

1.57 Net Acres

DESERT CROSSINGS COURT

Las Vegas, Nevada

FOR SALE

FULLY IMPROVED COMMERCIAL PAD
SUMMERLIN MASTER PLAN



ONE QUEENSRIDGE PLACE

DOWNTOWN SUMMERLIN

VILLAGE
CENTER
CIRCLE

SUMMERLIN
MEDICAL CENTER

TOWN CENTER DRIVE

COVINGTON CROSS DRIVE

CRESTDALE LANE

SUMMERLIN PARKWAY

SITE
±1.57 NET ACRES

FUTURE SPECIAL
CARE FACILITY

For More Information:

MICHAEL STUART

Executive Vice President

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ABOUT THE SITE

The subject parcel is located on Desert Crossings Court, just north Covington Cross Drive. All off-site improvements have been completed including street, curb and landscaping. Immediately adjacent to the north, plans are underway for a 1-story, 76,750 SF, 126 bed special care facility and a 132-bed assisted living facility. Seller is willing to set pad to grade as well if in escrow by 09/01/2017.

PROPERTY FEATURES

SIZE:	1.57 Net Acres
APN:	A Portion Of 138-19-419-012
ZONING:	Planned Community District (P-C)
USE:	Site Can Accommodate 2-Story 26,000 SF Office Building
IMPROVEMENTS:	Fully Improved Super Pad (Curb, Sidewalk, Street & Landscaping)
BROKERAGE:	3% Outside Fee
TERMS:	Seller Will Carry

ASKING PRICE: \$25.00 PSF

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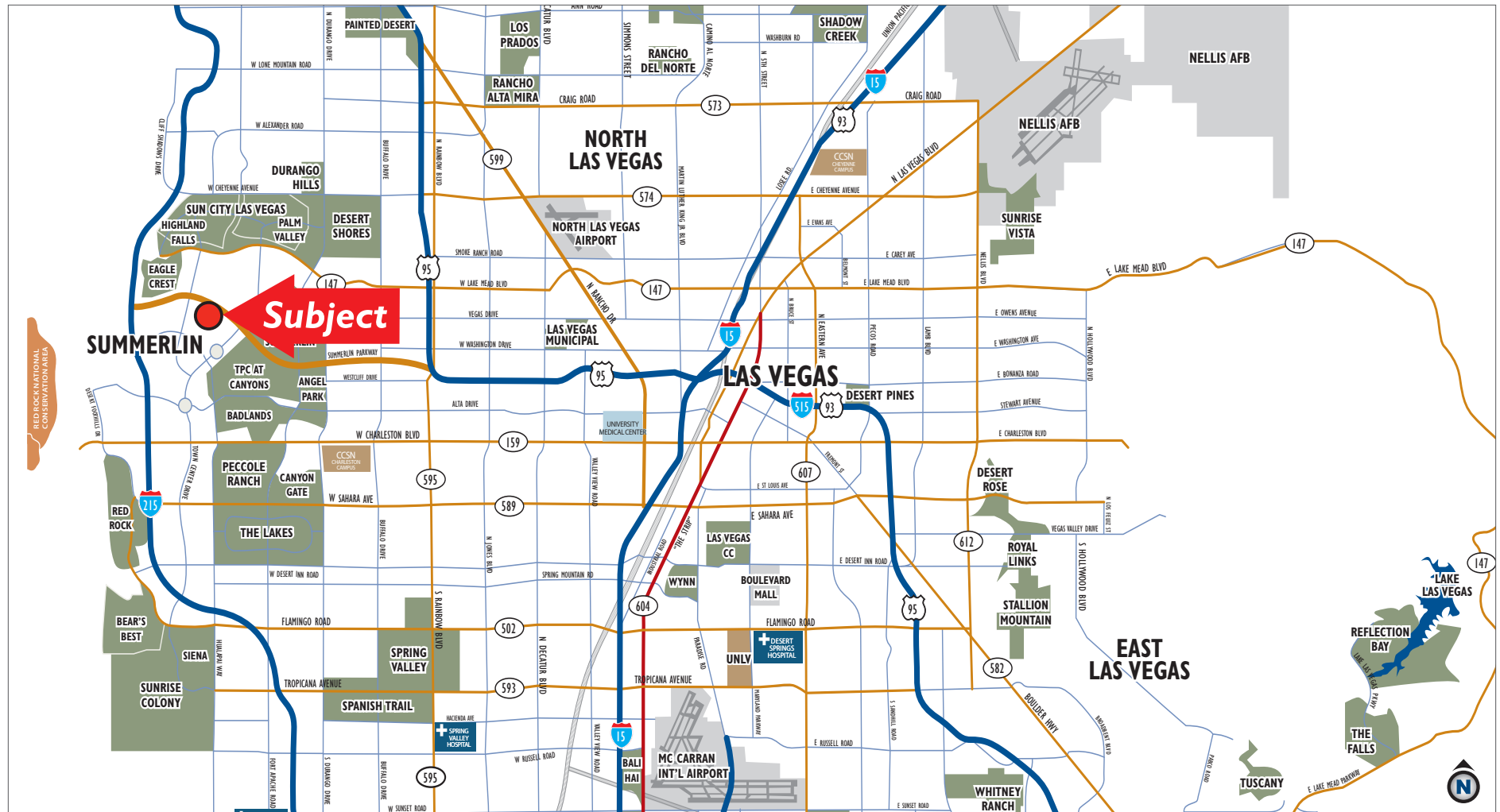
ABOUT THE AREA

The site is located in The Crossings Business Park in Summerlin. The Crossings Business Park is a 530-acre mixed-use village and is one of Summerlin's largest commercial areas. It is also the home to the Crossing Business center which covers 110-acres with nearly 1.2 million SF of office space. Other amenities included: The Crossing Business Center (office), The Crossing Park (home of the Summerlin Youth Soccer League), Oxford Park, Le Cordon Bleu College of Culinary Arts Las Vegas, John W. Bonner Elementary School (public) and the Summerlin Hospital Medical Center.

The Summerlin Hospital Medical Center is a for-profit hospital owned by Universal Health Services and operated by Valley Health System. The hospital, which provides 454 beds, is on Town Center Drive and is located in the village of The Crossings in Summerlin, Nevada. The campus includes a 200,000-square-foot medical office building, and an 80,000-square-foot medical office building.



1.57 Net Acres - LOCAL MAP



FOR MORE INFORMATION:

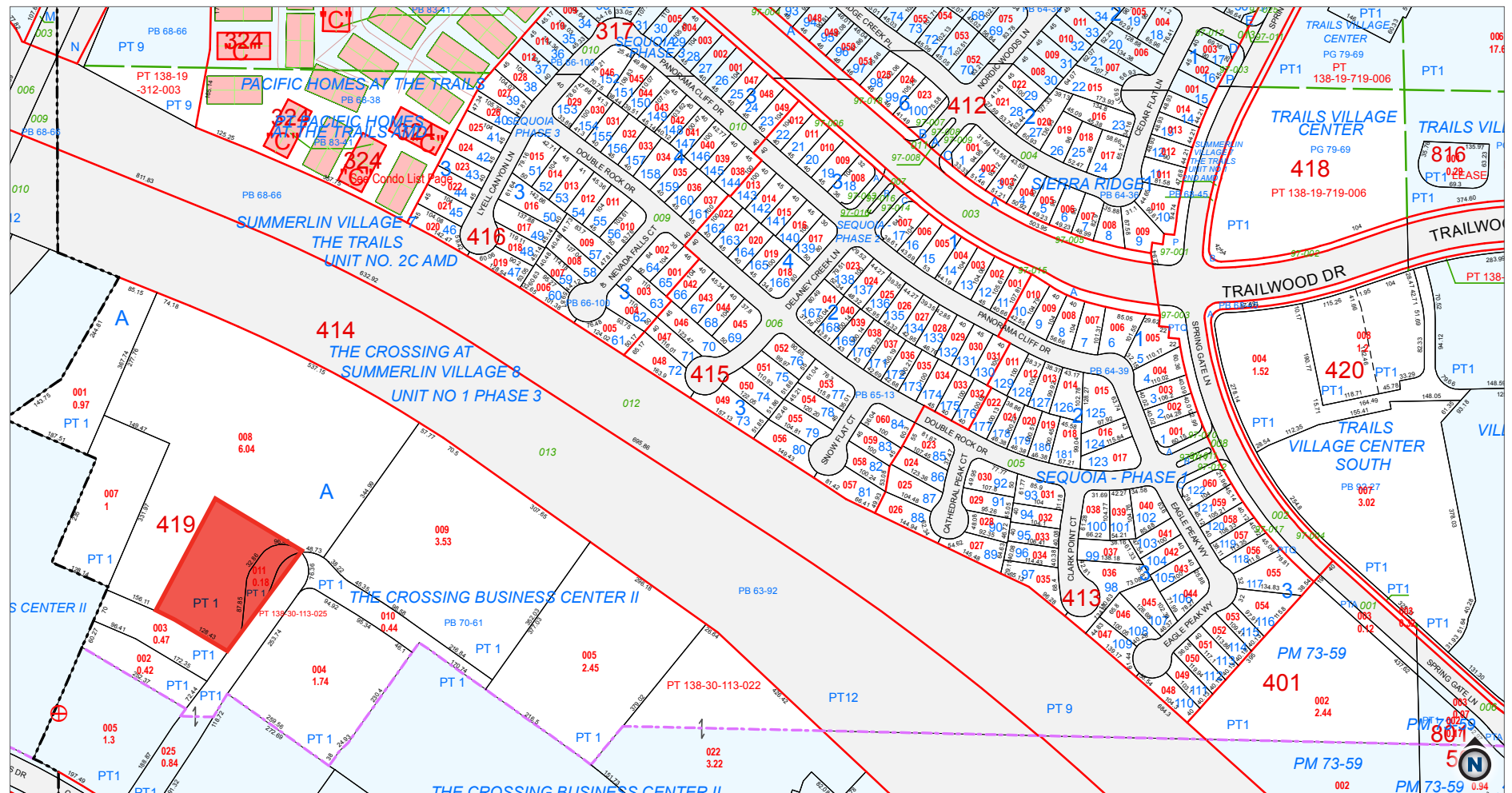
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1.57 Net Acres - PARCEL MAP



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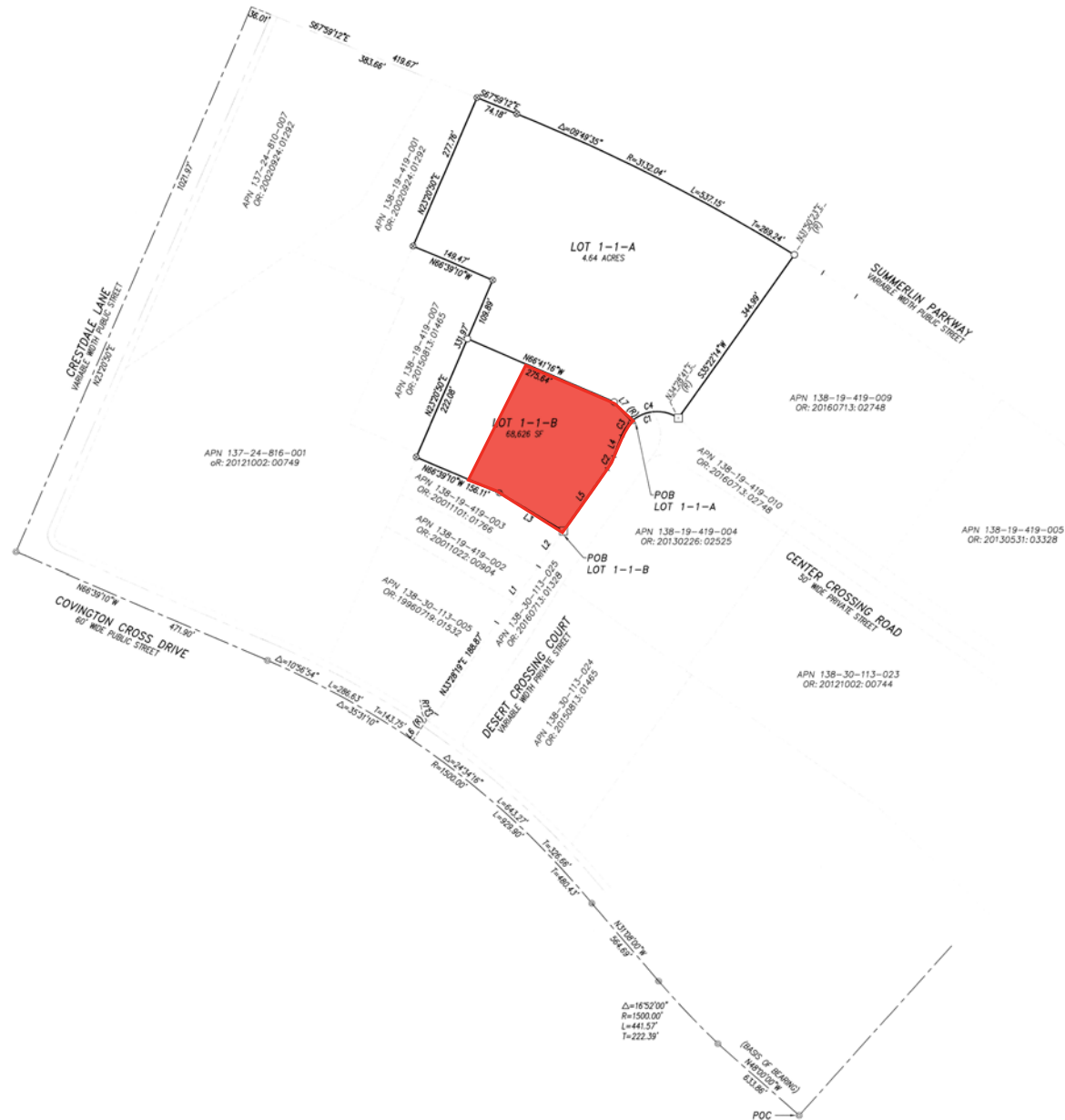
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1.57 Net Acres - SITE PLAN



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1.57 Net Acres - AERIAL



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