

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

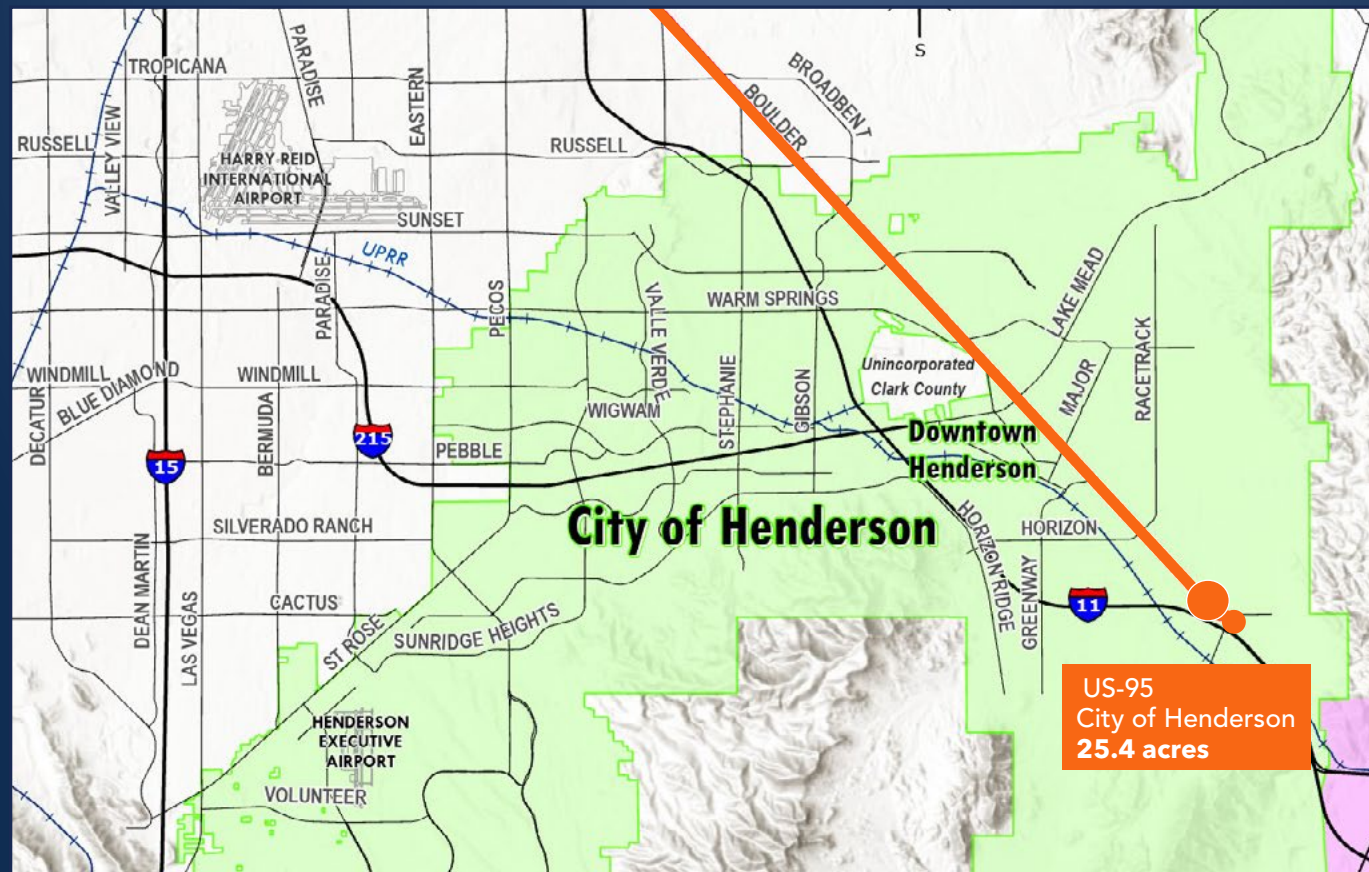
Completing the process is estimated at 6 months

READY TO START THE PROCESS?

Email us: COHEcon@cityofhenderson.com



LEARN MORE



HENDERSON
US 95 SITE
25.4 ACRES



Located between Boulder Highway and US 95/Interstate 11 at the end of the corridor. This site offers great visibility from multiple angles.

PROPERTY FEATURES

ACREAGE

Total 25.39

ZONING

MN
Neighborhood
Mixed-Use

DENSITY

Allowed: 8-36 du/ac

LAND USE

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

OPPORTUNITIES

- This site provides a unique opportunity to **relocate an existing industrial use** located elsewhere along the corridor, which can free up a more accessible site with a higher opportunity for catalytic development.
- The location on the southern portion of Boulder Highway and the access challenges provides a **unique opportunity for uses that are not traditionally considered TOD**; a high degree of innovation and flexibility are needed for this site to develop.

CHALLENGES

- Limited connections to surrounding parcels due to the entry and exit ramps to US 95. The only access to the site is along Boulder Highway.
- Utilities, including high voltage transmission lines, limit development potential for the site.

INCENTIVES

Potential site for a land swap if existing industrial use is relocated from a higher-value TOD parcel along Boulder Highway.

VISION

This site is best suited for industrial use in compliance with NV Energy Overhead Power Line Safety restrictions. A clear zone must be maintained but relocating existing industrial from Boulder Highway here could free prime sites for TOD.



SAMPLE PROGRAM

- **Desired Density:** The site is better suited for industrial or storage, though a large regional commercial development is preferred.
- **Desired Uses:** industrial uses, including storage or manufacturing
- **Industrial:** 130,000 sf

CITY-LED IMPLEMENTATION

- **Land Swaps:** Relocate industrial/storage uses here with cost support if needed.
- **Zoning:** Rezone to industrial or another zone that allows large scale regional commercial; note TOD challenges.
- **Utility Clarity:** Map easements and restrictions for prospective users.
- **Marketing:** Target logistics, storage, and clean manufacturing firms.