



**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE

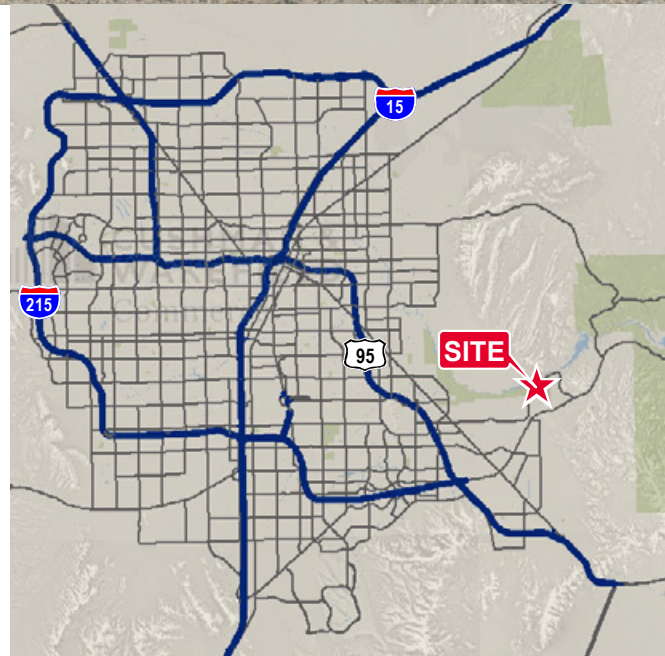
±30.68 Acres of Vacant Land Available

SEC of Galleria Drive & Highest Wolf Lane
Henderson, NV 89011



PROPERTY HIGHLIGHTS

- 30.68 Acres of vacant land available for sale
- Located in Henderson, NV along the newly completed Galleria Drive
- APN 160-28-302-014, 015 and 160-28-303-009
- Excellent custom home/residential or mixed-use commercial site
- Master planned for Mixed-Use Development
- Easy access to the US-95 Freeway from Galleria Drive
- Fantastic views of the prestigious Lake Las Vegas master-planned community
- Convenient access to Lake Mead National Recreation Area
- Near amenities such as Union Village Hospital, Galleria Mall at Sunset, Sunset Station Casino, Cowabunga Bay waterpark and the exclusive master-planned communities of Tuscany, Cadence, Green Valley, Seven Hills, MacDonald Highlands and Anthem



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Nearby Amenities and Developments

Lake Las Vegas

Lake Las Vegas is a master-planned 3600 acre residential and recreational community that surrounds a 320 acre fresh water lake, featuring two marinas, European-style village with shops and restaurants, two golf courses, and three resorts.



Union Village

Union Village is the first Integrated Health Village in the world. Listed as the LARGEST HEALTHCARE BUILDING PROJECT IN THE US by Health Facilities Management, the visionary model for health care will offer a world-class hospital complex and health center, residential, entertainment and specialty retail space, a vibrant senior retirement community and a civic and cultural arts center integrated into a master-planned community. The village will be developed on 155 acres, and will include VillageCentre, featuring a state-of-the-art hospital and healthcare complex; VillagePlaza, a specialty retail center with medical offices, residential apartments, entertainment and a mid-range all-suite hotel; VillagePlace, home to a vibrant Senior Village; and VillageSquare, serving as the village's cultural center complete with a space and science center and a possible performing arts theater.



Cadance Master Plan

Cadance is a 2,200 acre master-planned community with 450 acres of open space featuring parks, walking trails and bike trails, and a 100-acre sports park.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2016 Estimated Population	1,964	14,778	73,230
2021 Projected Population	2,362	17,015	80,109
HOUSEHOLDS			
2016 Estimated Households	784	5,558	26,241
2021 Projected Households	934	6,379	28,498
2016 Est. Median HH Income	\$81,576	\$63,492	\$52,282
2016 Est. Average HH Income	\$112,521	\$87,453	\$65,447
2016 Est. Per Capita HH Income	\$47,323	\$33,631	\$24,199

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2021.

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