

±23.43 ACRES

LAKE LAS VEGAS PKWY. & MONTELAGO BLVD.
Henderson, Nevada

FOR SALE



For More Information:

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23.43 ACRES - LAKE LAS VEGAS PKWY & MONTELAGO BLVD.

ABOUT THE SITE

The parcel is located just north of Lake Las Vegas on the western boundary of the community. The parcel could be a great location for a multifamily development, school or mini-storage use.

PROPERTY FEATURES

ACRES:	±23.43
USEABLE:	8.75 ACRES
ZONING:	PS-MP PUBLIC SEMIPUBLIC
POTENTIAL:	MULTI-FAMILY, COMMERCIAL, RESIDENTIAL
APN:	160-22-313-005
BROKERAGE:	OUTSIDE FEE OF 2.5%
TAXES:	\$4,984.00
LID:	\$46,209.24

ASKING PRICE: \$2,200,000

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LOCAL MAP



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AERIAL



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ABOUT LAKE LAS VEGAS

Lake Las Vegas Resort is a premier residential, golf, and resort destination situated on a privately owned 320 acre lake that features ten miles of shoreline. The lake offers great escapes for fishing, sailing, and swimming. Within the 3,592 acre master planned community are exquisite residential offerings, two championship golf courses, three world class hotels, and fifty acres of open space with hiking and biking trails. The Mediterranean inspired community includes pampering spas, a full-service marina with watercraft rentals and yacht cruises, and Monte Lago Village – a retail enclave at the center of the resort. Lake Las Vegas is located in Henderson, Nevada, just 17 miles east of the Las Vegas Strip and adjacent to Lake Mead National Recreation Area. Lake Las Vegas residential offerings include custom/estate home sites with panoramic views of the lake, golf courses, open space, and surrounding mountainsides.



GOLF - SOUTH SHORE

SouthShore Golf Club offers 18 holes of purely glorious golf on a stunning Jack Nicklaus designed course. Rising from the shoreline of Lake Las Vegas, high points of 350 feet leave you breathless. Canyons and water exhilarate. Generous trees and serene desert vistas balance the ride. Former host to the Wendy's 3-Tour Challenge featuring players from the LPGA, PGA and Champions Tours, SouthShore ranks #45 on Golfweek's list of Best Residential Courses and was named #6 Golf Digest's Best New Private Courses in 1996 with many accolades in between. At the SouthShore Clubhouse, Members enjoy dining, social and golf events. Members also have access to the exclusive Lake Club featuring dining, fitness, swimming, social activities and a private beach on Lake Las Vegas.



FEATURES:

- Golf shop, practice facilities, PGA professionals on staff, five sets of tees to accommodate all levels of golf play
- 28,000 sq. ft. Mediterranean-style golf Clubhouse
- 18,000 sq. ft. Lake Club with heated pool, tennis courts and sport court with basketball hoops
- 2,500 sq. ft. fitness center with latest cardio and strength equipment
- Beautiful pool and cabanas, private lakeshore with white sand beach
- Casual and formal dining with extensive menu and bar offerings at both Clubs
- Family-oriented social calendar at both Clubs

GOLF - REFLECTION

Reflection Bay Golf Club is set on luxurious Lake Las Vegas, located 15 minutes east of the Las Vegas Strip. A 320 acre man-made lake, Lake Las Vegas is the centerpiece of this high-end residential resort community. Built in 1998, Reflection Bay Golf Club was designed by 18 time Major winner Jack Nicklaus. The course is designated as a prestigious Jack Nicklaus Signature Design, the only such course located in the state of Nevada. Reflection Bay played host to the Wendy's 3Tour Challenge from 1998 to 2007, showcasing the talents of such champions as Bubba Watson, Fred Couples, John Daly and Phil Mickelson.



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