

FOR SALE > ±1.66 ACRES
MULTIPLE FAMILY RESIDENTIAL –
HIGH DENSITY (25 UNITS PER ACRE) DEVELOPMENT SITE

ASKING PRICE
\$420,000 or
\$253,012 per acre



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Property Overview

Colliers International is pleased to present an exceptional opportunity to acquire a ±1.66 acre Multiple Family Residential – High Density (25 units per acre) development site.

The property is located on the Southeast corner of Stephanie Street and E. Hacienda Ave just west of Boulder Highway. The subject is surrounded by heavy / growing residential developments, parks, schools, as well as popular shopping and entertainment. These include but not limited to:

The Galleria Mall	3.2 miles
Central Christian Church	1.3 miles
New Union Village	3.1 miles
Russell Road Recreation Center	0.9 miles

The New Union Village is approximately 3.1 miles south of the site. Union Village will be the first integrated Health Village in world. Listed as the Largest Healthcare Building Project in the US (by Health Facilities Management), The Village will offer a world class hospital complex and health center. For complete details please go to www.unionvillage.net

The property will benefit from the growing demand for Multi-Family developments within Henderson Nevada.

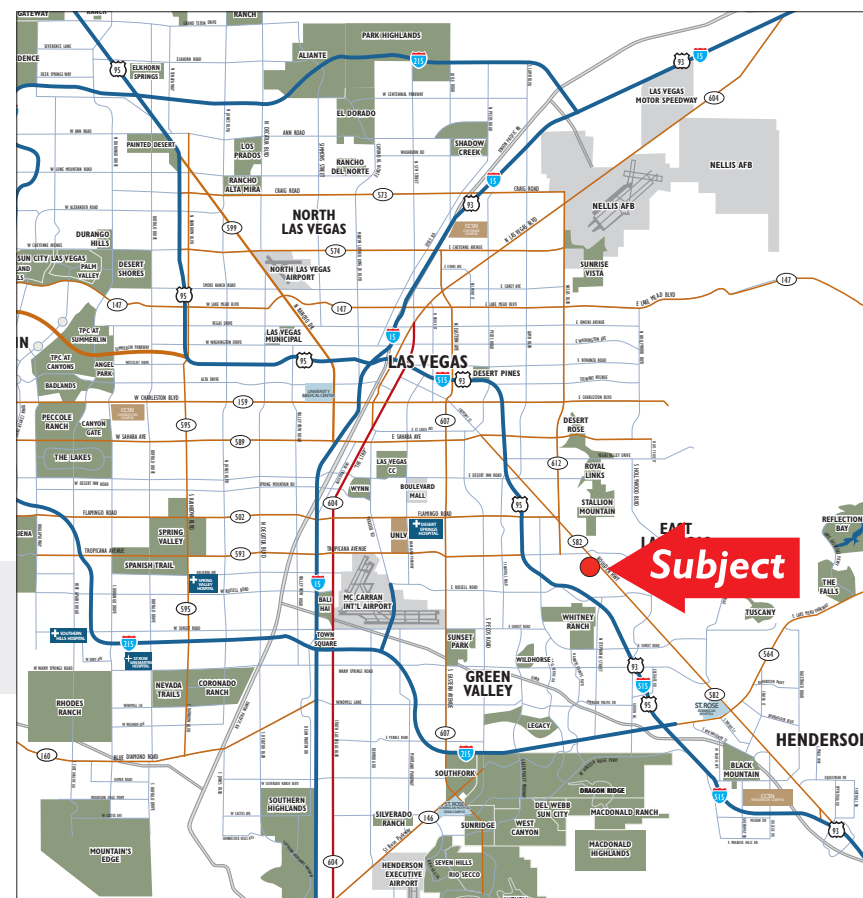
Access

The property can be accessed via US 95 and Russell Road (approximately 1.3 miles south of the property) or from Boulder Highway & Missouri Ave.

Property Highlights

Acres:	±1.66 Acres
APN:	161-27-301-001
Zoning:	R-4 – Multiple Family Residential
Planned Use:	Residential Urban Center from 18-32 units per acre
Taxes:	\$552.01

Parcel is not in a 100-year flood zone.



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