

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[®]

GIBSON AND BROADBENT SITE

19.9 ACRES




GIBSON & BROADBENT SITE



- 1 Henderson Hospital
- 2 Cowabunga Bay Water Park
- 3 PAM Health Rehabilitation Hospital
- 4 Aspen Peak Condominiums
- 5 Verona Apartments
- 6 Parq on Boulder
- 7 Extra Space Storage
- 8 Duck Creek RV Park




 Located at a key BRT transit stop, the Gibson & Broadbent site offers an opportunity to create a gateway to the City.

PROPERTY FEATURES

ACREAGE

Total 19.9
Parcel A: 5.95 and
Parcel B: 13.88

ZONING

MC
 Corridor Mixed-Use

DENSITY

Allowed: 8-36 du/ac

LAND USE

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

OPPORTUNITIES

- **Existing parks** nearby could support an in-lieu-of-greenspace option to incentivize site buildout
- **Pedestrian and bicycle connections** from the adjacent neighborhoods would increase activity on these sites and would increase the viability of retail and businesses.

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.

INCENTIVES

Community Development Block Grant Eligible, located in the Eastside Redevelopment Area

VISION

This site is envisioned as a vibrant **gateway to Henderson**, strategically located near Union Village, making it ideal for **medical offices**. Surrounded by established neighborhoods, it also offers strong potential for **walkable retail and services**.



SAMPLE PROGRAM

- **Desired Density:** Increase the density to allow higher number of du/ac
- **Desired Uses:** Mixed-use with ground floor commercial or medical office
- **Multi-Unit Residential:** 560,000 sf
- **Commercial/Retail:** 50,000 sf

CITY-LED IMPLEMENTATION

- **Flexible Zoning:** Maintain MC zoning but identify ways to increase density to allow more housing types and less parking.
- **Infrastructure:** The City will coordinate with utility providers to explore underground lines.
- **Mobility:** Improve walking and biking links to nearby neighborhoods.
- **Design:** Set clear standards for gateway architecture, walkable streetscapes, active frontages, and internal block structure.