

EXCLUSIVE LISTING!

15 +/- Acres Resort Land Las Vegas Blvd South at Welpman Way
Las Vegas, NV 89044 Listed for \$21,000,000



Property Highlights

- ❖ 15 +/- Total Acres - APN's 191-08-801-002/003/004
- ❖ Unincorporated Clark County-Enterprise District
- ❖ 2026 Taxes: \$18,627.88
- ❖ Zoned H-2 General Highway Frontage
- ❖ Planned Land Use is EM-Entertainment Mixed-Use
- ❖ Water and sewer at the NWC of LV Blvd and Welpman
- ❖ Close to M Resort and Casino, Southern Highlands Golf Club, and more!
- ❖ Developing resort corridor south of the Las Vegas Strip
- ❖ The 10 acres (Parcel # 191-08-801-003 & 004) was approved for a 4 -story apartment complex; 303 Units
- ❖ The billboard on parcel # 191-08-801-002 we can cancel in December of 2026.
- ❖ The billboard on parcel # 191-08-801-004 cancelled, will be removed June 2026
- ❖ Well on 191-08-801-002/ filled in 2002



Mark Anthony Rua
Brokers

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