



CREECH  
AIR FORCE BASE  
11,000 PERSONNEL



LAS VEGAS  
35 MINUTES



**11.76 ACRES**  
SUBJECT SITE



SKY RD

BOULDER LN

GRETTA LN

MACFARLAND AVE

BEAZER HOMES  
SOLARIS

TOUCHSTONE  
LIVING  
INDIAN SPRINGS

35 MINUTES TO VEGAS

CONTACT

# DEVELOPMENT OPPORTUNITY | 11.76 ACRES

351 W GRETTA LANE, INDIAN SPRINGS, NV 89018  
ZONING: RS5.2 - 8 DU/AC | PRICE: \$ 3,710,000.00



ELEPHANT PARTNERS

A LAND BROKERAGE COMPANY

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# VICINITY | AMENITIES

## ★ WHY INDIAN SPRINGS

The subject site is strategically positioned near existing residential neighborhoods, community amenities, and major transportation access via the US-95

## ★ INVESTMENT HIGHLIGHTS

- Zoned RS5.2 allowing up to 8 dwelling units per acre
  - Potential for approximately +/-94 residential units
  - Located adjacent to existing and planned residential development
  - Near a growing housing demand tied to Creech Air Force Base
  - Direct access to the US-95 connecting to Las Vegas
  - Proximity to schools, parks, and neighborhood amenities
- Positioned within an emerging Northwest Clark County growth corridor

**11.76 ACRES**  
SUBJECT SITE

INDIAN SPRINGS  
PARK

INDIAN SPRINGS  
SCHOOLS  
(K-12)

TOUCHSTONE  
LIVING  
INDIAN SPRINGS



BEAZER HOMES  
SOLARIS

95







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11,000 PERSONNEL

LAS VEGAS  
35 MINUTES





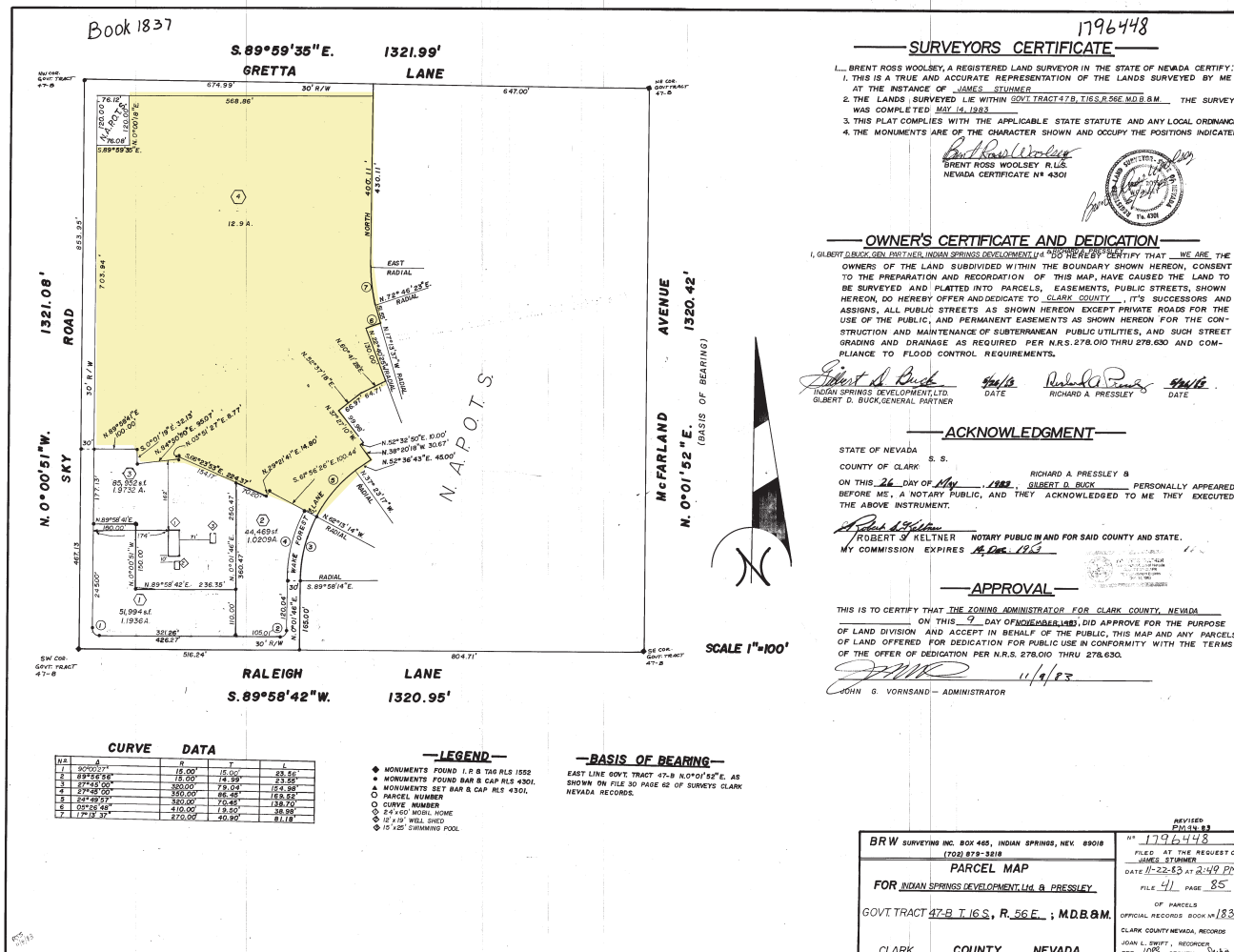
# CONCEPTUAL SITE PLAN

-  **SINGLE FAMILY LOTS**
-  **COMMON AREA / OPEN SPACE**
-  **DETENSION BASIN**
-  **POTENTIAL ENTRY POINTS**



**\* DISCLAIMER**

Conceptual plan for illustrative purposes only. Buyer to verify all development potential.



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INDIAN SPRINGS, NV 4