## **PRICE REDUCED - LAKE LAS VEGAS DEVELOPMENT SITE**



## Site Overview:

Colliers International is pleased to present a unique opportunity to one of the last large development sites within the center of the luxurious Lake Las Vegas Resort community. This 10.5+ acre vacant parcel is nestled within the Prima development and is surrounded on three sides by the majestic Reflection Bay Golf Course. The site boasts spectacular views of Lake Las Vegas and the exclusive community existing in the serenity of a grand oasis.

FUTURE RAINBOW GANYON GOLF COURSE

LOEWS LAKE LASVEGAS

> FUTURE HILTON GRAND VACATIONS & WALDORF ASTORIA

SOUTHSHORE

**GOLF COURSE** 

"V" AT LAKE LASVEGAS

SUBJEGT PROPERTY

> REFLECTION BAY GOLF COURSE

SORRENTO



3960 Howard Hughes Pkwy., Suite 150 Las Vegas, Nevada USA 89169 Tel 702-735-5700 Fax 702-731-5709

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

LADILAGO

Mike Mixer | Michael Argier 702-735-5700

## **PRICE REDUCED** - LAKE LAS VEGAS DEVELOPMENT SITE

## Site Summary: **Entitlements:** 10.5+ Acres Residential Community Development, Prima Phase III Size: 28 private single family residential villas APN: 160-22-222-006 \$6.2 Million (\$590,476 per acre) Price: 81 luxury condominiums RM-10 (Medium Density Residential - 10 units per acre) Community area (pools, fitness club, steam room, wine room & more) Zoning: GALILEO TREMEZZO Mike Mixer **Michael Argier MIRA MONTE** 702.735.5700 OEWS LAKE LAS AT LAKE EGAS RESORT LASVEGAS **BELLA VIVENTE** CASA COLLIERS VILA DI LAGO PALERMO MARSEILLES VITA BELLA INTERNATIONAL DEUX **REFLECTION BAY** GOLF COURSE BIARRITZ SUBJECT PROPERT RAVELLO FUTURE HILTON **GRAND VACATIONS** & WALDORF ASTORIA SORRENTO MARSEILLES MONACO MIRA BELLA LUNA DI LUSSO SUBJECT SOUTHSHORE **GOLF COURSE** PROPERTY SOUTHSHORE **GOLF VILLAS** MONTELAGO VILLAGE **RITZ CARLTON LAKE** LAS VEGAS RESO

Colliers International is a worldwide affiliation of independently owned and operated companies specializing in commercial real estate services.