

BANK-OWNED LAND FOR SALE: ± 14.23 ACRES HIGH-GROWTH SOUTHWEST LAS VEGAS LOCATION



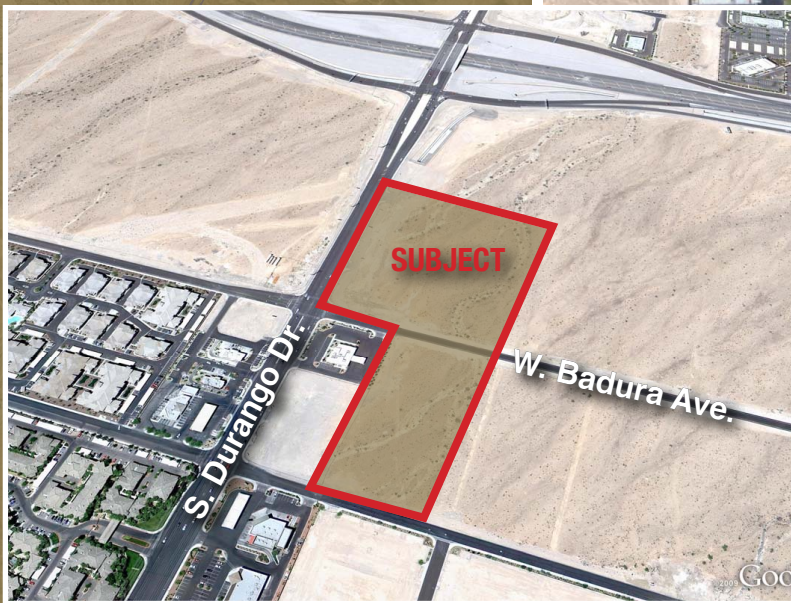
\$5,014,000.00

C-2/R-E Zoning

APN 176-04-301-(001,002,010)

**S. Durango Dr. & W. Badura Ave.
Las Vegas, NV 89113**

Owner Carry-Back Financing Available up to 50% LTV – 6% Interest Only, 2 Years



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LAND BARON BROKERAGE LLC

BANK-OWNED LAND FOR SALE: ± 14.23 ACRES

HIGH-GROWTH SOUTHWEST LAS VEGAS LOCATION

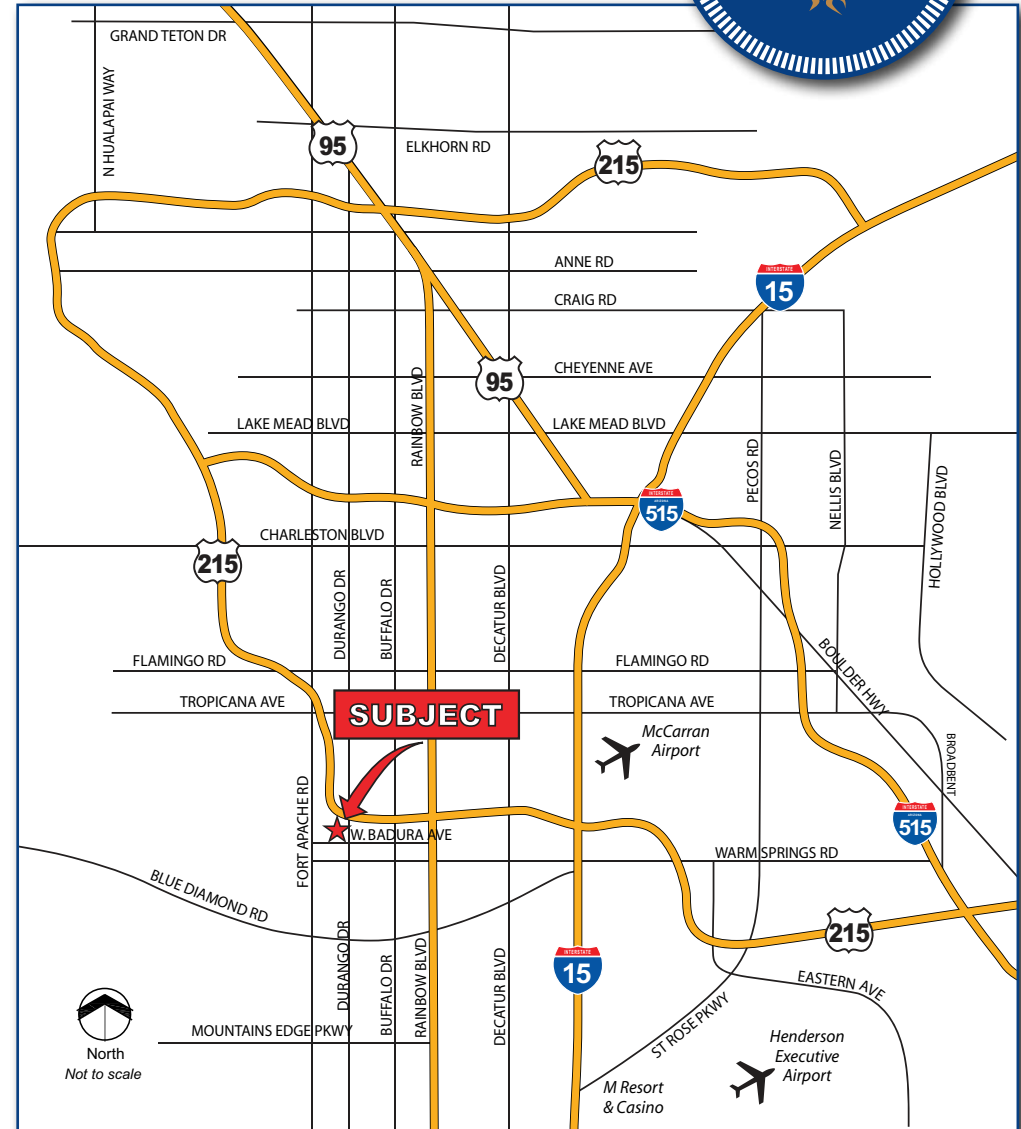


PROPERTY OVERVIEW

Parcel No: 176-04-301-(001,002,010)
 Type: Vacant Land
 Acres: 14.23
 Zoning: NEC S. Durango Dr. & W. Badura Ave,
 General Commercial (C-2) & Residential Estates (R-E)
 Landuse Plan: Business Design & Research Park (BDRP)
 Jurisdiction: Clark County - Spring Valley
 2010 Property Taxes: \$54,500.80

SUMMARY

The subject property consists of three adjacent parcels comprising 14.23 acres of vacant land located at Durango Dr. and Badura Ave. in the Spring Valley submarket of southwest Las Vegas. The current zoning is General Commercial (C-2) and Residential Estates (R-E) with an underlying general plan designation of Business Design & Research Park (BDRP). This is an ideal location for a retail shopping center or professional/medical office park. The property is next to the new St Rose Dominican San Martin Hospital, a 147 bed state of the art acute care facility. Southern Hills Hospital, a 139 bed community hospital operated by Sunrise Health, is located approximately 1 mile to the northwest. The property enjoys direct access to the 215 Beltway which is less than 1/2 mile to the north, Durango Drive and Warm Springs Rd to the south. Surrounded by the master planned communities of Summerlin, Rhodes Ranch and Spanish Trail, the property is well located and positioned to capture the growth in southwest Las Vegas. The bank will carry at 50% LTV, 6% interest only for 24 months.



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