

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

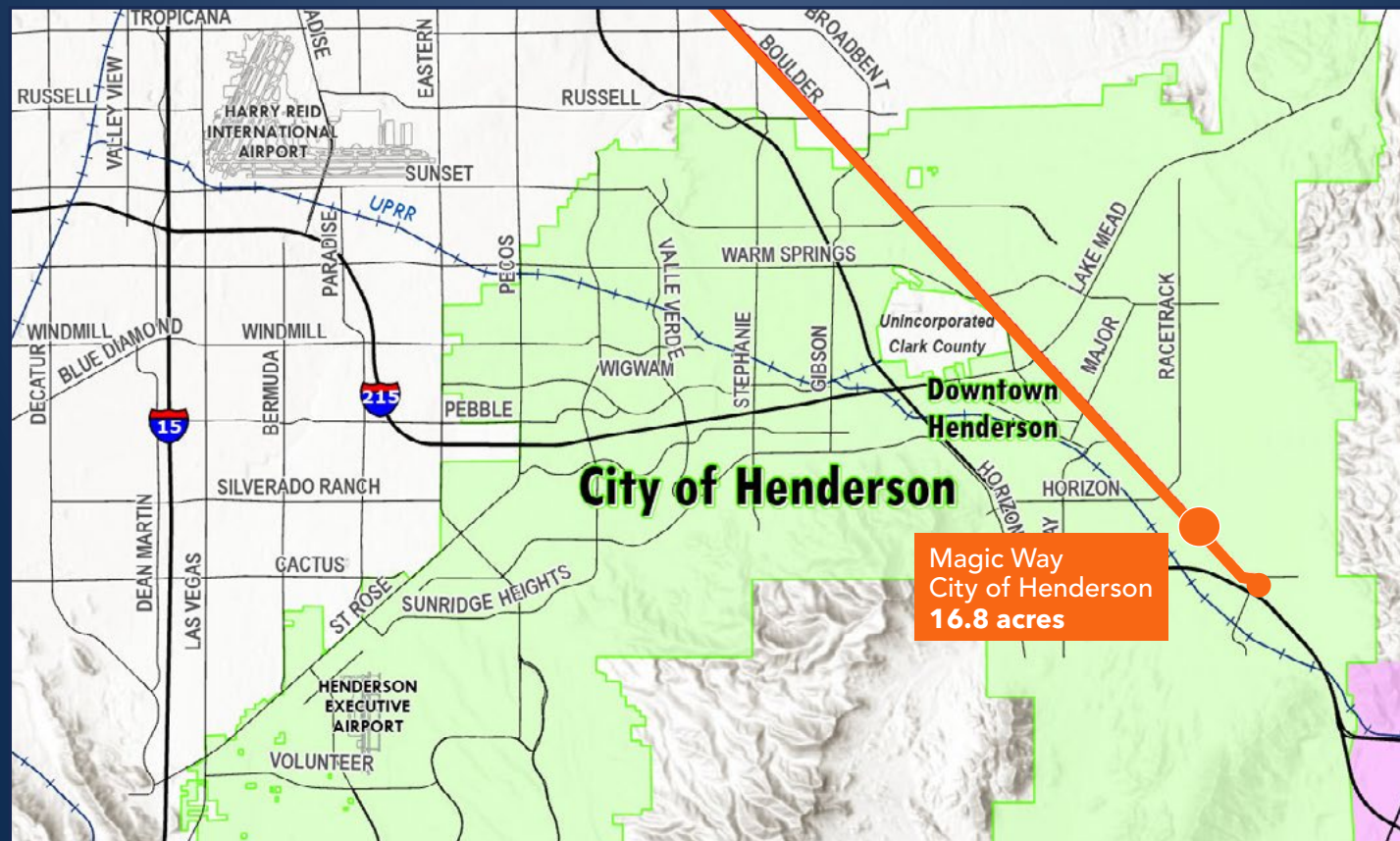
Completing the process is estimated at 6 months

READY TO START THE PROCESS?

Email us: COHEcon@cityofhenderson.com



LEARN MORE



HENDERSON
MAGIC WAY SITE
16.8 ACRES



MAGIC WAY SITE



- 1 Clark County Museum
- 2 Wildfire Boulder
- 3 Bobby Motel
- 4 Shell
- 5 Boulder Creek Park
- 6 John Dooley Elementary School



Located at the intersection of Boulder Highway and Magic Way, this site offers the opportunity for walkable development.

PROPERTY FEATURES



ACREAGE

Total 16.77



ZONING

MN
Neighborhood
Mixed-Use



DENSITY

Allowed: 2-16 du/ac



LAND USE

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



OPPORTUNITIES

- Opportunity to create a **right-in / right-out connection** to Boulder Highway.
- Sausalito Drive offers **secondary site access for all modes** and is bordered by three streets enabling easy connections and a pedestrian-scaled block pattern.



CHALLENGES

- Existing utility easements fronting Boulder Highway that may limit development potential.
- Connectivity challenges with adjacent residential development.



VISION

Site is suited for **high-density residential and walkable commercial development**, leveraging direct BRT access. Parking should be located to support pedestrian-oriented design and buffer nearby homes, while new amenities stepped-down building heights ensure a smooth transition to surrounding lower-scale neighborhoods.



SAMPLE PROGRAM

- **Desired Density:** 20-30 du/ac
- **Desired Uses:** High to medium-low residential
- **Residential:** 340,000 sf
- **Commercial/Office/Retail:** 750,000 sf



CITY-LED IMPLEMENTATION

- **Flexible Zoning:** Manage scales through form standards, reduce parking, and implement flexible open space requirements.
- **Growth:** Develop a conceptual site for block structure, street layout, pedestrian connections, and phased development options.
- **Access:** Coordinate with Public Works to confirm right-in/right-out access, possible site entry from Magic Way.
- **Engagement:** Attract developers experienced in medium- to high-density, pedestrian-oriented housing.
- **Design Standards:** Establish architecture standards, walkable streetscapes, active frontages, and internal block structure.