



H2 Zoned Land Las Vegas Strip Corridor

Las Vegas, NV 89123

- ◆ 2.50 Gross Acres
- ◆ Offered at \$700,000
- ◆ Planned Land Use: H2
- ◆ With MUD 1 Overlay

For Information Contact:

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Broker

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Property Specifications

+/- 2.50 gross acres: Assemblage possible - Subject parcels zoned Commercial with planned land use of Limited Resort & Apartments with a MUD 1 Overlay. This is an intense zoning, with height and unit restriction by McCarran Airport and Clark County BBC. Property also allows for gaming. Utilities at site with some on/off site work completed. Excellent location for Multi-Family Complex, Vacation Timeshare or Mini Storage site. Property conveniently located 3.5 miles from Mandalay Bay, 2.5 miles from Town Square Shopping and 1.25 miles from South Point Hotel-Casino. Billboard & Easement not included in sale.

APN: 177-17-801-003 & 177-17-810-001 thru 017

****Brian Lee is Broker Owner ****

****Information Deemed Reliable But Not Guaranteed****

