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First Real Estate
Positively Vegas®

+/- 5 Acres for Sale on South Las Vegas Boulevard

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- * APN: 191-05-701-007
- * 11753 Las Vegas Blvd South
- * Zoning: H2
- * Landuse: EM- Entertainment Mixed Use
- * Jurisdiction: Enterprise 89183
- * Billboard Income

Asking Price: \$6,900,000



Ideally located within close proximity to the I-15, St. Rose Pkwy. and the I-215 freeway. This property is in the Gateway to Southern California, close to Henderson Executive Airport, the expanding M-Resort and many more amenities. Located in Enterprise, the fastest growing area in Nevada, the Las Vegas Boulevard frontage property would be perfect for Multi-Family or Commercial use. Property has income producing billboard.

Colleen McDonald
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2117 Alta Drive
Las Vegas, NV 89106



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Henderson and Las Vegas Amenities Nearby

- **Raiders practice facility** \$75 Million 335,000 S.F. Intermountain Healthcare Performance Center
- **Henderson Executive Airport**, 760 Acres, Premier business aviation facility with a 24,000 S.F. terminal \$30 Million in improvements. 84 Acres of ramp space, easy access to I-15 and the 215 freeways
- **M Resort** with 92,000 S.F. of gaming, new expansion includes a \$206 Million expansion with a new tower doubling the number of rooms to 774. Official Team Headquarters Hotel of the Las Vegas Raiders and the Henderson Silver Knights Hockey team
- **Southern Highlands Master Planned Community** Median listing home price \$950,000 and a Premier Private Golf Course
- **Costco Wholesale** St. Rose Pkwy. 148,000 S.F.
- **Levi Straus Distribution Center** 957,000 S.F. Green building LEED status
- **St Rose Hospital** 326 beds 548,078 S.F.
- **Sun City Anthem** 7,144 Homes 140 acres common areas, home sites and outdoor recreational facilities. 130,000 S.F. of resort-style amenities. 2 Golf Courses and 2 large commercial centers
- **Inspirada Master Planned Community** Approved for 8,500 homes 85 acres of planned parks, 35 planned miles of trails and open space
- **Amazon fulfillment center** 600,000 S.F. 1,000 full-time employees
- **Stations Casinos at Inspirada** 48.76 Acre 600 room hotel 80,000 S.F. casino
- **South Point Hotel, Casino & Spa** 2,163 rooms, casino 16 screen movie theater, 64 lane bowling center 11 restaurants, Equestrian Center 400 seat showroom
- **Newly Renovated Silverton Casino Lodge Hotel Casino** 90,000 S.F. 4 Star hotel casino Bass Pro Shop, Aquarium Las Vegas Close to Allegiant Stadium
- **I-15 South corridor** gateway to Southern California
- **High-speed rail line from Las Vegas to Los Angeles** 218-mile \$12 billion rail system expected to be in time for the 2028 Summer Olympics in Los Angeles
- **Haas Automation Facility** 2.4 Million S.F., 280 Acres, over \$300 Million in construction cost, \$100 Million in site acquisition (source Las Vegas Review Journal)

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