

BANK-OWNED PROPERTY FOR SALE: ±5 ACRE COMMERCIAL SITE

SELLER FINANCING UP TO 80% • GROUND LEASE CONSIDERED

SWC OF BOULDER HWY AND EQUESTRIAN DRIVE: APN: 179-28-101-012



For more information please call:

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SITE OVERVIEW:

- ❖ 5 Acre Commercial Site: Zoned MC in City of Henderson, sits in Boulder Highway Beautification Zone
 - Previously approved for Tavern
 - 495' of frontage on Boulder Highway
- ❖ Excellent location approx 1 mile south of the US-95 Interchange at Wagon Wheel
 - 2009 Annual Average Daily Traffic Counts on Boulder Highway, .5 miles North of Horizon Drive is 22,000
- ❖ Currently, there are utilities including electricity, natural gas, telephone, municipal sewer and water available at the subject.
- ❖ Zoning MC (Corridor/Community Mixed Use in Henderson) allows for a wide variety of uses
- ❖ **Seller financing up to 80%**
- ❖ **Ground Lease Considered**

SITE DETAILS:

Size: ±5 Acres

APN: 179-28-101-012

Zoning: MC (Corridor/Community Mixed Use) zoning in Henderson
http://bit.ly/MC_District_Zoning

Asking Price: \$550,000 (\$2.53/SF)

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