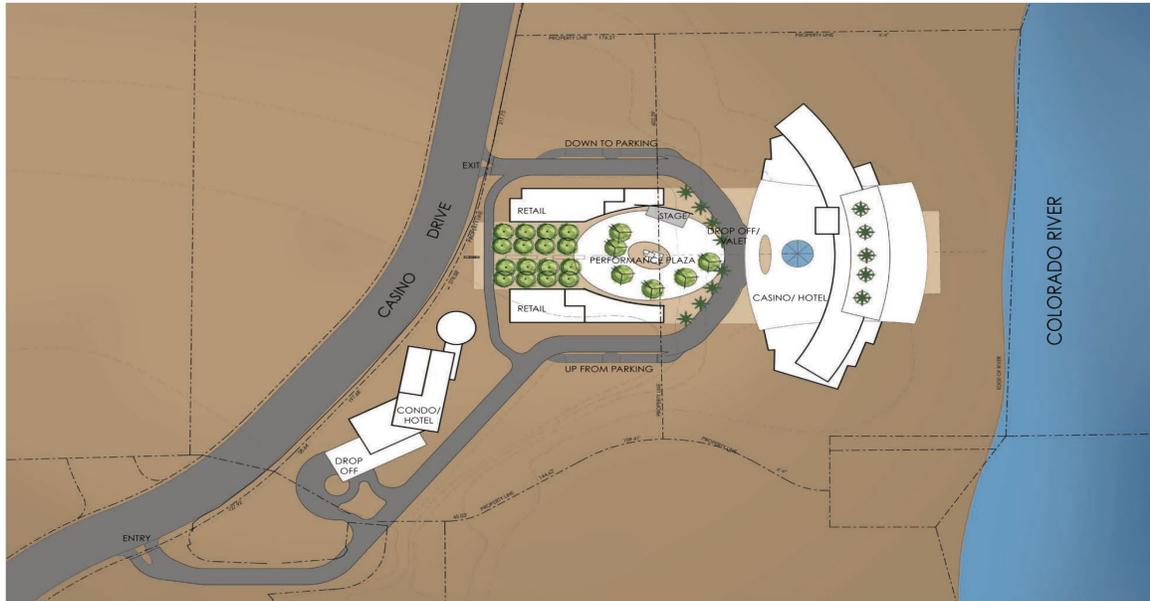
2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



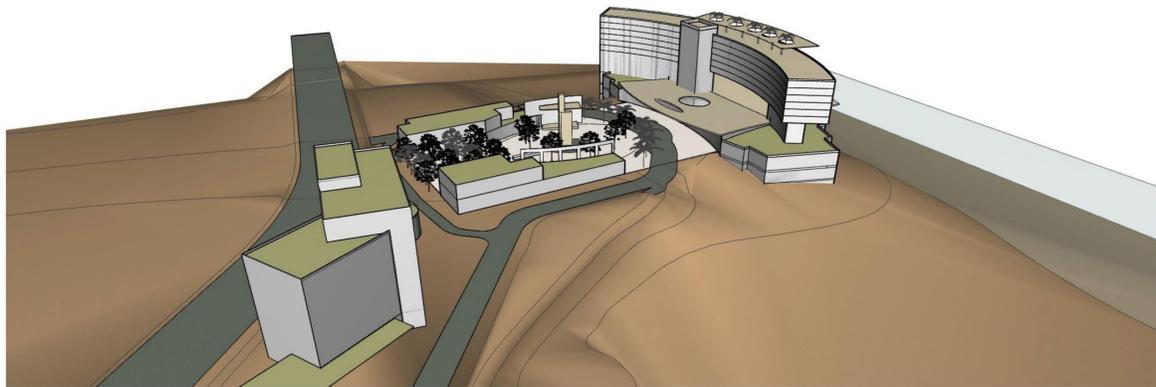
Casino Mixed-Use Project

LAUGHLIN CASINO | HOTEL



SITE PLAN

LAUGHLIN CASINO | HOTEL



VIEW FROM ABOVE - SOUTHWEST CORNER



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



Fourteen Must-Do Outdoor Activities in Laughlin!

- **1. Hike the Colorado River Heritage Greenway Trail-** Explore 10.5 miles of family-friendly trails that run alongside the Colorado River and view the Davis Dam.
- **2. Explore Oatman Ghost Town-**A gold-mining town up until the early 1940s. Tour buildings, witness gunslingers on main street, browse shops and see where Hollywood Legends Clark Gable and Carole Lombard spent their wedding night.
- **3. Camp at Big Bend of the Colorado River-**Includes picnic areas, boat launches-for tent and RV
- **4. Mystical Laughlin Labyrinths-**Peruse the nine stone mazes, created by Wes Dufek to help people along their journey of life.
- **5. Laughlin Ranch Golf Club-**complete package of top-class golfing facilities, spa services, restaurant and clubhouse.
- **6. Watercraft Adventures-**The city's rental operator of choice to take on the Colorado River.
- **7. Explore the Mojave Desert at High Speed-**serious OUI experiences offering small or private groups, guided UTV excursions, with different types of terrains, including abandoned mines.
- **8. Book a high-powered jet boat tour with London Bride in Lake Havasu**
 - **9. Take a relaxing cruise on the USS Riverside**
- **10. Swim at Lake Mohave-**formed by the Davis Dam in Laughlin, the lake is abundant in wildlife, has 200 miles of shoreline, with stunning coves and beaches.
- **11. Kayak on the Colorado River-**Launching from Topcock Gorge Marina, explore the Havasu National Wildlife Refuge and Needles Wilderness Area. Ideal for intermediate level kayakers
 - **12. Picnic riverside at Davis Dam.**
 - **13. Stroll along the Riverwalk**
- **14. Enjoy a view of Laughlin Casinos by Water Taxi**



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

T32S R66E

24

S 2 NW 4

264-24-2

59258
 263 264
 6265

Scale: 1" = 200'

Rev: 1/8/2019

CLARK COUNTY, NEVADA

001 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 100 ACRES
 202 PARCEL SUBREQ NUMBER
 PB 3445 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 65 SOV LOT NUMBER

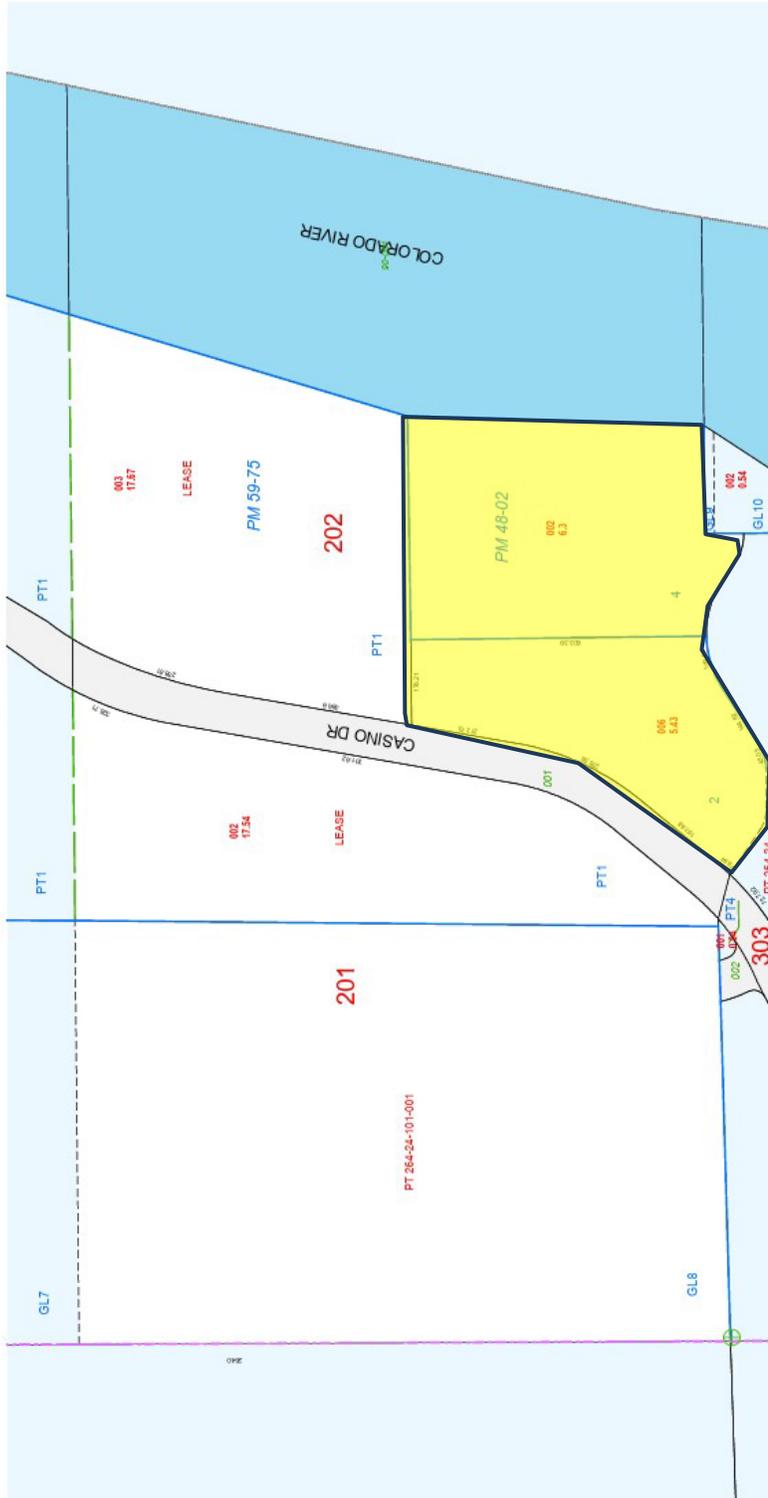
PARCEL BOUNDARY
 SUB BOUNDARY
 PAID BOUNDARY
 ROAD EASEMENT
 WITCH LEADER LINE
 HISTORIC PLD BOUNDARY
 SECTION LINE

CONDOMINIUM UNIT
 AIR PARCEL PCL
 RIGHT OF WAY PCL
 SUBSURFACE PCL

MAP LEGEND

NOTES

This map is for assessment use only and does NOT represent a survey. 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 LINE WHEN MAP REDUCED FROM LARGER ORIGINAL.



11 +/- Acres Resort/Entertainment Land in Laughlin!



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
 Cell: 702-595-6244



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.