

## 12.93 Acres at Lake Las Vegas

Two adjacent parcels on the corner of Lake Mead Blvd. and Loren Williams Parkway within the Lake Las Vegas Master Plan. 12.93 acres currently zoned for single family use but designated for multifamily use (16 du/acre) within the Lake Las Vegas master plan.

Available at a price of approximately \$6 million.

The sewer solution has been identified by the City of Henderson and engineering is in process to secure final approval. An existing LID binds the property with funds available to build a sewer lift station required.

Major builders are in the area. Potential uses

- SFR Residential Community
- Senior Housing
- Townhomes

**The information presented here is from sources believed reliable but is not guaranteed by XYZ Properties or its associates. Property cannot be guaranteed for any use without a development approval process by the governing authorities. You should conduct your own due diligence investigation when considering this, or any, real estate transaction.**

*Nevada Real Estate License #53999*

# Parcels Map: 12.93 Acres by Entrance to Lake Las Vegas



**XYZ PROPERTIES**

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