

1250 WIGWAM PARKWAY

THE LAS VEGAS STRIP

STEPHANIE STREET

WIGWAM PARKWAY

FOR SALE

16.18 ACRES

1250 WIGWAM PARKWAY
HENDERSON, NEVADA

EXECUTIVE
SUMMARY

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EXECUTIVE SUMMARY



Colliers International is pleased to present for sale 16.18 acres on Wigwam Parkway, Henderson, Nevada. The subject parcel is zoned RH-24 which is entitled for a High Density Multifamily Residential development.

SIZE:	16.18 Acres
APN:	178-15-213-015
ZONING:	RH-24 High Density Multifamily Residential 24 (24 du/ac)
UTILITIES:	All within close proximity. To be verified.
FLOOD ZONE:	The property IS in a 100 year flood zone
JURISDICTION:	Henderson, Nevada
TAXES:	\$27,662.02 per year
LID/SID:	None
ASKING PRICE:	Submit all Offers

ABOUT THE SITE

The 16.18 acre site is located on the north side of Wigwam Parkway, east of Stephanie Street in Henderson, Nevada. The site offers great access to US-215 directly to the south of the Stephanie & Wigwam intersection as well as access from Gibson Street to the east.

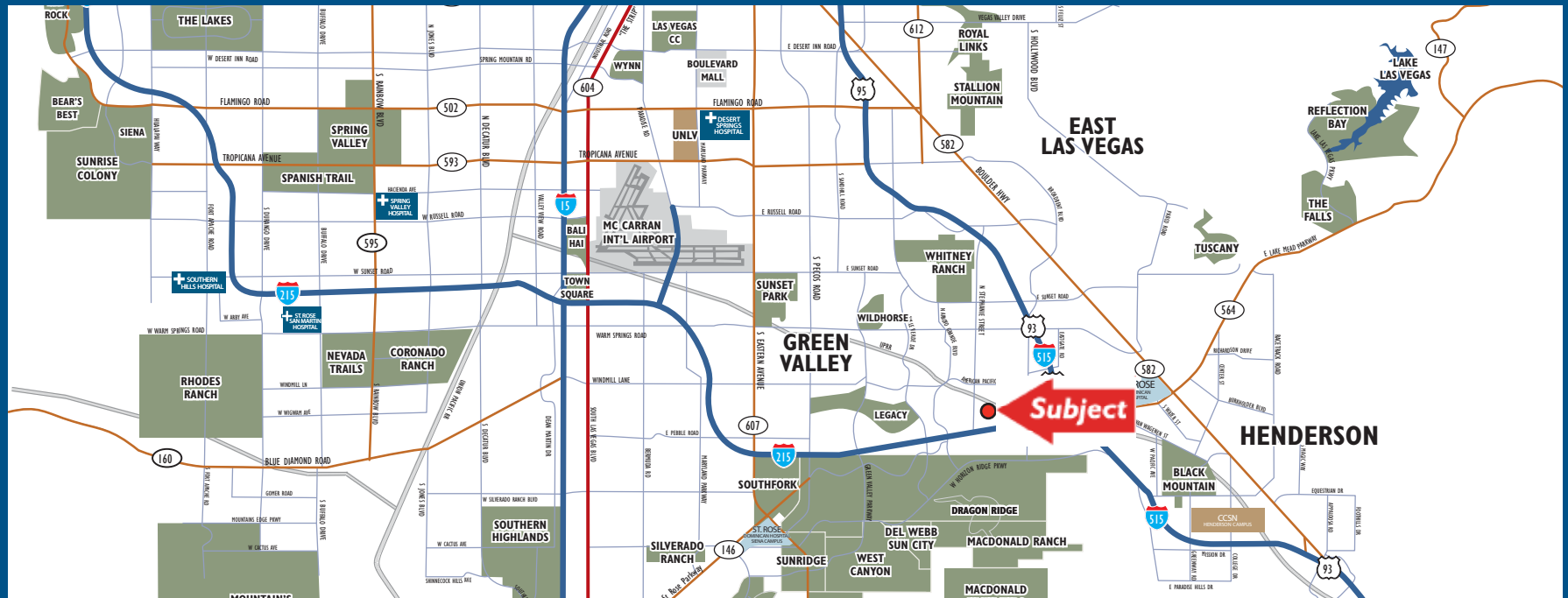
ENTITLEMENTS & SITE CONDITION

The subject parcel was originally purchased in 2007 with the intention to build a 350 unit, three-story, walk-up apartment development prior to the Great Recession. The site is still zoned RH-24 which will allow for a multi-family development up to 24 units per acre. The site is relatively flat and un-improved.

- Size 16.18 acres
- Parcel Number: 178-15-213-015
- Utilities: All within close proximity
- Zoning: RH-24 High-Density Multi-Family Residential (24 du/acre)
- Taxes: \$27,662.02 per year

REPORTS AND ENGINEERING

- Phase 1 & Survey
- Building & Architectural Plans
- Utility, Mechanical, Structure & Landscape Plans
- All Improvement Plans Completed



AERIAL MAP



15 AUG 2015

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AERIAL VIEWS

NORTH



EAST



SOUTH



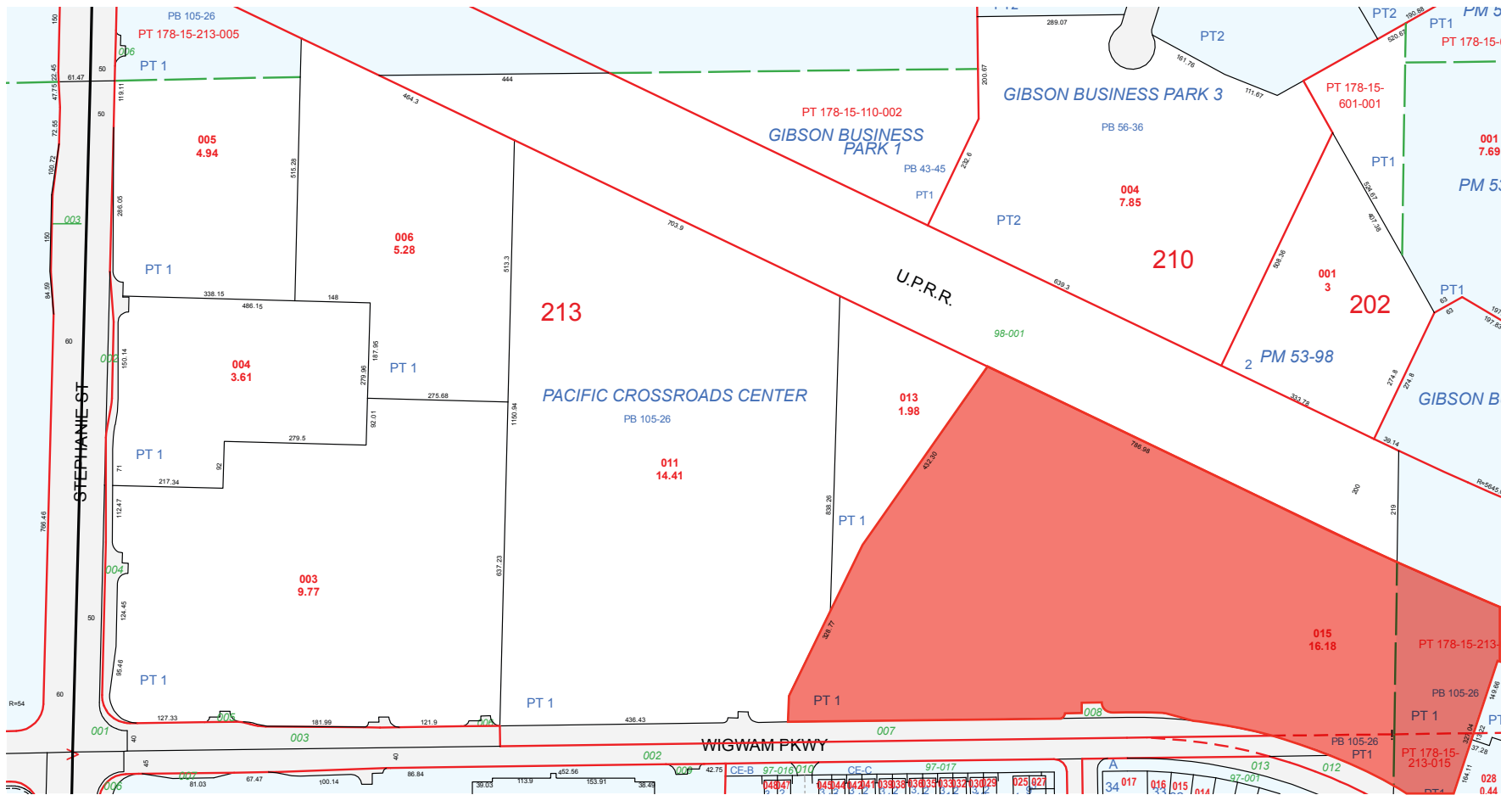
WEST



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PARCEL MAP

NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL 	MAP LEGEND PARCEL BOUNDARY SUB BOUNDARY PMLD BOUNDARY ROAD EASEMENT MATCH / LEADER LINE HISTORIC LOT LINE HISTORIC SUB BOUNDARY HISTORIC PMLD BOUNDARY SECTION LINE CONDOMINIUM UNIT AIR SPACE PCL RIGHT OF WAY PCL SUB-SURFACE PCL	ASSESSOR'S PARCELS - CLARK CO., NV. Michele W. Shafe - Assessor		BOOK T22S R62E	SEC 15	MAP S 2 NW 4	178-15-2
		001 ROAD PARCEL NUMBER 001 PARCEL NUMBER 1.00 ACREAGE 202 PARCEL SUB/SEQ NUMBER PB 24-45 PLAT RECORDING NUMBER 5 BLOCK NUMBER 5 LOT NUMBER GL5 GOV. LOT NUMBER					
		Scale: 1" = 200' Rev: 02/08/2011					



TAX DIST 505

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