

FOR SALE

OFFERING MEMORANDUM

Centennial Hills 52

Grand Montecito Parkway & Deer Springs Way
Las Vegas, Nevada 89140



PRESENTED BY:

Mike Stuart
Senior Vice President
TEL +1 702 836 3739
EMAIL mike.stuart@colliers.com

Colliers
INTERNATIONAL

Executive Summary

Centennial Hills 52

PROPERTY INFORMATION

The ±52 acres is located in the heart of Centennial Hills Master Plan Community on the Northeast corner of Grand Montecito Parkway and Deer Springs Way, Las Vegas, Nevada.

- Size: ±52 Acres
- Address: Grand Montecito Parkway and Deer Springs Way
- APN: 125-21-201-001, 125-20-601-003/006, 125-20-602-002,005,009 & 010 & 125-20-603- 001 thru 004
- Zoning: Town Center District – Main Street Mixed-Use and Service Commercial
- Potential: Residential / Multi-Family / Commercial / Medical
- Utilities: To Be Determined
- Jurisdiction: Las Vegas, Nevada
- Price: \$550,000 per acre

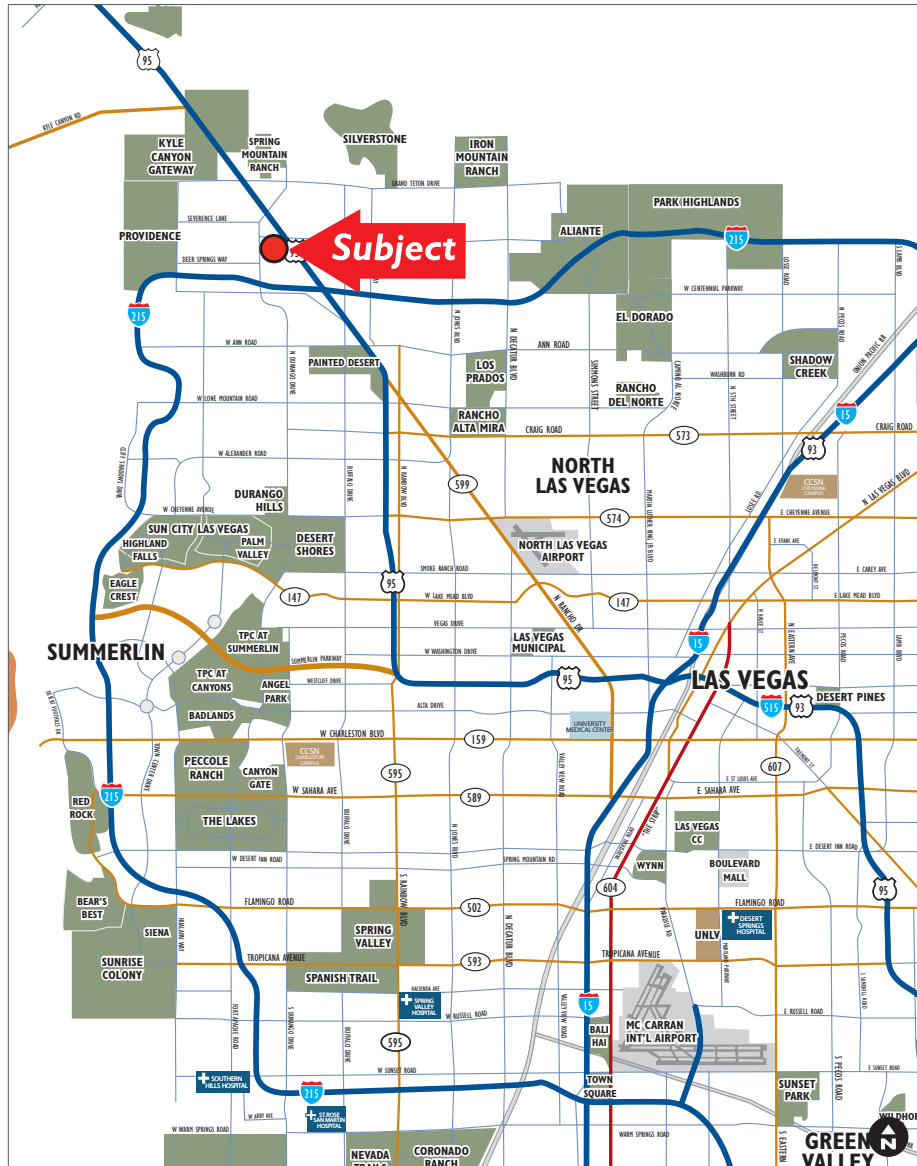
IMPROVEMENTS

Grand Montecito Parkway is a fully improved, 4-lane divided road with all off sites completed (curb, street, sidewalk and some landscaping). All utilities are to be determined.

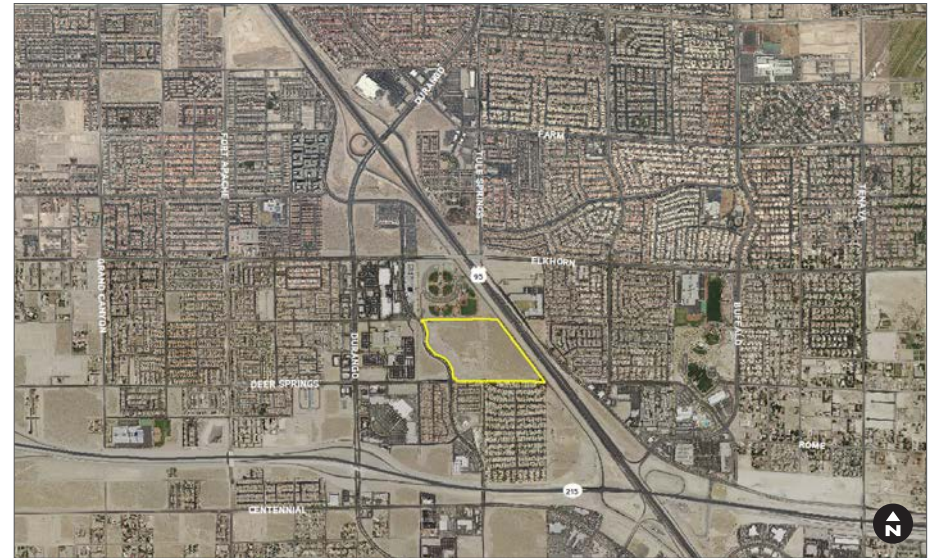
Property Information

Centennial Hills 52 - Aerials

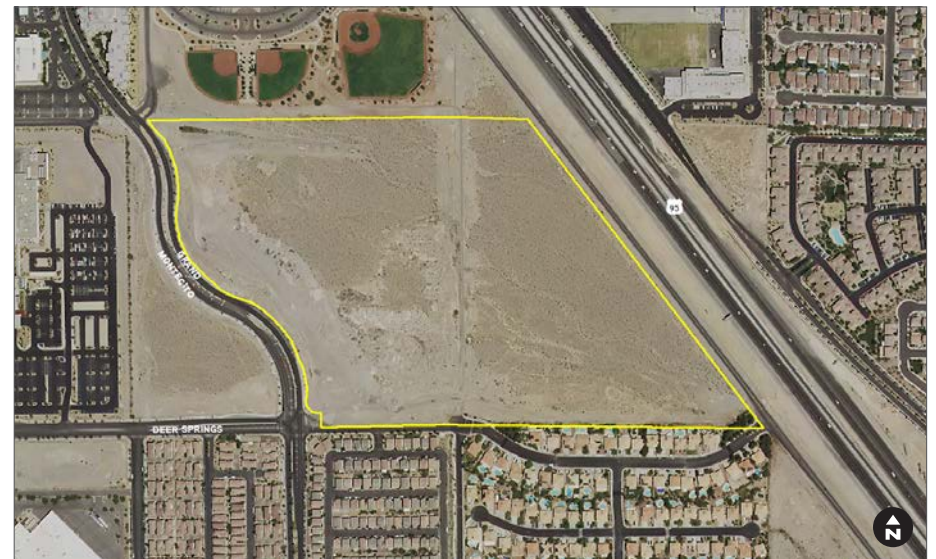
LOCAL MAP



AERIAL



AERIAL CLOSE UP



Centennial Hills 52 - Aerials

NORTH



SOUTH



EAST

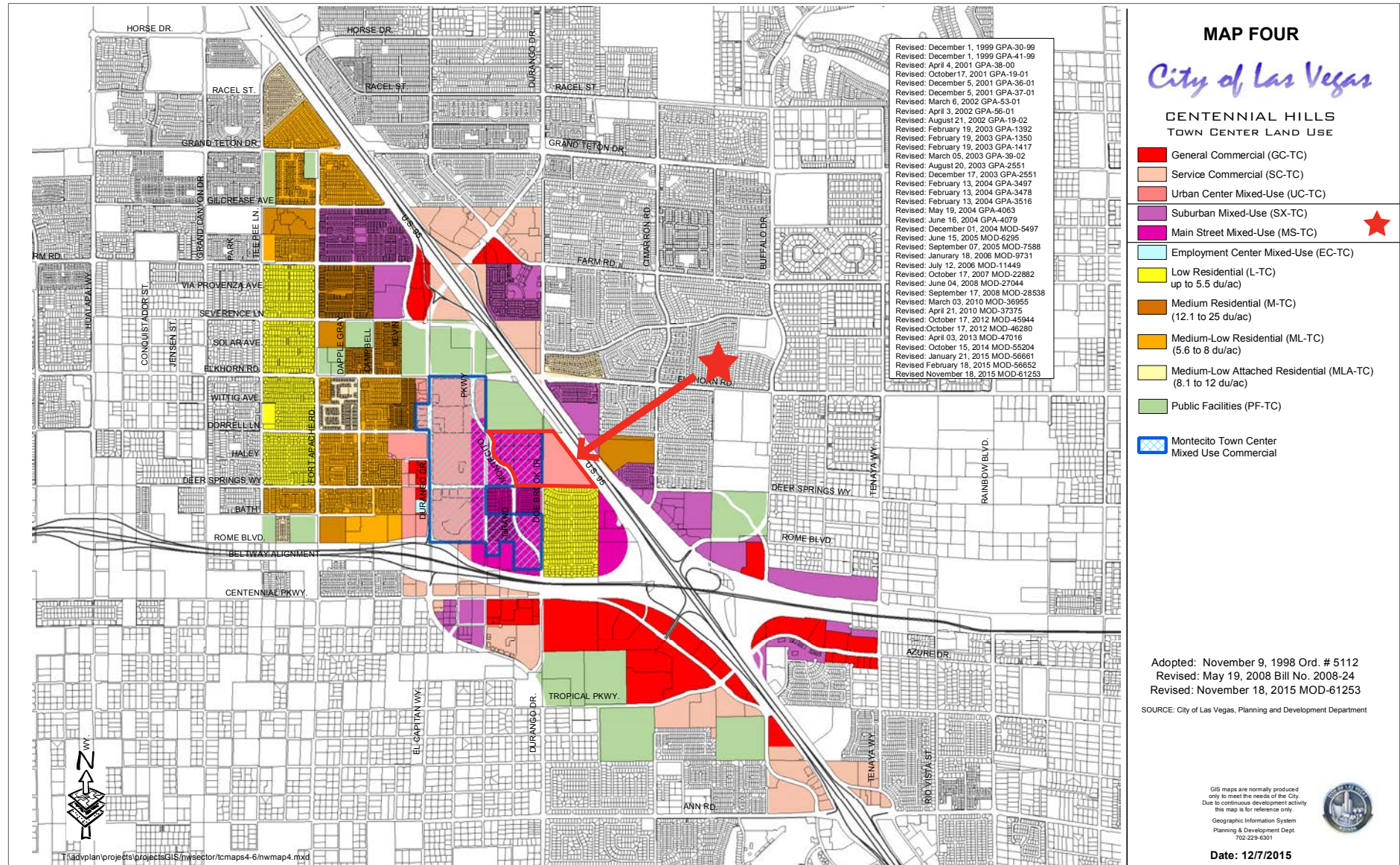


WEST





Centennial Hills 52 - Town Center Land Use



Centennial Hills 52 - Elkhorn Direct Access Ramp

(EST. 2017)



ACCESS

The subject property has multiple points of access from US 95, Oso Blanca Road, Durango Road, Deer Springs and Elkhorn Roads. Additionally, a new direct access ramp will be built on US 95 allowing access to Elkhorn Road. If the Clark County fuel revenue index tax ballot measure passes in November, 2016, that will be the source for funding for the improvements for the Elkhorn ramp and construction could begin in 2017.

Centennial Hills 52 - Area Developments

Montecito Market Place

Montecito Marketplace I & II is located at the corner of SEC Elkhorn Road and Durango Drive, Las Vegas. It is a Lifestyle/Specialty Center which opened in 2006. It is an Open shopping mall. It covers an area of ±190,436 square foot and has about 40 stores.

Montecito Crossing

Montecito Crossing is located at the corner of NEC Northern Beltway and Durango Drive, Las Vegas. It is a Community Center which opened in 2004. It is an Open shopping mall. It covers an area of ±266,721 square foot and has about 35 stores.

Centennial Hills Medical Center

Centennial Hills Hospital for-profit hospital is owned and operated by Universal Health Services. This 171 bed, ±354,000 square foot hospital is located in Las Vegas, Nevada at 6900 North Durango Drive off of US 95 near the Bruce Woodbury Beltway. The hospital campus is planned to include two medical office buildings. The hospital opened its eight story tower on January 21, 2008.

Mountain Ridge Park

Mountain Ridge Park is a 33 acre park directly north of the subject property. The amenities include: 2 tennis courts, a playground, 7 baseball fields, jogging and walking paths, restroom facilities, concession stand and a roller hockey rink.



Centennial Hills 52 - Amenities



Offer Submittals

Offer Submittals & Terms

OFFER SUBMITTALS

Colliers International (“Colliers”) has been retained by MS Northwest Land Company, LLC for the disposition of certain land and real property assets and improvements (hereafter “Property or Properties”). The Properties will be sold “AS IS / WHERE IS”.

To qualify, ALL OFFERS must follow the provisions, requirements, terms, and conditions as outlined below.

The offers should be addressed to the attention of:

Colliers International
Michael Stuart
RE: Centennial 52
3960 Howard Hughes Parkway, #150
Las Vegas, NV 89169
702-836-3739
michael.stuart@colliers.com

Buyer may offer on the entire ±52 acres parcel or portions thereof. There is no offer date deadline.

TERMS

- Earnest money deposit shall be equal to 2% of total purchase price
- At the end of the feasibility period, deposit shall be increased to 10% of the purchase price and shall be considered non-refundable
- Buyer must provide source of equity and capacity to close escrow
- Buyer and Seller to split closing costs as is customary in the marketplace for the subject product type
- Principles Only. Buyer shall pay any Buyer’s Broker’s fee