

EXCLUSIVE LISTING!

28.78 +/- Acres – 5 Lots Total Price \$5,150,000

Separately- 1,250,000 for Casino Dr Frontage Lots/ \$700,000 other Lots

At West Casino Drive in Laughlin, NV 89029



- Five Lots available along the Colorado River!
See Enclosed Map
- Lot 1-APN # 264-27-403-006/ 5.41 Acres
- Lot 2-APN # 264-34-101-007/ 5.81 Acres
- Lot 3-APN # 264-34-101-008/ 6.36 Acres-
Effective Size 5.56 due to drainage easement
- Lot 4-APN # 264-34-101-010/ 5.85 Acres
- Lot 5-APN # 264-34-101-011/ 5.35 Acres
 - Clark County Jurisdiction

- Zoned H-1 – Limited Resort and Apartment
- Planned Land Use is Entertainment Mixed-Use
- All lots are on an existing public sewer main, no public water currently.
- When improvement plans have been approved by CCPW, the Subdivision Covenant provides that the Owner shall complete all off-site improvements (for Emerald River Pkwy half-street)



Mark Anthony Rua
Brokers

S.026655

Office: 702-992-7534

Cell: 702-595-6244

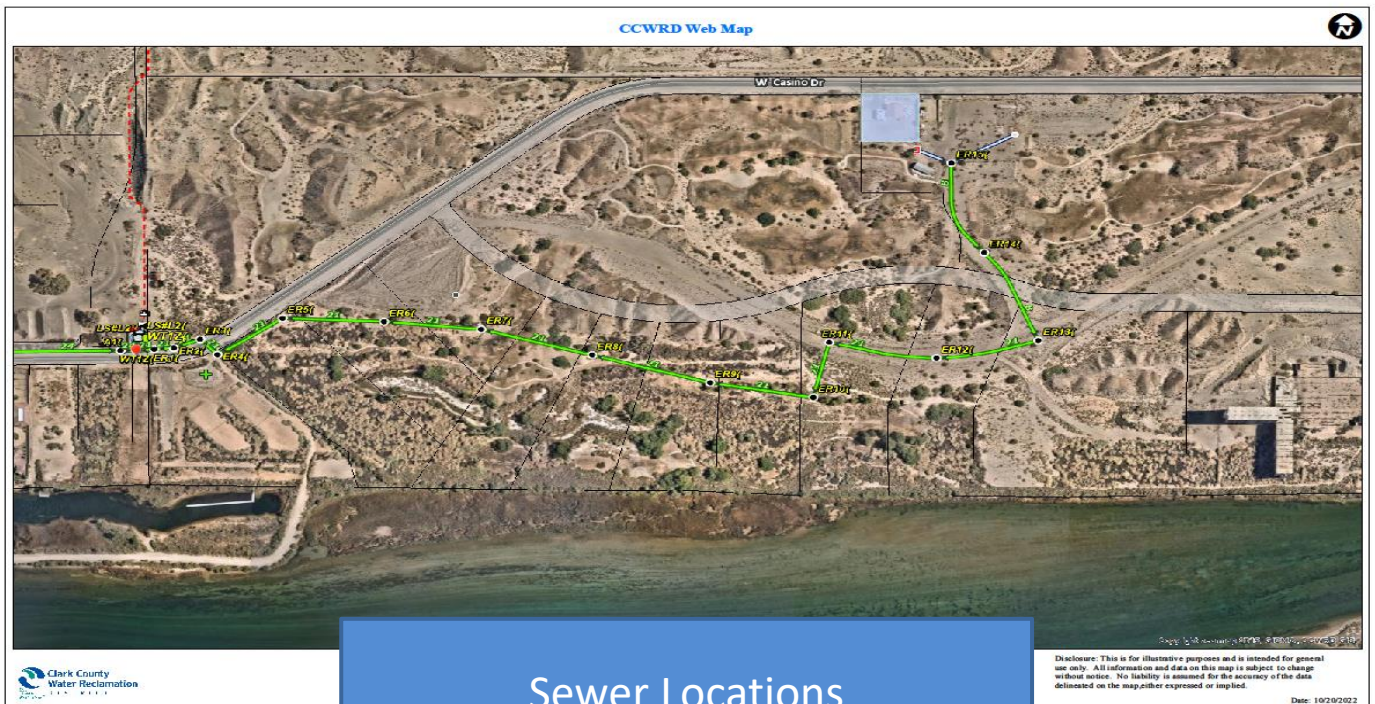
2855 St Rose Parkway, Suite 100, Henderson, NV 89052

markanthonyrua@gmail.com www.mrlandlasvegas.com

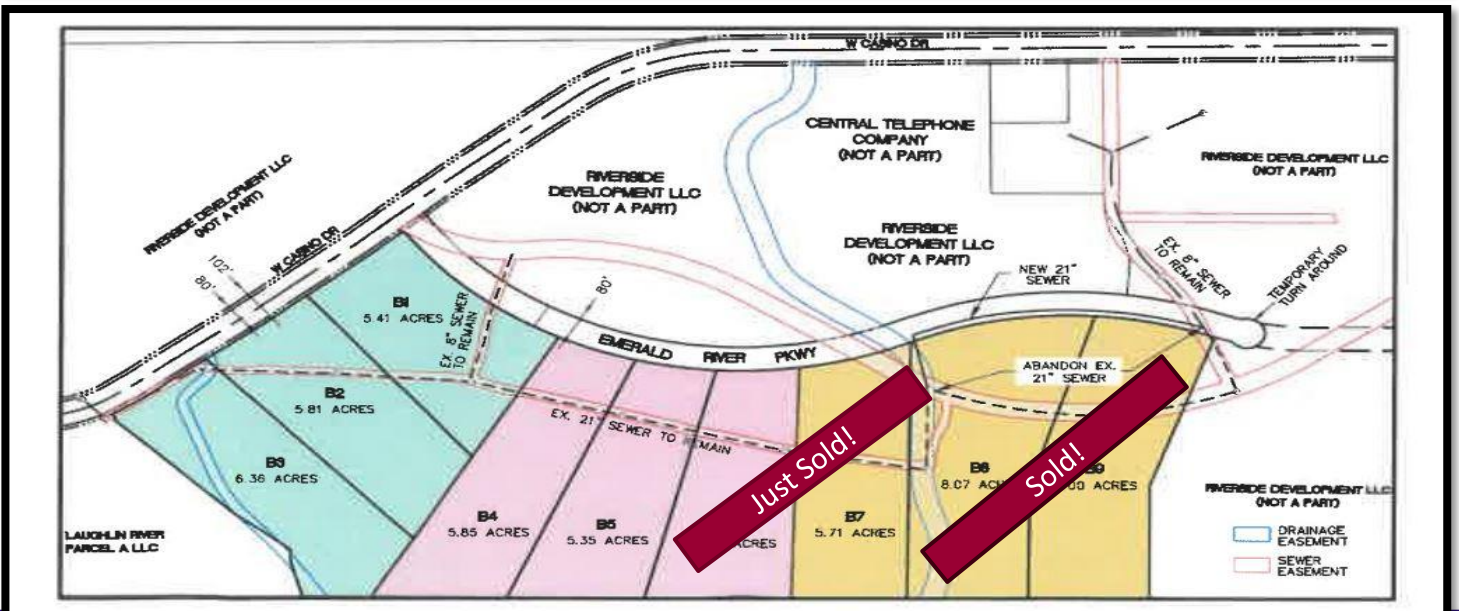


Price per Parcel & Sewer Locations

Lot	APN	Size	List Price	List Per Acre
1	264-27-403-006	5.41 Ac	\$1,250,000	\$231,000
2	264-34-101-007	5.81 Ac	\$1,250,000	\$215,000
3	264-34-101-008	6.36 Ac/ 5.56 Eff. Size	\$1,250,000	\$225,000 per Eff. Acre
4	264-34-101-010	5.85 Ac	\$700,000	\$120,000
5	264-34-101-011	5.35 Ac	\$700,000	\$131,000
6	264-34-101-012	5.4	Just Sold!	
7	264-34-101-014	5.1		



5 Lots – Prices, Dimensions, Easements



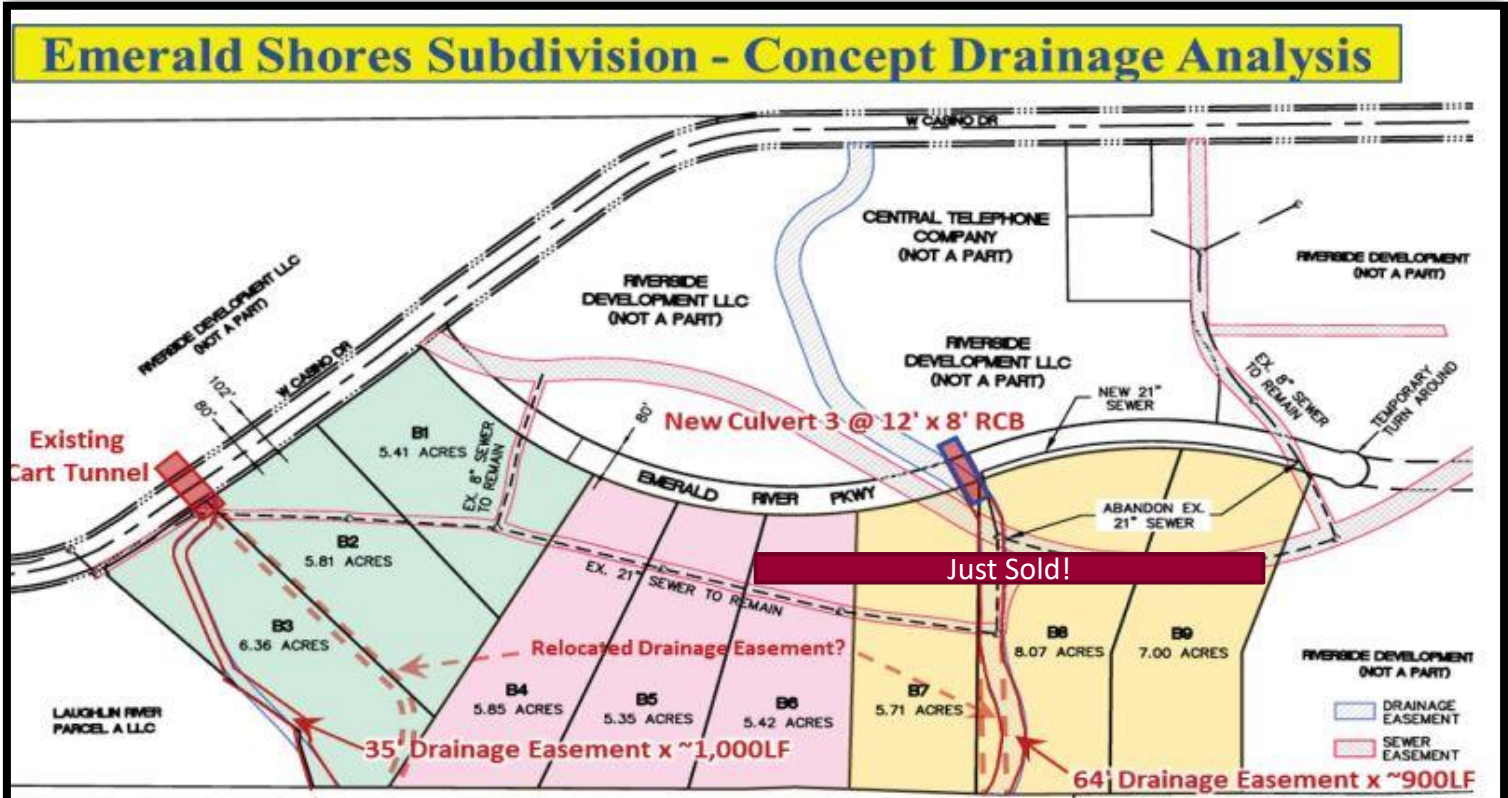
Mark Anthony Rua

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
 Cell: 702-595-6244



5 Lots- Concept Drainage Analysis



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
 Cell: 702-595-6244



Laughlin Facts

Area Demographics, Utility information, Industries and Recreation

- ❖ Laughlin, Nevada Population 11,000 according to the Las Vegas Global Economic Alliance
- ❖ Bullhead City, AZ – 40,000 +
- ❖ Annual visitors -2 million.
- ❖ Laughlin has a town advisory board with a town manager; it's protected by the Clark County Fire Department and Las Vegas Metropolitan Police Department.
- ❖ Utilities: Southwest Gas, NV Energy, Clark County Water Reclamation District for sewer, and Big Bend Water District.
- ❖ The Laughlin Bridge crosses the Colorado River just north of the intersection of Casino Drive and Laughlin Civic Drive, providing access from Bullhead City and Kingman, Az.
- ❖ Within Laughlin, growth opportunities exist for heritage, adventure and eco-tourism. Industries focus on information, distribution, electronics, health/medical and more.
- ❖ Big Bend State Recreational Park includes RV hookup and services, and the Colorado River Heritage Greenway Park has trails for hiking and biking, equestrian use, plus picnic and fishing facilities.
- ❖ Ten casinos, many with high-rise towers providing tremendous views of the water and mountains, provide gambling, dining, entertainment and shopping in a 2 mile strip, and the Laughlin River Walk between the resorts and the water's edge remain popular for residents and visitors alike.



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



ASSESSOR'S PARCELS - CLARK CO., NV.
 Briana Johnson - Assessor

MAP LEGEND

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:12.7 ORIGINAL

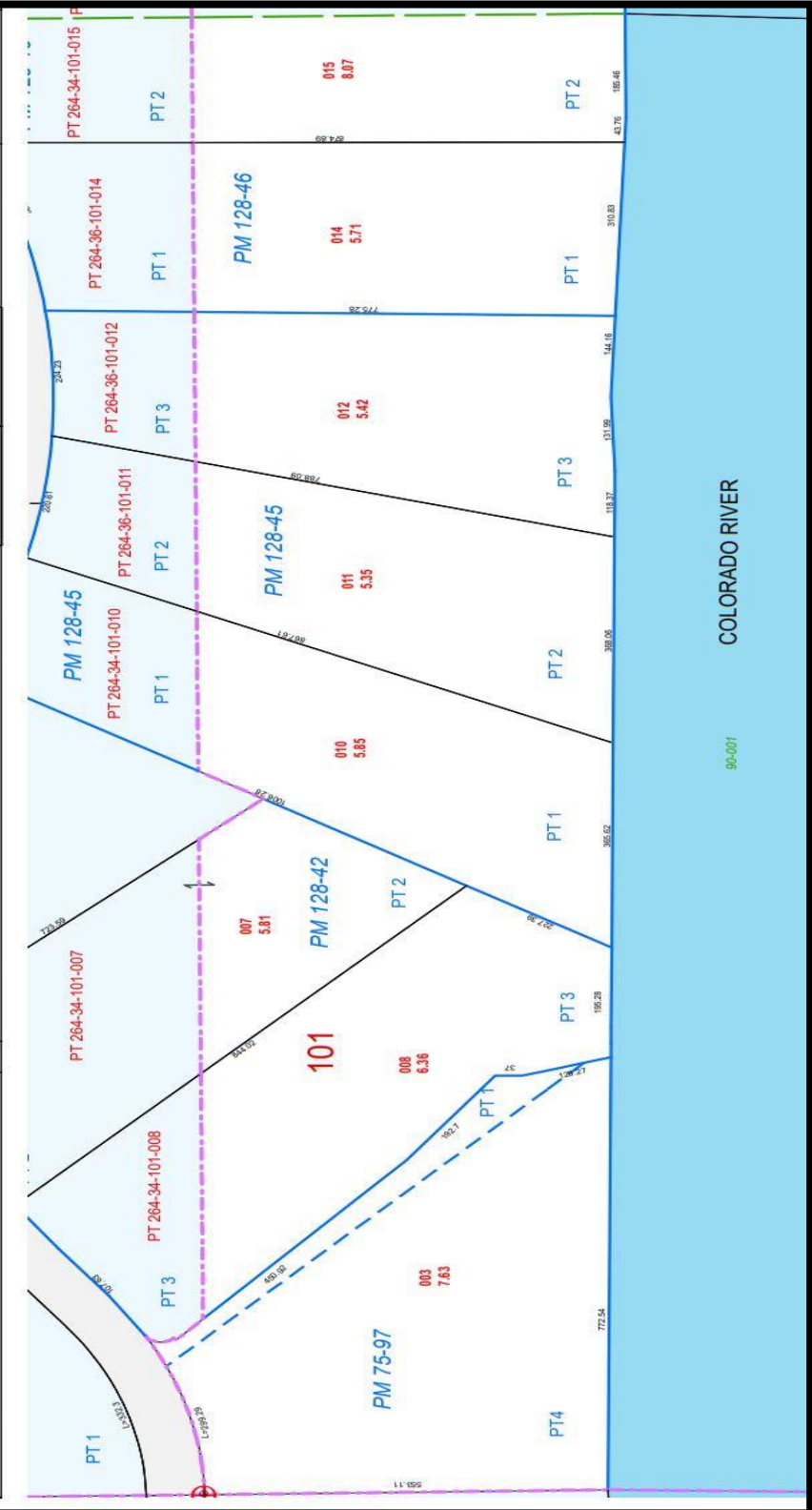
MAP

BOOK

SECTION

SCALE: 1" = 200'

REV: 7/13/2022



Parcel Map for 007, 008, 010, 011



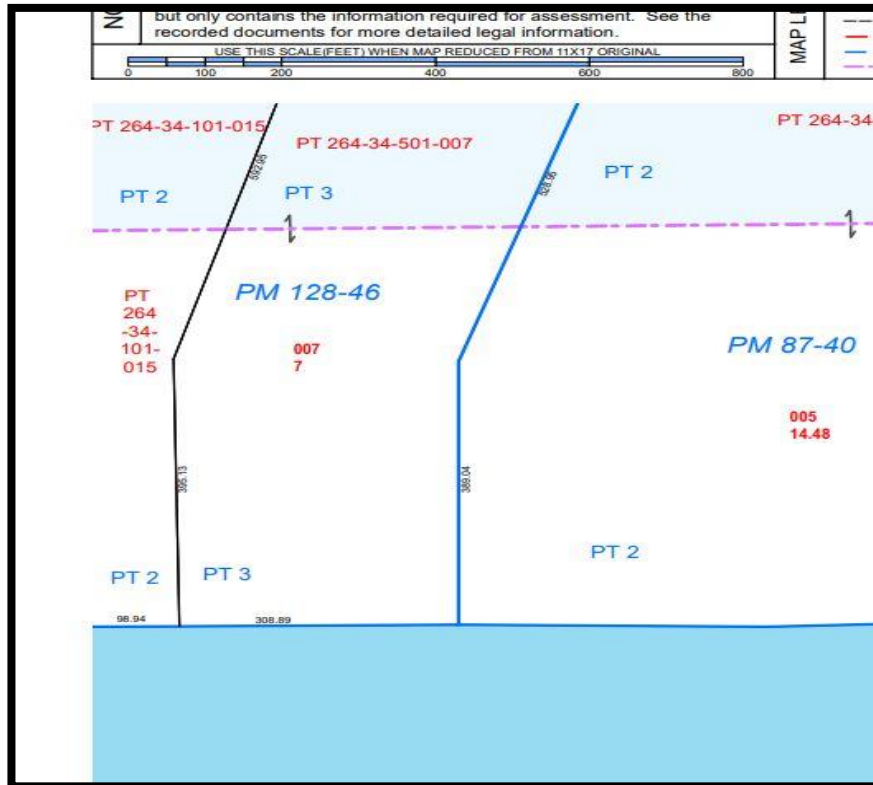
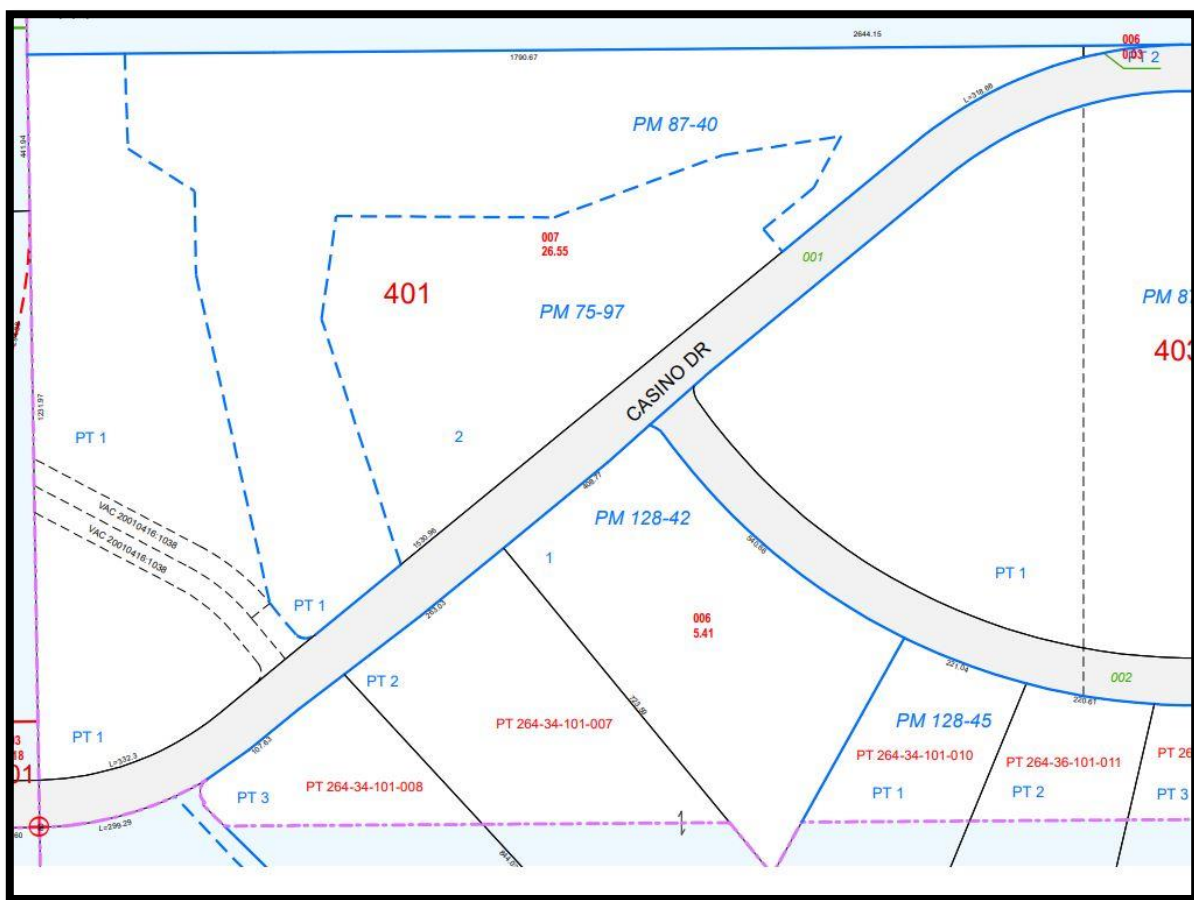
Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
 Cell: 702-595-6244



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.



Parcel Map for 006



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
 Cell: 702-595-6244



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.