

# ±55 ACRES FOR SALE

PALM GARDENS, NEVADA

TO LAUGHLIN, NV

**LOCATION** Palm Gardens, Nevada is located in Clark County 68 miles Southeast of Las Vegas, Nevada and 20 miles West of Laughlin. The site has many suitable uses such as Truck Stop, Hotel & Casino, Industrial, Highway Commercial, Solar Power Plant and Distribution, Wind Power, Residential amongst the few. Other potential uses could be a Marijuana Growing Facility.

**SIZE** ±55 acres      **PRICE** \$3,300,000.00 (US)

**PARCELS** 260-32-702-001, 260-32-801-001

**PROPERTY FEATURES** The property has 2,700 feet of frontage on the 4 Land Divided US 95 and is located 1,300 feet from Highway 163 which leads to Laughlin, Nevada and Bullhead City, Arizona. The property is located approximately 1 mile from the California State Line. The property also has substantial pass-by traffic with travellers coming from Las Vegas, Arizona and California. Water is also included with the site and would be adequate for many uses.

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

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

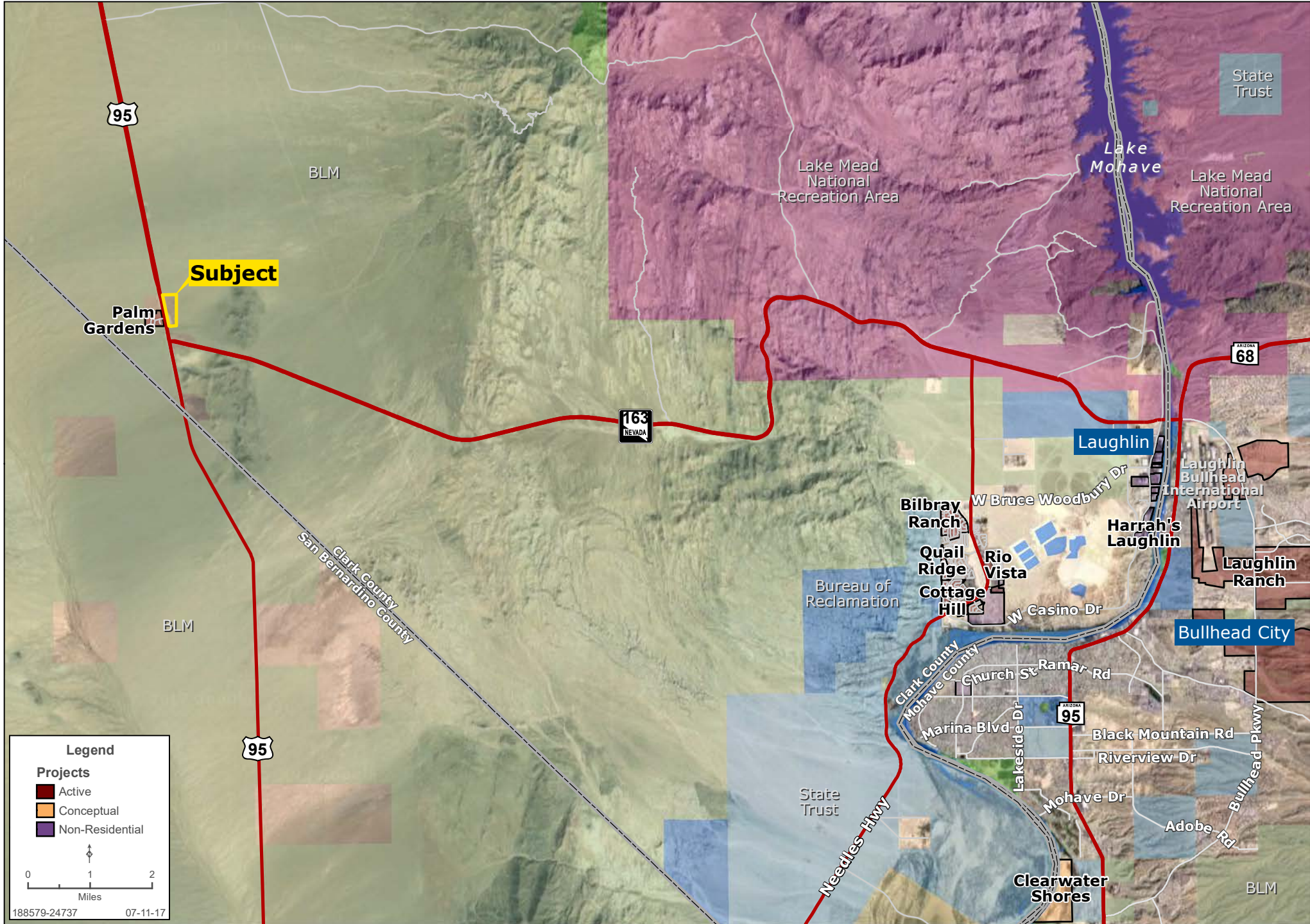
The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. NVClark188579-8.17.17

 Land Advisors<sup>®</sup>  
ORGANIZATION



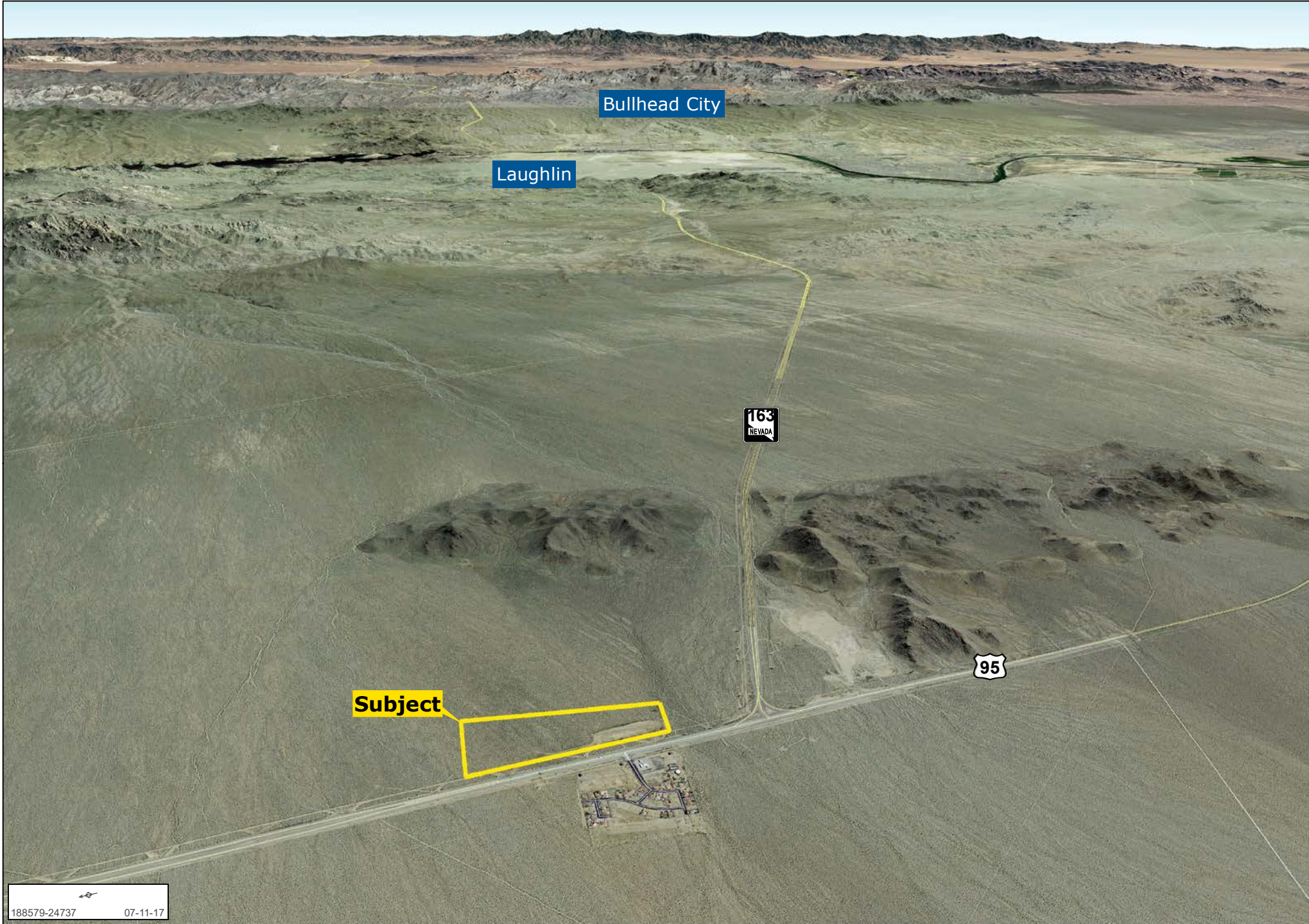
# REGIONAL MAP

Rick Hildreth | 702.262.9199 | www.landadvisors.com



# OBLIQUE MAP

Rick Hildreth | 702.262.9199 | www.landadvisors.com



**Subject**

**Bullhead City**

**Laughlin**

**163**  
NEVADA

**95**

# PROPERTY DETAIL MAP

Rick Hildreth | 702.262.9199 | www.landadvisors.com



0 250 500  
Feet  
188579-24737 07-11-17