

GENERAL STEPS FOR FINAL SALE



LETTER OF INTEREST

Submit a letter of interest to City of Henderson's Real Property Team



STAFF REVIEW AND APPROVAL

Project is taken to a Steering Committee for consideration



PRELIMINARY WORK

If approved, staff begins the appraisal, mapping, title reports, and environmental site assessment process



CITY COUNCIL APPROVAL TO SELL & PROPERTY LISTING

City Council approves Notice of Intent to sell and property listed for auction



AUCTION BIDDING AND CITY COUNCIL APPROVAL FOR BEST BID

Bidding occurs and resolution to accept best bid accepted



ESCROW

Completing the process is estimated at 6 months

READY TO START THE PROCESS?

Email us: COHEcon@cityofhenderson.com



LEARN MORE



HENDERSON
COLLEGE & PUEBLO SITE
9.4 ACRES



COLLEGE & PUEBLO SITE



- 1 Beazer Homes
- 2 U-Haul Moving & Storage
- 3 CubeSmart Self Storage
- 4 VA Southeast Primary Care Clinic
- 5 Hawthorn Suites
- 6 Cinemark Cinedome



Located at the intersection of two important bus routes, the College & Pueblo site offers the opportunity for walkable, residential blocks.

PROPERTY FEATURES



ACREAGE

Total 9.4



ZONING

MC, RS-6

Corridor Mixed-Use, Low-Density Single-Family Residential



DENSITY

Allowed: 8-36 du/ac



LAND USE

TOD

(including residential, retail, office, and civic/institutional)



OPPORTUNITIES

- Utilities (cable and telephone lines) could be relocated. Existing utility alignment is well suited to creating a **new road and smaller blocks** (200 ft or less).
- Retain the existing pedestrian bridge over the channel as an opportunity for connectivity to **existing pedestrian and bicycle infrastructure and use of open space**.



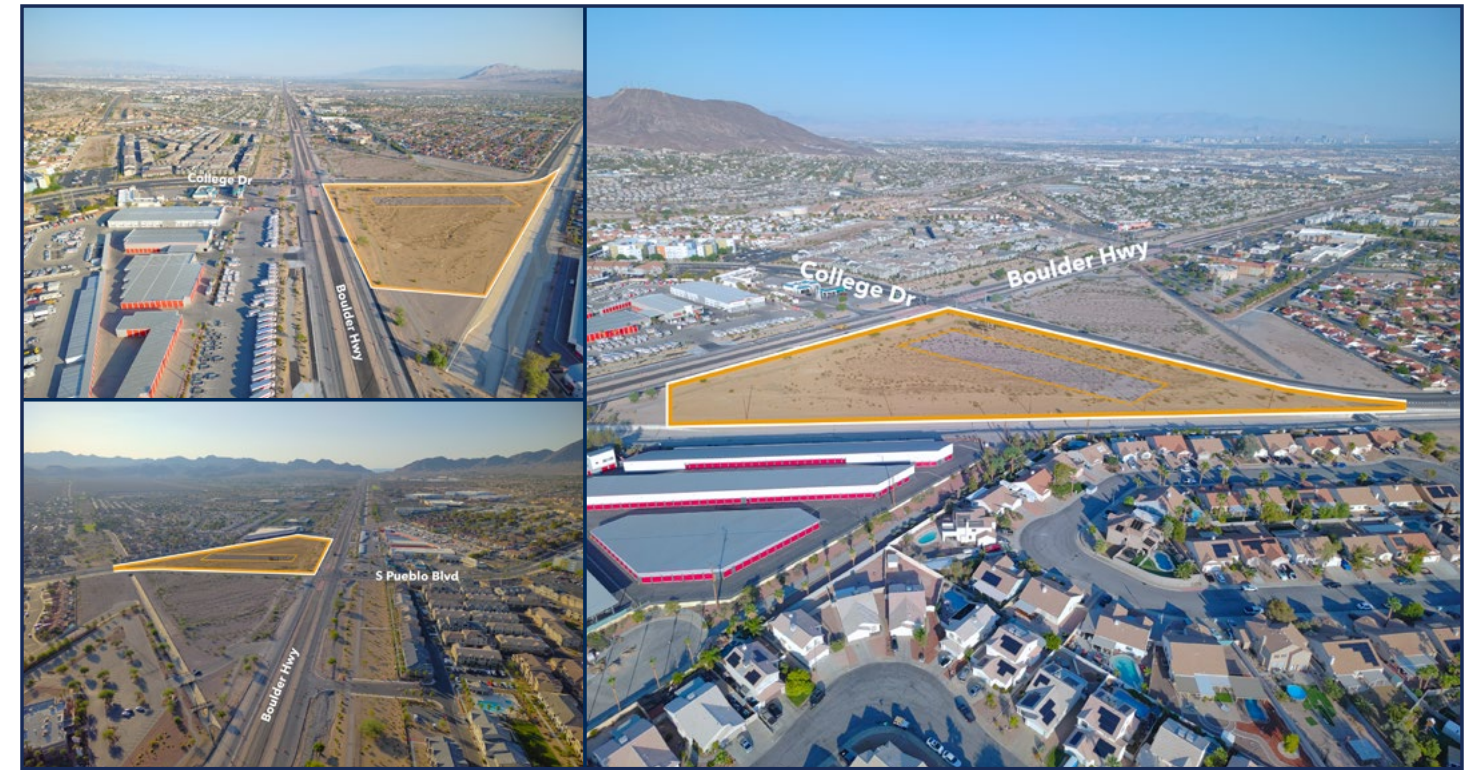
CHALLENGES

- Existing transmission lines (gas, fiber optic, power) likely cannot move, but distribution lines are required to be underground as a condition of sale.
- Vehicular access directly from Boulder Highway would be restricted due to current intersection spacing requirements.
- The rectangular parcel in the middle is privately owned.



INCENTIVES

New Market Tax Credit Eligible, Community Development Block Grant Eligible



VISION

This **site is ready** for a **medium-density, 5-story "Urban Neighborhood TOD"** with walkable blocks and street-oriented buildings at key intersections. Development would be primarily residential, including affordable housing, with neighborhood services like **restaurants, dry cleaners, etc.**



SAMPLE PROGRAM

- **Desired Density:** 20-30 du/ac
- **Desired Uses:** Mixed-use TOD with retail (ground-floor) and housing above.
- **Residential:** 260,000 sf multi-unit +, 14,000 sf single/duplex
- **Commercial/Retail:** 190,000 sf



CITY-LED IMPLEMENTATION

- **Flexible Zoning:** Rezone RS-6 to MC or MN to allow taller buildings, mixed uses, and less parking.
- **Walkable Blocks:** Human-scaled (~200 ft) blocks with alleys and bike/ped links.
- **Ready Infrastructure:** Coordinate utilities, surveys, and upgrade pedestrian bridges with lighting, signage, and wayfinding.
- **Parks & Open Space:** Flexible strategies to maximize buildable area.