

FOR SALE

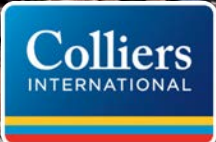
±12.54 Acres

GRAND CANYON PARKWAY CENTER

Las Vegas, Nevada



For More Information:
MICHAEL STUART
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12.54 Acres

PROPERTY LOCATION

The subject parcel is located in the Southwest area of Las Vegas in the Grand Canyon Parkway Shopping Center near US 215 and Flamingo Road. Grand Canyon Parkway is an 125-acre open air shopping center which will encompass ±2,500,000 square feet of space. The mall is anchored by JC Penney, Kohl's, Sears and Target Great land. The subject parcel is adjacent to Kohl's and is benefited by ongoing residential developments adjacent to the site by Nevada West, The Calida Group, Discovery Land Company and the Summerlin Master Plan Development. The site is easily accessed from US 215 at Flamingo Road, Tropicana Avenue and Town Center off-ramps.

LAND USE AND ZONING

The subject property is currently zoned C-2 for General Commercial.

PROPERTY FEATURES

APN:	163-19-211-011
ACRES:	12.54 remaining of a 17.82 acre site
ZONING:	C-2
FLOOD ZONE:	NOT IN A 100 YEAR FLOOD ZONE
UTILITIES:	ALL WITHIN CLOSE PROXIMITY
T-R-S:	21-60-19
IMPROVEMENTS:	FULLY IMPROVED SUPER PAD WITH ALL OFF-SITE COMPLETE
DISCLOSURE:	OWNER(S) IS/ARE A NEVADA REAL ESTATE LICENSEE

ASKING PRICE: \$9.18 PER SQUARE FOOT / \$400,000 PER ACRE

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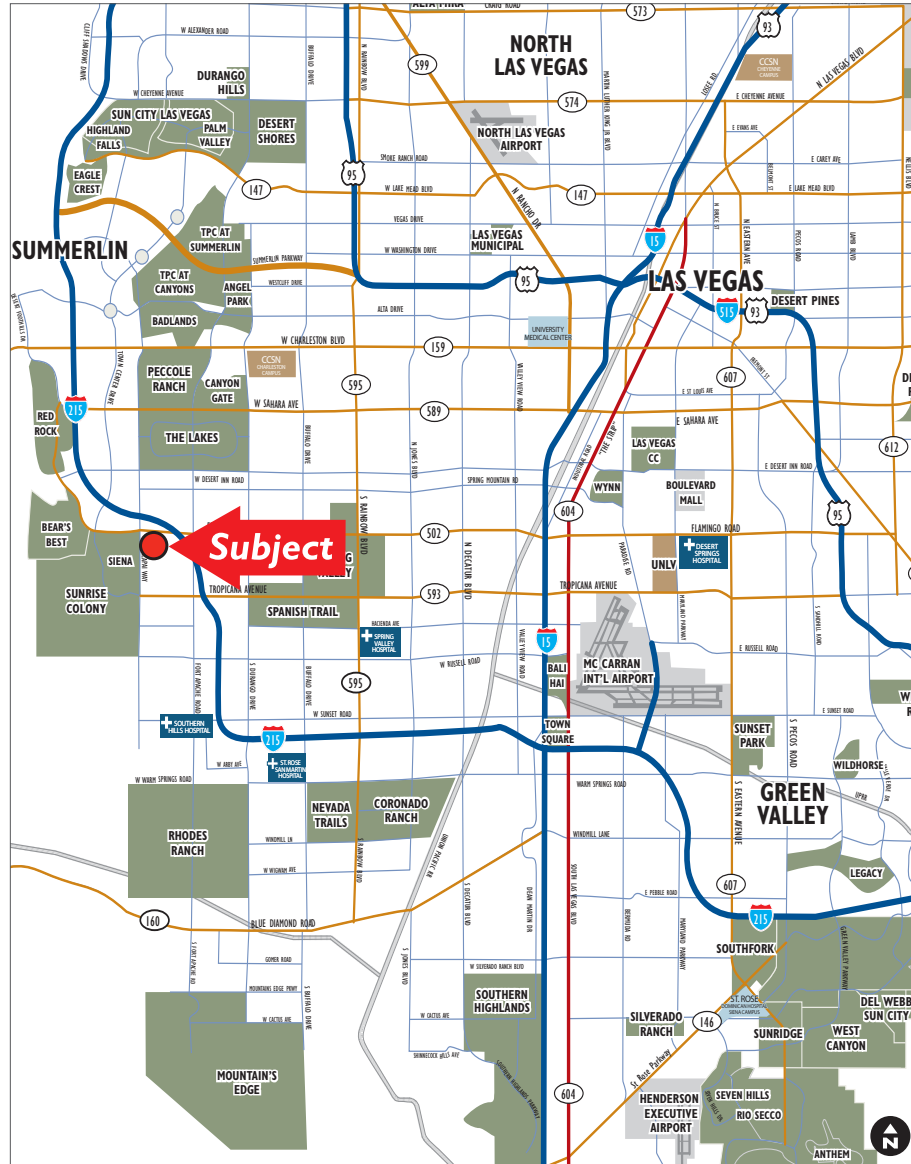
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LOCAL MAP



AERIAL



CLOSE UP AERIAL



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12.54 Acres - Area Developments

SUMMERLIN

Summerlin, a development of The Howard Hughes Corporation, is literally master-planned to perfection and will be for years to come. Since 1990 this community has grown to encompass more than 150 parks, more than two dozen public and private schools, 14 houses of worship, ten golf courses, three resort hotels, world-class recreational facilities, the vibrant urban core of Downtown Summerlin, well-established office parks, a state-of-the-art medical center and more—all playfully connected by more than 150 miles of award-winning trails that span the community. A wealth of high desert activities, including hiking and rock climbing, encourage a healthy outdoor lifestyle. In Summerlin, the abundance of amenities combine to create the community hallmark quality of life.



THE RIDGES

The Ridges is the pinnacle of luxury living in Southern Nevada. Nestled in the picturesque foothills of the Spring Mountains, The Ridges is one of the country's most coveted guard-gated communities. Enveloped in the innate splendor of breathtaking desert landscapes, colorful flora and indigenous fauna, neighborhoods in The Ridges are created to give the resident a sense of oneness with nature. The unparalleled aesthetics of this exclusive corner of the valley can be complemented only by those who desire the same level of beauty in their homes. Home-sites of varying sizes and shapes are available to those wishing to build their contemporary custom home, in a dream-setting, all overlooking the most dynamic, electrifying city on earth: Las Vegas.



THE SUMMIT

Nestled between Red Rock Canyon National Conservation Area and the Las Vegas Strip, The Summit is a private, luxury gated golf community located on 555 acres of scenic, secluded land within Summerlin, Las Vegas' premier master planned community. The Summit is just 9 miles from the Las Vegas strip and is surrounded by world-class lifestyle and entertainment opportunities.



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