

# ±57.89 ACRES

LAKE MEAD PARKWAY  
Henderson, Nevada

FOR SALE



THE WESTIN  
LAKE LAS VEGAS  
RESORT & SPA

LAKE  
LAS VEGAS

LAKE LAS VEGAS  
HILTON

LAKE MEAD

GALLERA DRIVE

LAKE LAS VEGAS PARKWAY

**SUBJECT  
PROPERTY**  
±57.89 ACRES

LAKE MEAD PARKWAY

For More Information:

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# 57.89 ACRES - LAKE MEAD PARKWAY

## ABOUT THE SITE

The parcel is located southwest of the entrance to the Lake Las Vegas community along heavily traveled Lake Mead Parkway. The parcel could be a great location for single-family residential, multi-family or various commercial uses. There is a height restriction on a ±33 acre portion of the site which was previously the driving range for The Falls Golf Course, now a park.

## PROPERTY FEATURES

ACRES:	±57.89
USEABLE:	47.85 Acres
ZONING:	Mixed-Use Commercial
POTENTIAL:	Multi-Family, Commercial, Residential
APN:	160-34-212-001, 002 & 160-34-114-005 & 160-34-114-004.
BROKERAGE:	Outside Fee Of 2.5%
TAXES:	\$3,938.99
LID:	\$275,834.67

**ASKING PRICE: \$5,700,000**

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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.



The lavish 32,000-square-foot clubhouse features a full golf shop, as well as casual and fine dining. The facilities at Reflection Bay provide the perfect setting for VIP golf groups, corporate outings, celebrations and weddings. In addition to world-class golf and dining facilities, Reflection Bay offers some truly unique lifestyle experiences including a private white sand beach, paddle boarding, and access to the La Contessa and Lady of the Lake yachts. We also feature one of the most unique concert experiences in the world, as our floating stage turns Reflection Bay into a beachside venue like no other 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.

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