

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

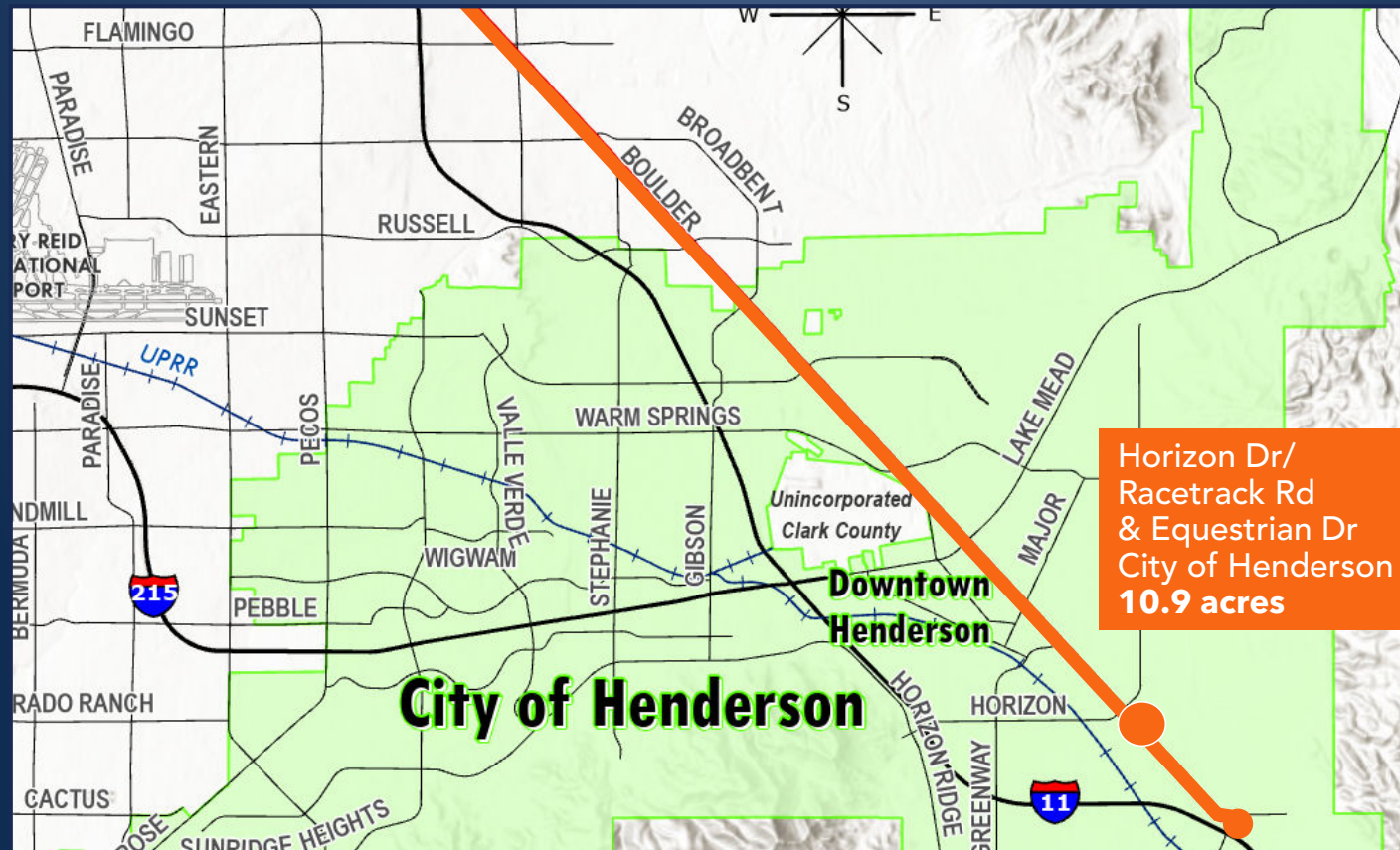
Completing the process is estimated at 6 months

READY TO START THE PROCESS?

Email us: COHEcon@cityofhenderson.com



LEARN MORE



HENDERSON
**HORIZON/RACETRACK &
EQUESTRIAN SITE**
10.9 ACRES



HORIZON/RACETRACK & EQUESTRIAN SITE



- 1 Henderson Fire Dept. Station 81
- 2 Clark County Museum
- 3 Extra Space Storage
- 4 Walgreens
- 5 Lowe's Home Improvement
- 6 Tractor Supply
- 7 Americold Logistics



Located between Horizon Drive/Racetrack Road and Equestrian Drive, these sites are also accessible along Sausalito Drive.



OPPORTUNITIES

- The shape of the block presents an opportunity for **efficient site design** and developable footprints that is not always the case along Boulder Highway.
- Sausalito Drive along the rear property line provides **additional site access**.



CHALLENGES

- Utility easements are unknown and may limit development potential.
- Multiple parcels may limit development to single, standalone buildings; establishing smaller, pedestrian-scale blocks that connect all priority or catalyst sites may be difficult.



VISION

- This site, adjacent to Fire Station, is **ideal for a public-private partnership**, with the station serving as a civic anchor.
- Cohesive development with the **existing Fire Station with complimentary community service uses**.



SAMPLE PROGRAM

- Desired Density:** 10-20 du/ac
- Desired Uses:** non-residential uses, including civic and institutional uses
- Multi-unit Residential:** 260,000 sf
- Commercial/Retail/Civic:** 200,000 sf



CITY-LED IMPLEMENTATION

- Site Marketing:** Engage developers and investors for new opportunities.
- Feasibility & P3:** Study costs, operations, and co-location with Fire Department.
- Partnership Process:** Run a competitive process to select private partners.

PROPERTY FEATURES



ACREAGE

Total 10.9
Parcel A: 4.2
Parcel B: 6.7



ZONING

Parcel A: MC
 Corridor Mixed-Use
Parcel B: MN
 Neighborhood Mixed-Use



DENSITY

Allowed: 8-36 du/ac (MC); 2-16 du/ac (MN)



LAND USE

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