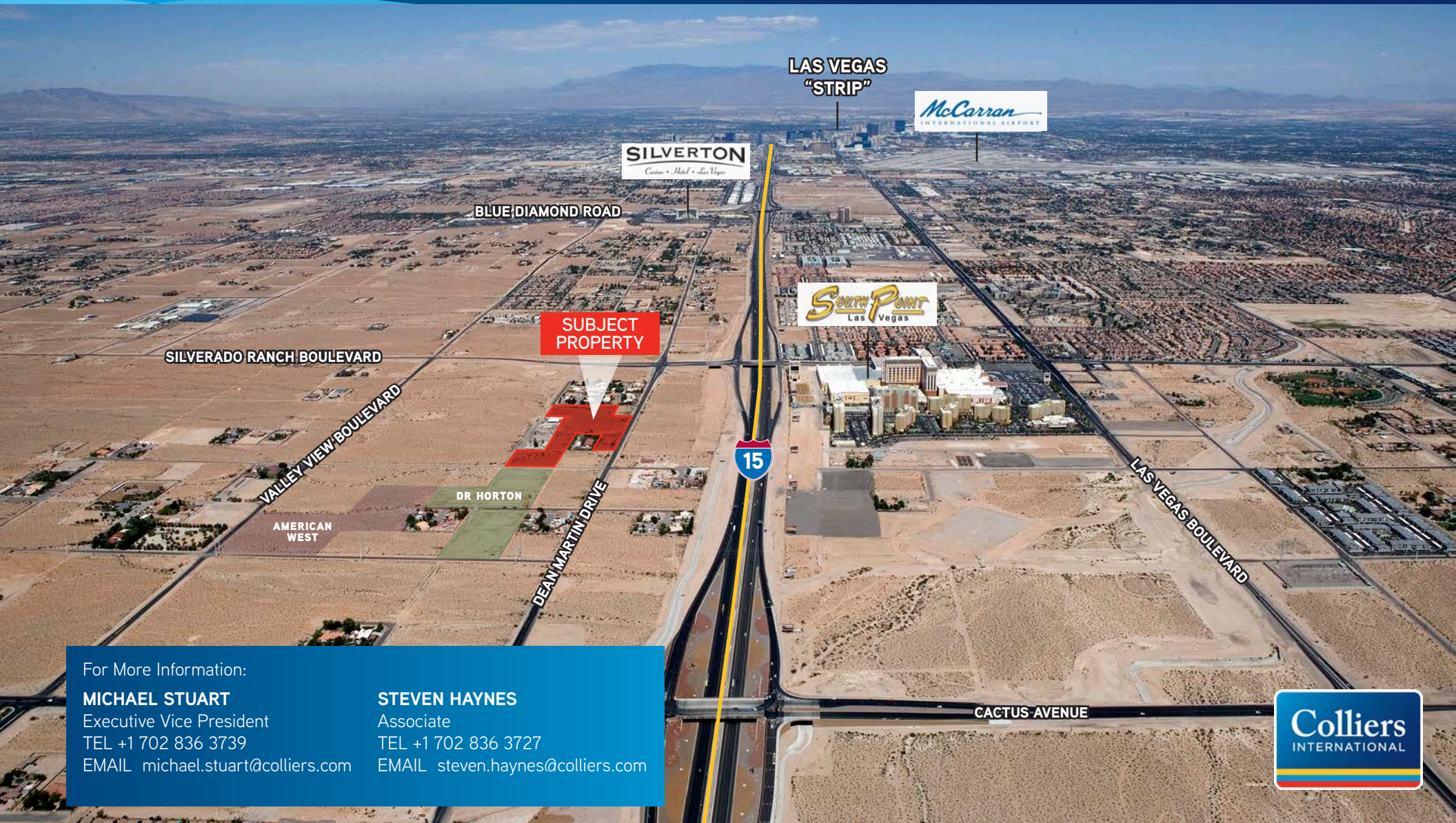


FOR SALE

±12.50 ACRES

Dean Martin Drive and Pyle Avenue
Las Vegas, Nevada



For More Information:

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Colliers
INTERNATIONAL

12.50 ACRES - Dean Martin Drive and Pyle Avenue

ABOUT THE SITE

The subject property is located on Dean Martin Drive and Pyle Avenue, equidistant between the Silverado Ranch Boulevard and Cactus Avenue interchanges at Interstate 15. The site offers great access to the interstate and is within minutes of the Las Vegas Strip and McCarran International Airport. The subject parcel was purchased at the BLM auction in July 2017. The current seller will allow any potential buyer to start processing entitlements now and allow the ability close escrow with a tentative map in place.

PROPERTY FEATURES

ACREAGE:	12.50
ZONING:	RE - Rural Estates Residential (2 units per acre)
POTENTIAL:	R-1 - Single Family Residential (5 units per acre) R-D - Suburban Residential (3 units per acre)
TRS:	22-61-29
TAXES:	TBD

UTILITIES

Water	10" Line on Pyle Ave. and Polaris Ave. / 30" Line Valley View Blvd. / 30" Silverado Ranch Blvd.
Sewer	10" Line Polaris Ave. South of Pyle Ave.
Power	Line in Jo Rae Ave.

PRICE

SUBMIT ALL OFFERS

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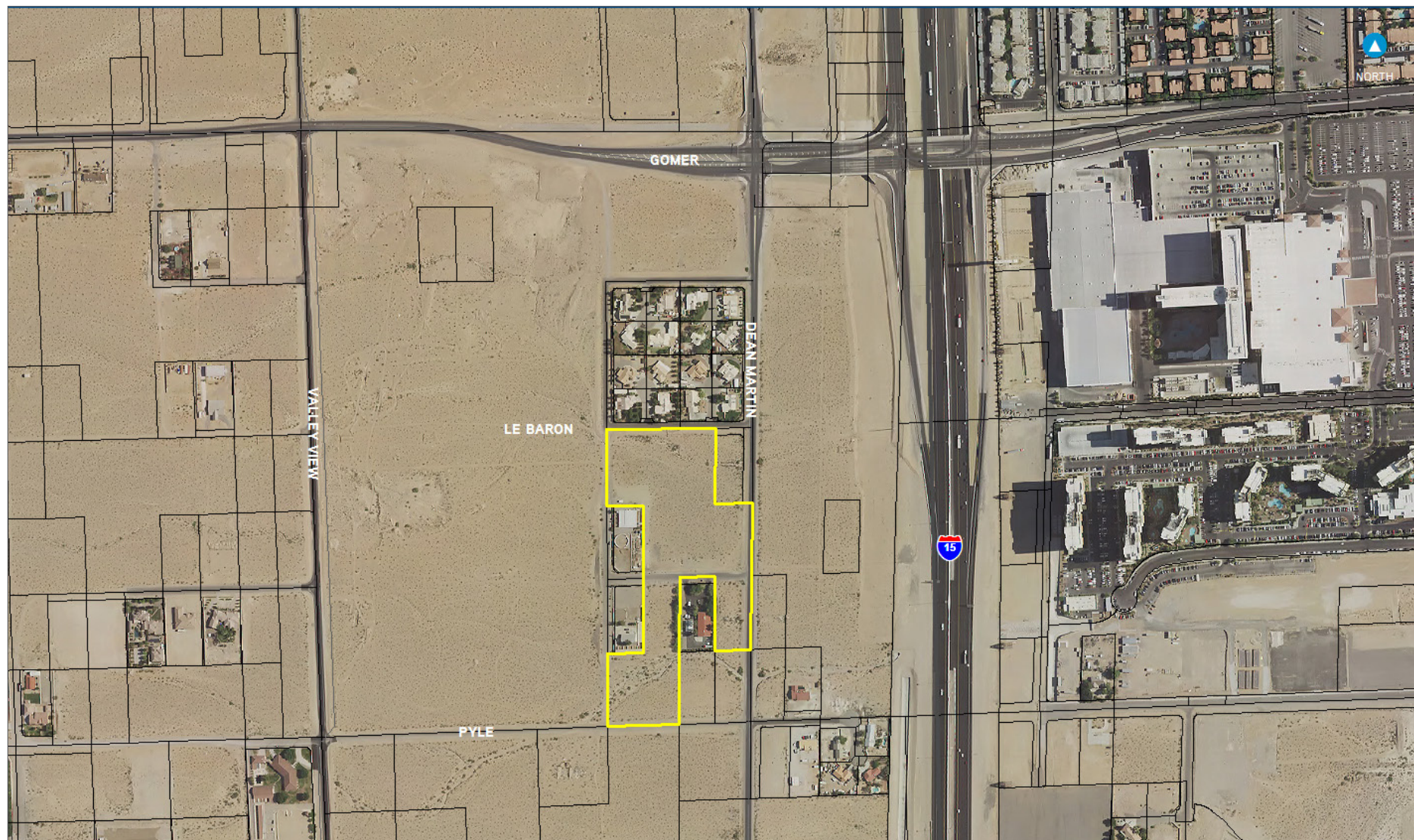
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AERIAL



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ABOUT THE AREA

This sub-market located in the Southwest area of Las Vegas has many new residential developments under construction from both national and local developers including: DR Horton (Artisean Cove, Artesian Estates), Lennar Homes, Pulte Homes, Richmond American Homes (Edgefield) and American West Homes.

The Southern Highlands Master Plan is directly south and which includes the Southern Highlands Golf Club, a private eighteen-hole golf course and the Southern Highlands Marketplace is less than 1.5 miles to the west. This retail center is anchored by Smith's Grocery, Walgreens and Ace Hardware, and home to high traffic generators such as Starbucks, McDonalds, and Fitness 19. The South Point Hotel, Casino & Spa is located ½ mile away to the east and consists of a 25-story hotel tower and 90,000 square convention center.



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