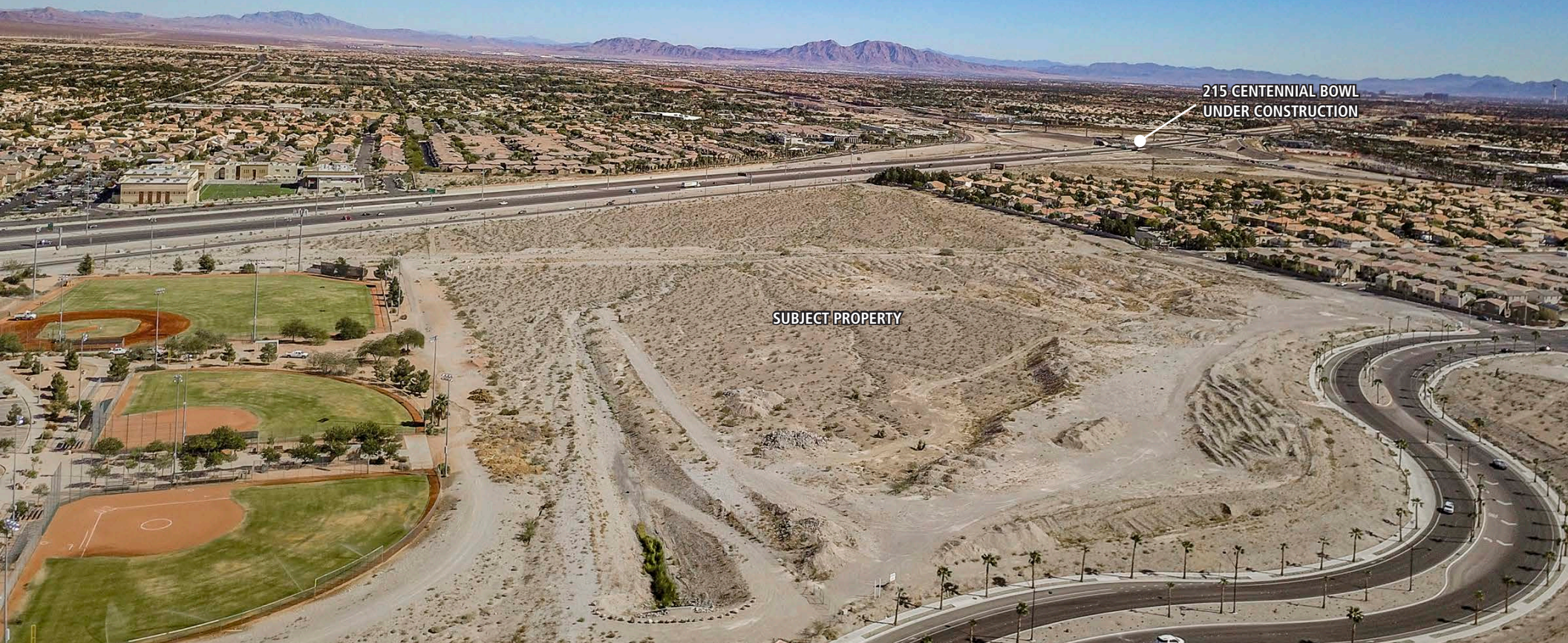


# "PRIME" GRAND MONTECITO 52

EXCLUSIVE LISTING | GRAND MONTECITO PARKWAY & DEER SPRING WAY | LAS VEGAS, NV



This premier property is one of if not the best undeveloped pieces of land in Las Vegas, Nevada. The ±52 acre site is located in the heart of the Centennial Hills Master Planned Community on the Northwest corner of Grand Montecito Parkway and Deer Springs Way. This is a "Blank Canvas" and a tremendously rare opportunity for a major development project in Las Vegas, Nevada.

**Rick Hildreth** | rhildreth@landadvisors.com

410 South Rampart, Suite 390, Las Vegas, NV 89145 ph. 702.262.9199 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. NVCK01088-10.27.17



# GRAND MONTECITO 52 PROPERTY OVERVIEW

**LOCATION** The Property is located on the NEC of Grand Montecito Parkway and Deer Spring Way (Frontage on Oso Blanca Road) in Las Vegas, NV

**ADDRESS** 6810 Grand Montecito Parkway

**SIZE** ±52 acres

**APN** Various

**ZONING** Town Center District (T-C) Main Street Mixed-Use and Service Commercial (Special Use allowing height of up to 500 Feet). [Click here to view Zoning Exhibit.](#)

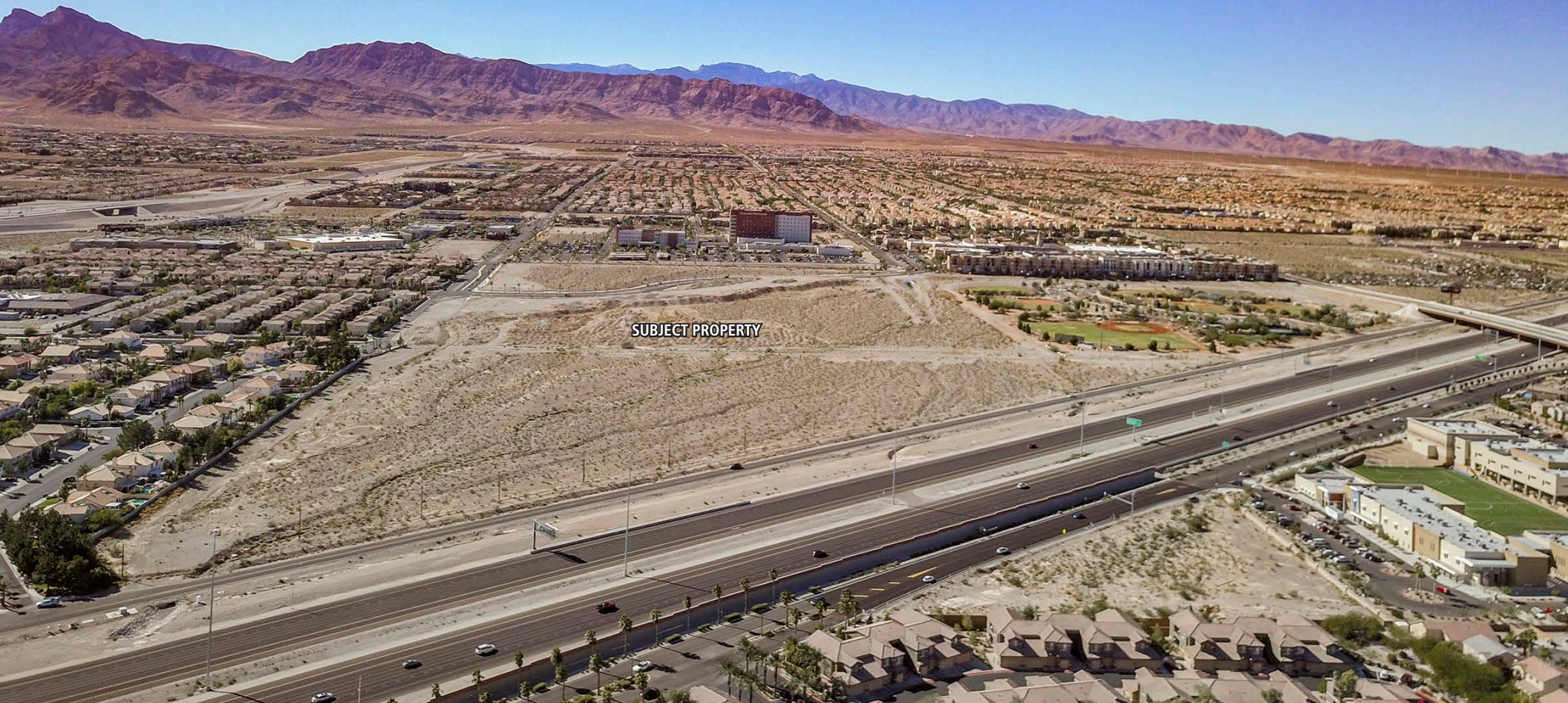
**JURISDICTION** City of Las Vegas

**UTILITIES** TBD (Surrounded by Major Development and Infrastructure)

**POTENTIAL USAGE** Blank Canvas (Virtually Unlimited Potential)

**CURRENT IMPROVEMENTS** Grand Montecito Parkway is a fully improved 4-Lane Roadway with all off-sites completed including curb, paving, sidewalk and some landscape.

**PRICE** Submit all offers. No co-op fee offered.



# GRAND MONTECITO 52 SURROUNDING DEVELOPMENT



## **MOUNTAIN RIDGE PARK**

Mountain Ridge Park is a ±33 acre mixed parked contiguous and directly North of the subject property. Amenities include 2 tennis courts, 7 baseball fields, jogging and walking paths, roller hockey rink, concession area and restroom facilities.



## **MONTECITO CROSSING**

Montecito Crossing is located on the Northeast Corner of the Northern Beltway and Durango Drive. Montecito Crossing is a ±266,721 square foot retail/shopping center with about 35 different stores.



## **MONTECITO MARKET PLACE**

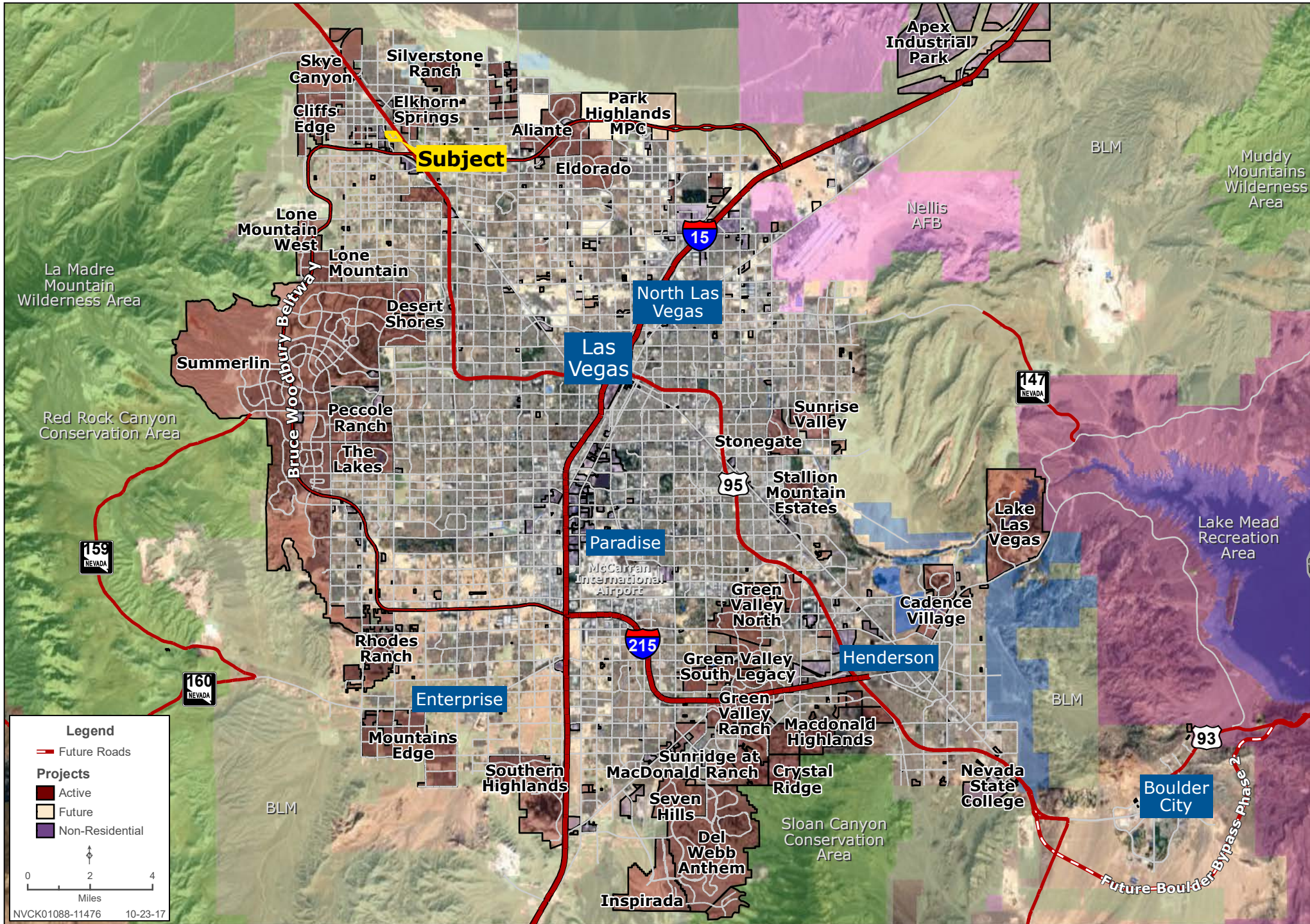
Montecito Marketplace 1 & 2 is located at the Southeast Corner of Elkhorn Road and Durango Drive. It is a Lifestyle Specialty Center that is 190,436 square feet with nearly 40 stores.



**CENTENNIAL HILLS MEDICAL CENTER** Centennial Hills Hospital is owned and operated by Universal Health Services. This 171 bed, 354,000 square foot hospital is directly adjacent to the subject property on 6900 North Durango Drive.

# GRAND MONTECITO & DEAR SPRINGS 52 METRO MAP

Rick Hildreth | 702.262.9199 | www.landadvisors.com



# GRAND MONTECITO & DEAR SPRINGS 52 OBLIQUE MAP

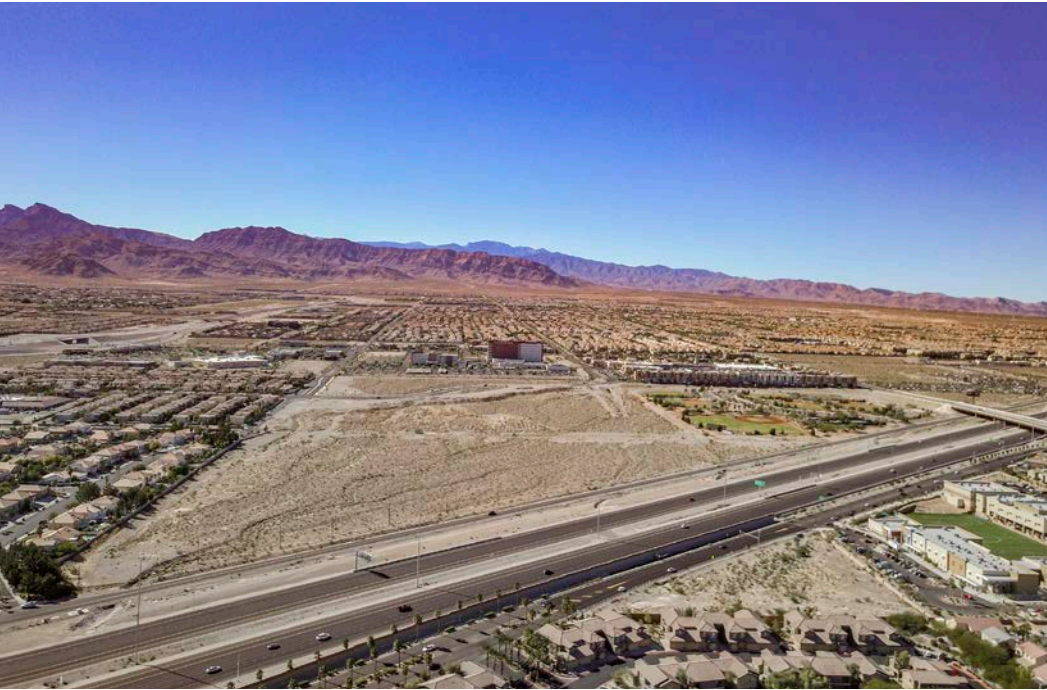
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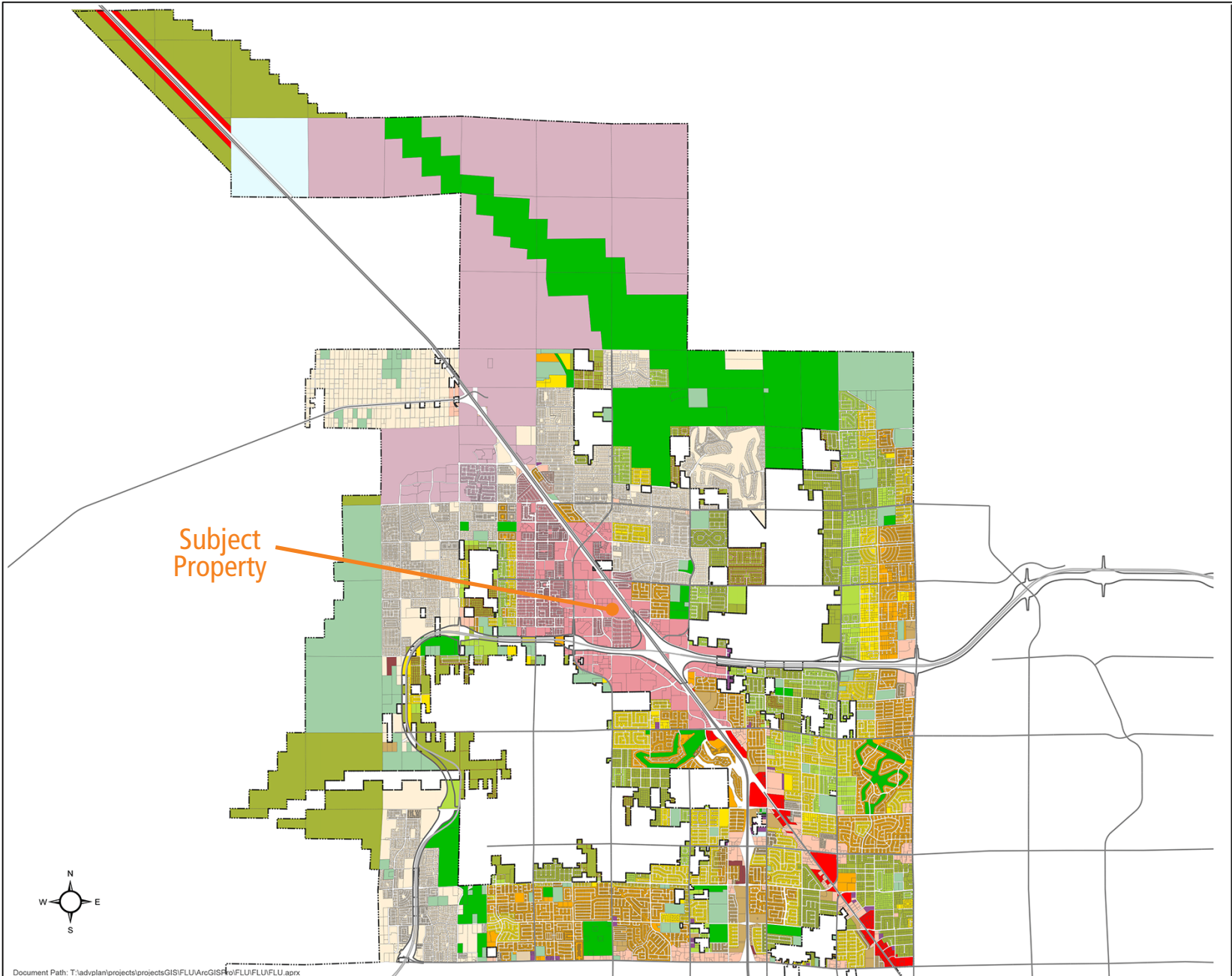


NVCK01088-11476 10-23-17



# GRAND MONTECITO 52 PROPERTY PHOTOS























Subject Property

MAP THREE  
*City of Las Vegas*

CENTENNIAL HILLS  
Interlocal Land Use Plan

City Land Use Categories

-  Rural Neighborhood Preservation - up to 2 du/ac
-  Desert Rural - up to 2.49 du/ac
-  Rural - up to 3.59 du/ac
-  Low - up to 5.49 du/ac
-  Medium - Low - up to 8.49 du/ac
-  Medium - Low Attached - up to 12.49 du/ac
-  Medium - up to 25.49 du/ac
-  High - 25+ du/ac
-  Office
-  Service Commercial
-  General Commercial
-  Park / Recreation / Open Space
-  Public Facility
-  Resource Conservation
-  Light Industrial / Research
-  Planned Community Development
-  Traditional Neighborhood Development
-  Town Center

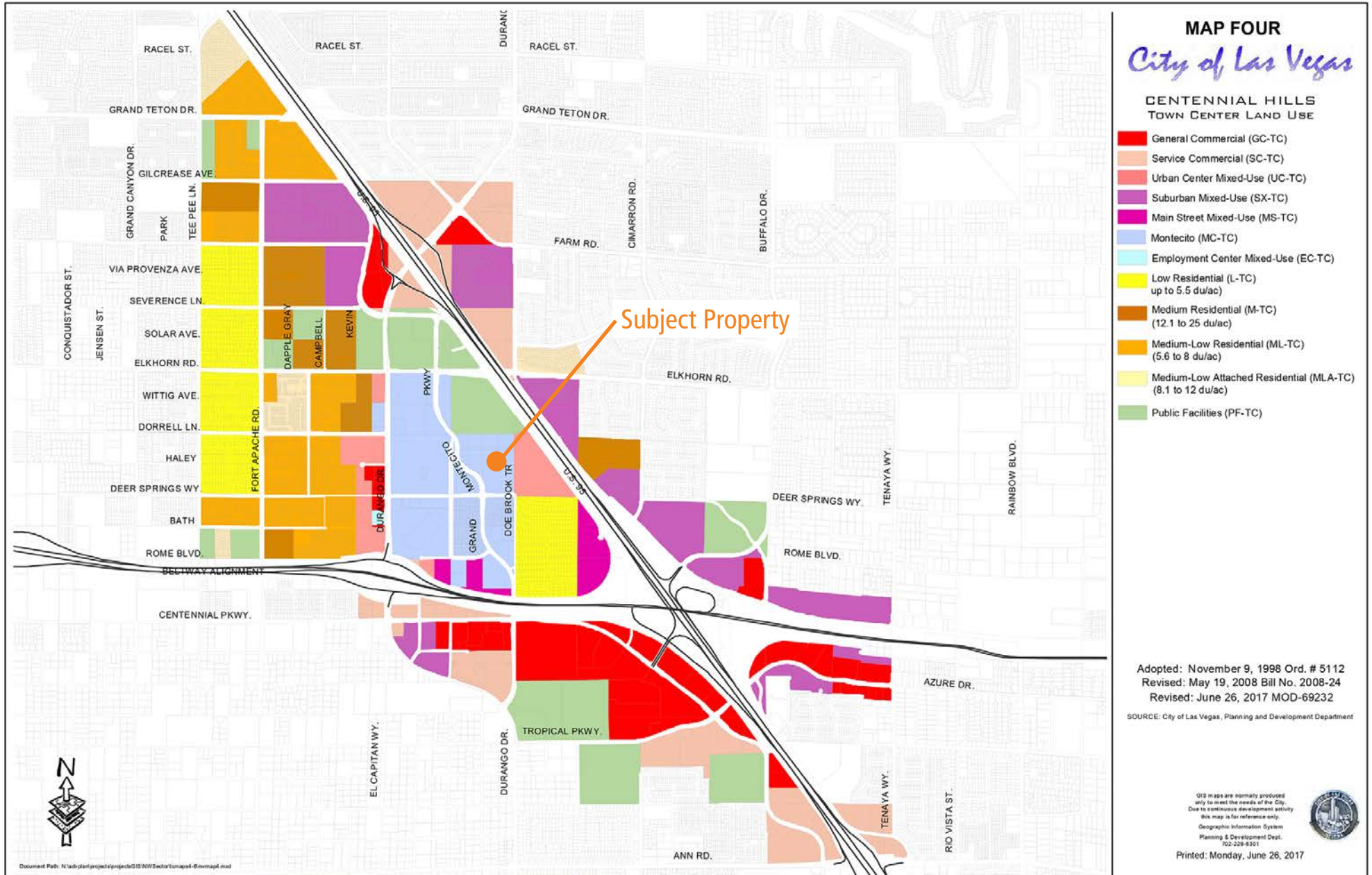
SOURCE: City of Las Vegas, Planning and Development Department  
 Adopted February 19, 2003 GPA-1392  
 NW Data Revised: May 17, 2017 GPA-68787



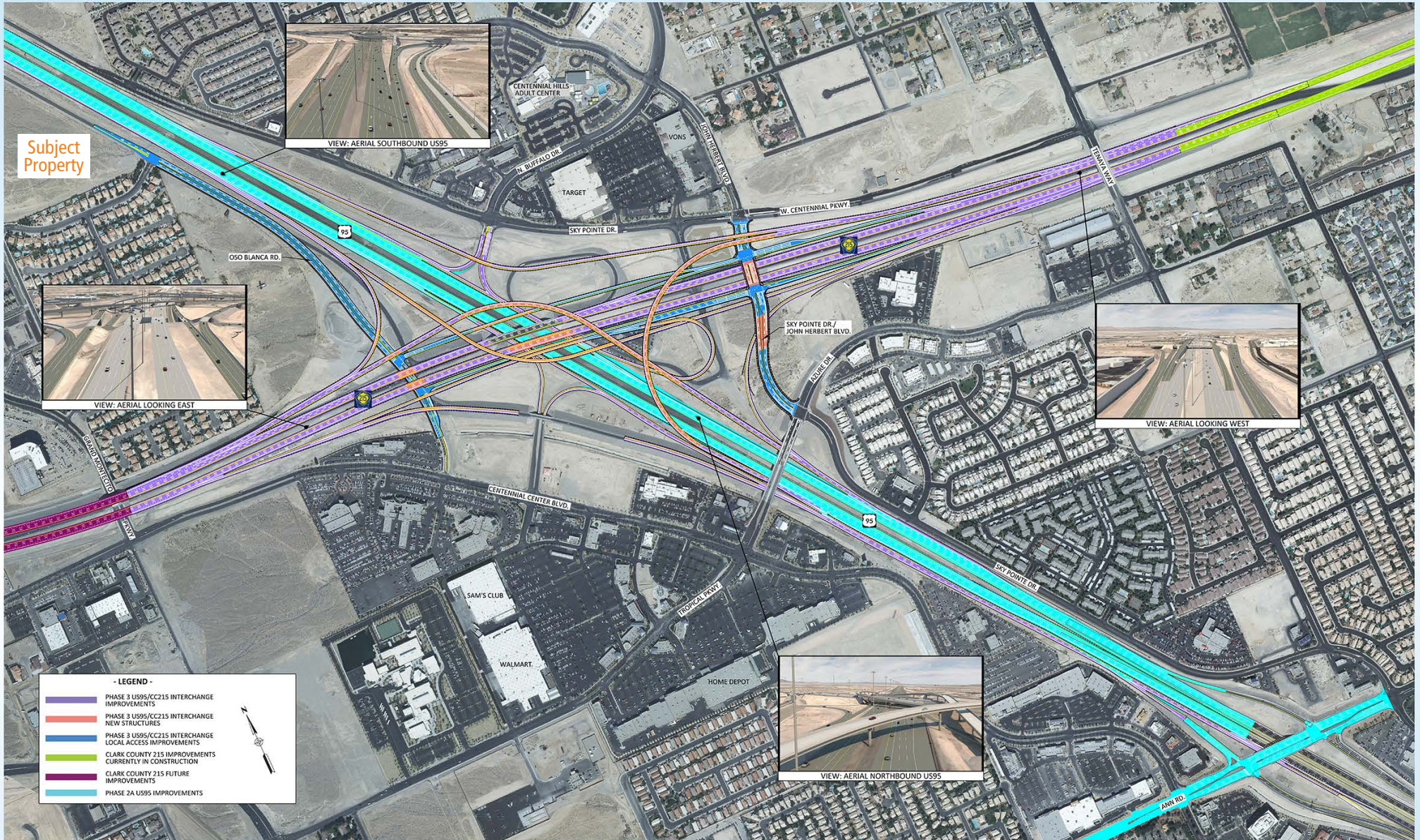
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.  
**Geographic Information System**  
 Planning & Development Dept.  
 702-259-6301  
 Printed: Monday, June 26, 2017



# GRAND MONTECITO 52 TOWN CENTER LAND USE



# GRAND MONTECITO 52 US95 & CC215 INTERCHANGE

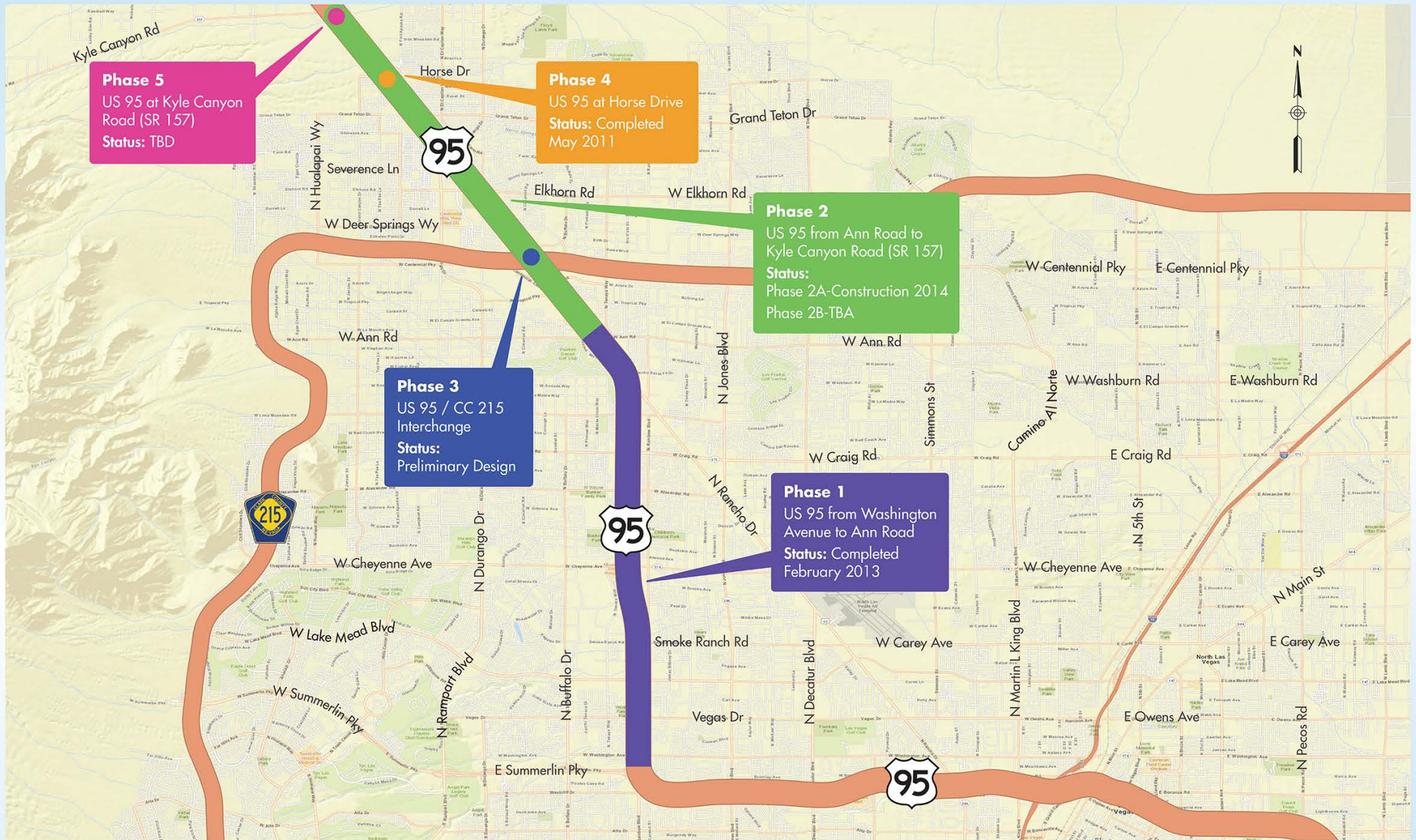


## US-95/CC215 System Interchange - PHASE 3

All information presented is preliminary and subject to revision



# GRAND MONTECITO 52 US95 NW CORRIDOR IMPROVEMENTS



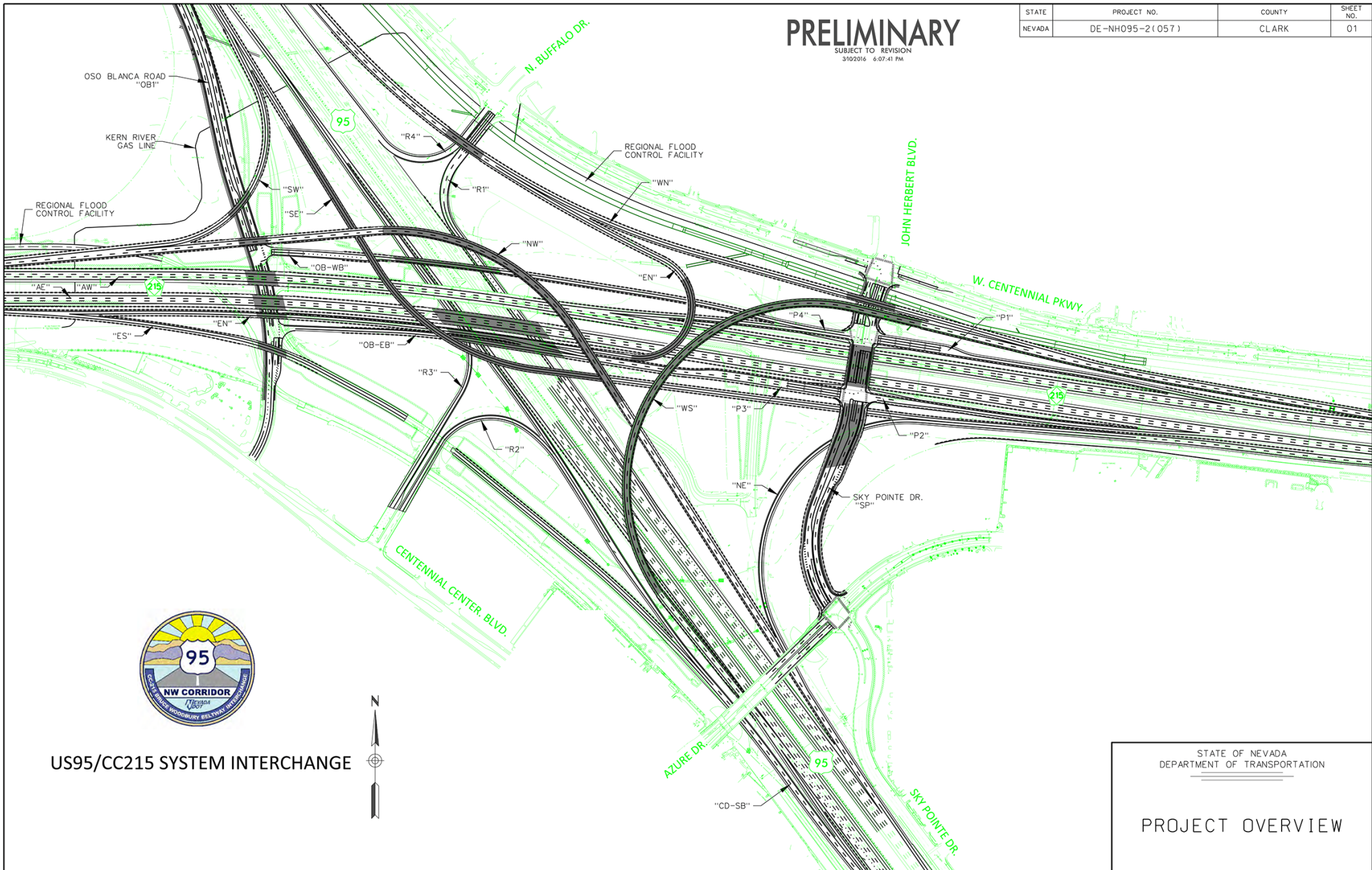
## US-95 Northwest Corridor Improvement Project Overview

All information presented is preliminary and subject to revision



# GRAND MONTECITO 52 US95 & CC215 SYSTEM INTERCHANGE

Click here to view the complete US95 & CC215 System Interchange Project Overview



**PRELIMINARY**  
SUBJECT TO REVISION  
3/10/2016 6:07:41 PM

STATE	PROJECT NO.	COUNTY	SHEET NO.
NEVADA	DE-NH095-2(057)	CLARK	01



US95/CC215 SYSTEM INTERCHANGE



STATE OF NEVADA  
DEPARTMENT OF TRANSPORTATION

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PROJECT OVERVIEW