

A PORTION OF 2100 SNOW TRAIL

L A S V E G A S , N V 8 9 1 3 4

MERRYHILL
PRESCHOOL

MERRYHILL SCHOOL
(KINDERGARTEN -
6TH GRADE)

SUMMERLIN HOMEOWNER'S
ASSOCIATION OFFICE

SUMMERLIN
COMMUNITY
BAPTIST CHURCH

1.5 AC +/- FOR A FUTURE
DEVELOPER/BUYER

SNOW TRAIL

FOR SALE: \$1,950,000

DEVELOPMENT OPPORTUNITY IN SUMMERLIN MASTER PLANNED COMMUNITY

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COMMERCIAL
LAS VEGAS

1.5 AC LAND IN SUMMERLIN | 2100 SNOW TRAIL, LAS VEGAS, NV 89134

OFFERING SUMMARY

We are pleased to introduce a rare land development opportunity in the heart of Summerlin. Summerlin Community Baptist Church is subdividing the land parcel next to the Church to provide +/- 1.5 AC for a future developer/buyer. It is located near Anasazi Dr and Summerlin Pkwy in Summerlin North, just South of Sun City Summerlin. Neighbor properties in the same complex include Merryhill School (kindergarten to 6th), Merryhill Preschool, and Summerlin Community Association.

Summerlin is Las Vegas' premier urban and residential community nestled against the breathtaking Red Rock National Conservation Area. Summerlin plan was announced in 1988 and it has an all-star roster of national homebuilders, which has long been a part of the community's development mantra.



PROPERTY DETAILS

ADDRESS:	Portion of 2100 Snow Trail, Las Vegas, NV 89134
PRICE:	\$1,950,000
SIZE:	+/- 1.5 AC (subject to subdivision of current 3.75 AC)
APN:	TBD (Portion of 137-24-610-003)
ZONING:	Planned Community District (P-C)
JURISDICTION:	City of Las Vegas
OTHER CONDITION:	Parcel subdivision
USE RESTRICTION:	All uses must be approved by the master plan. Non-profit or educational users are preferred. Medical uses are mostly prohibited. NO RETAILS are allowed.



FOR SALE

2100 SNOW TRAIL

LAS VEGAS, NV 89134

SUMMERLIN
COMMUNITY
BAPTIST CHURCH

1.5 AC +/- FOR A FUTURE
DEVELOPER/BUYER





LAS VEGAS STRIP

SUMMERLIN
SUN CITY

SURROUNDING IS
SUMMERLIN NORTH

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