

±45.18 Acres

INTERSTATE 15 & CACTUS INTERCHANGE

Las Vegas, Nevada

FOR SALE



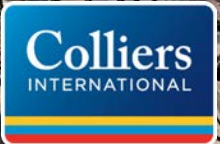
For More Information:

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45.18 Acres

PROPERTY LOCATION

The ±45.18 acres is located just west of Las Vegas Boulevard and south of the newly constructed Cactus Interchange on Interstate 15. The site offers access to the famed Las Vegas “Strip” via I-15 and Las Vegas Boulevard.

PROPERTY FEATURES

ZONING:	H-1: LIMITED RESORT AND APARTMENT	
PLANNED LAND USE:	CT: COMMERCIAL TOURIST	
T-R-S:	22-61-32	
FLOOD ZONE:	THIS PROPERTY IS NOT IN A 100-YEAR FLOOD ZONE	
PARCEL NUMBER:	ACRES	TAXES
177-32-501-004	14.92	\$20,695
177-32-601-005	25.26	\$35,038
177-32-701-004	5.00	\$6,935

ASKING PRICE: \$445,000 PER ACRE

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ZONING

H-1, Limited Resort & Apartment. Established to provide for the development of gaming enterprises, compatible commercial, and mixed commercial and residential uses, and to prohibit the development of incompatible uses that are detrimental to gaming enterprises.

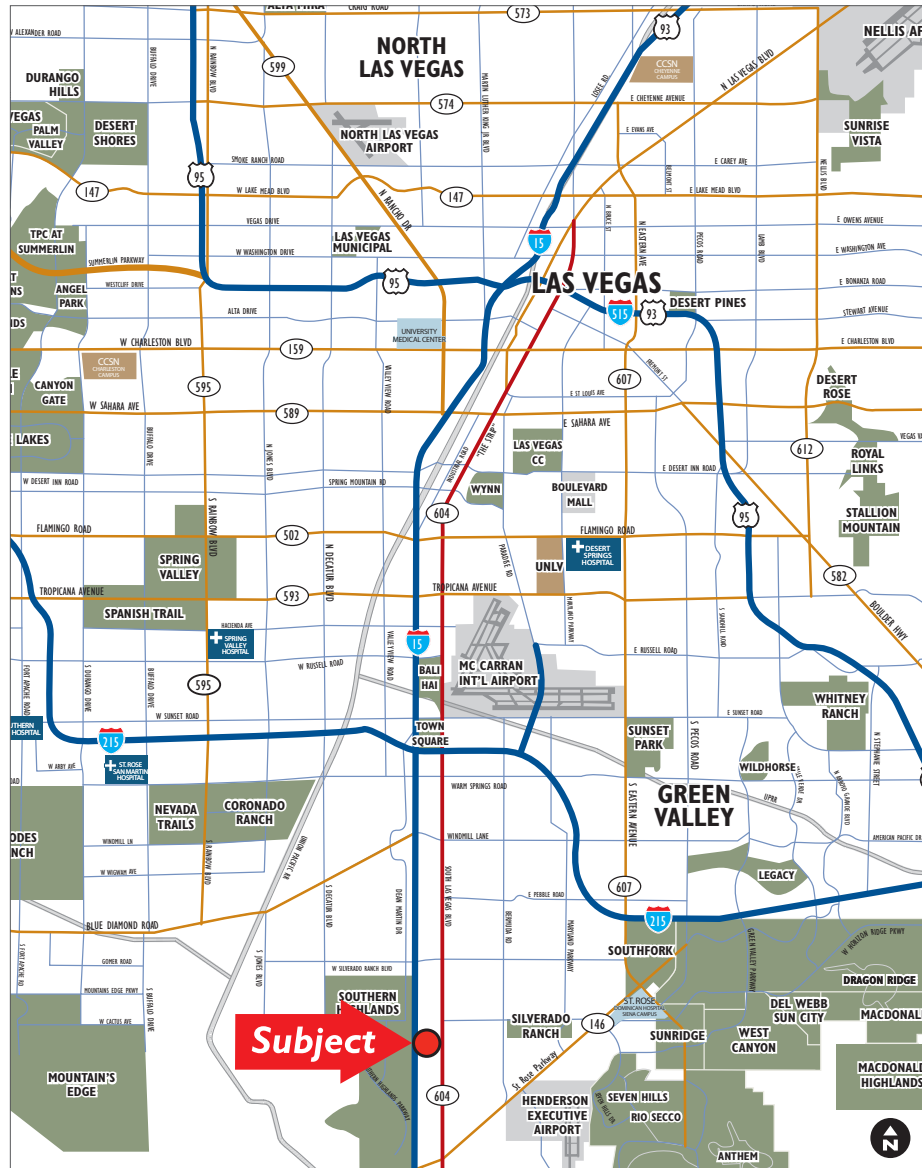
MASTERPLAN LAND USE

CT, Commercial Tourist. The Commercial Tourist category designates areas for commercial establishments that primarily cater to tourists. The predominant land uses include casinos, resorts, hotels, motels (greater than 3 stories), recreational vehicle parks, time shared condominiums, amusement or theme parks. Planned hotel/resort gaming establishments are restricted to the Gaming Enterprise Overlay District as defined by Title 30 (Unified Development Code). Public facility uses are also allowed in this category.

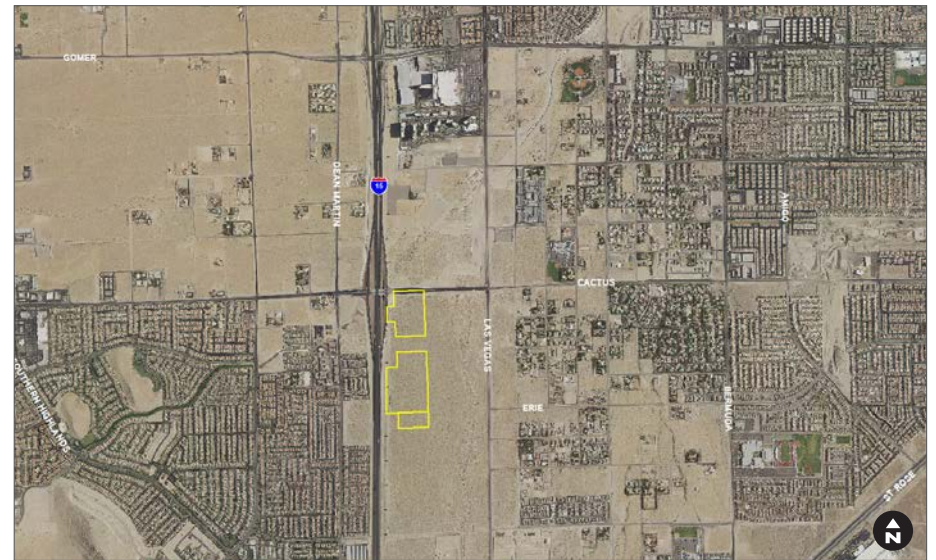
NOTE: The Owner Of The Land Has Two Managers And Two Members. Any Contract For Sale Of The Land Will Require The Consent And Signatures Of The Owner's Managers And/Or Members To Bind The Owner As Required By Nevada Law And The Owner's Governing Documents.



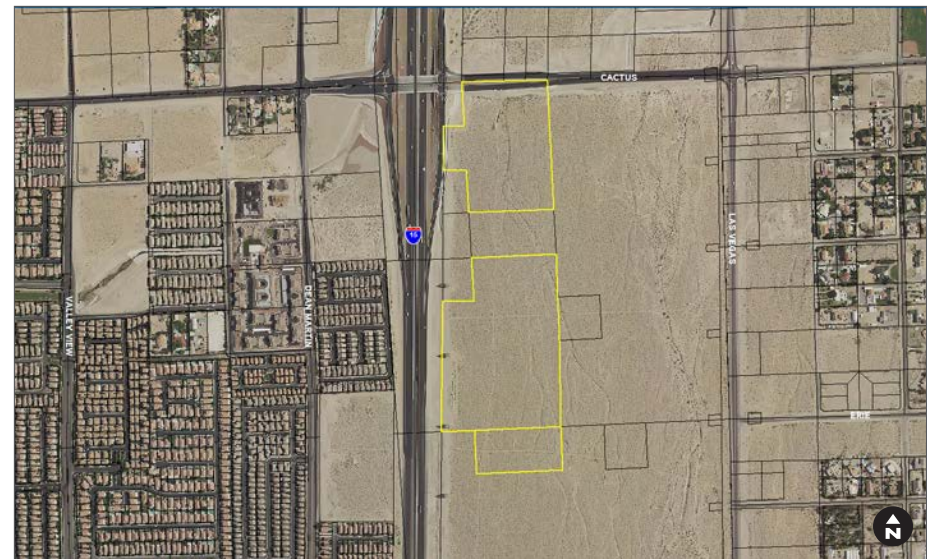
LOCAL MAP



AERIAL



CLOSE UP AERIAL



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