



Residential Development Opportunity 6± Acres

Listed Exclusively By:

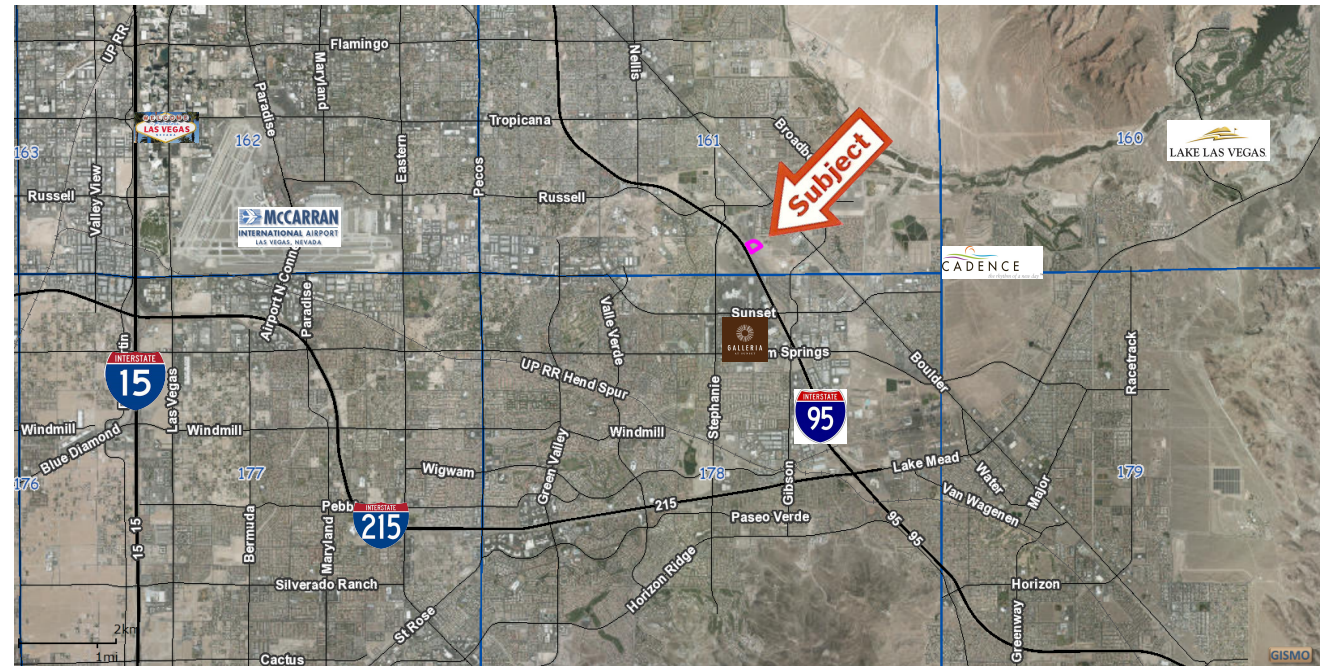
XYZ PROPERTIES

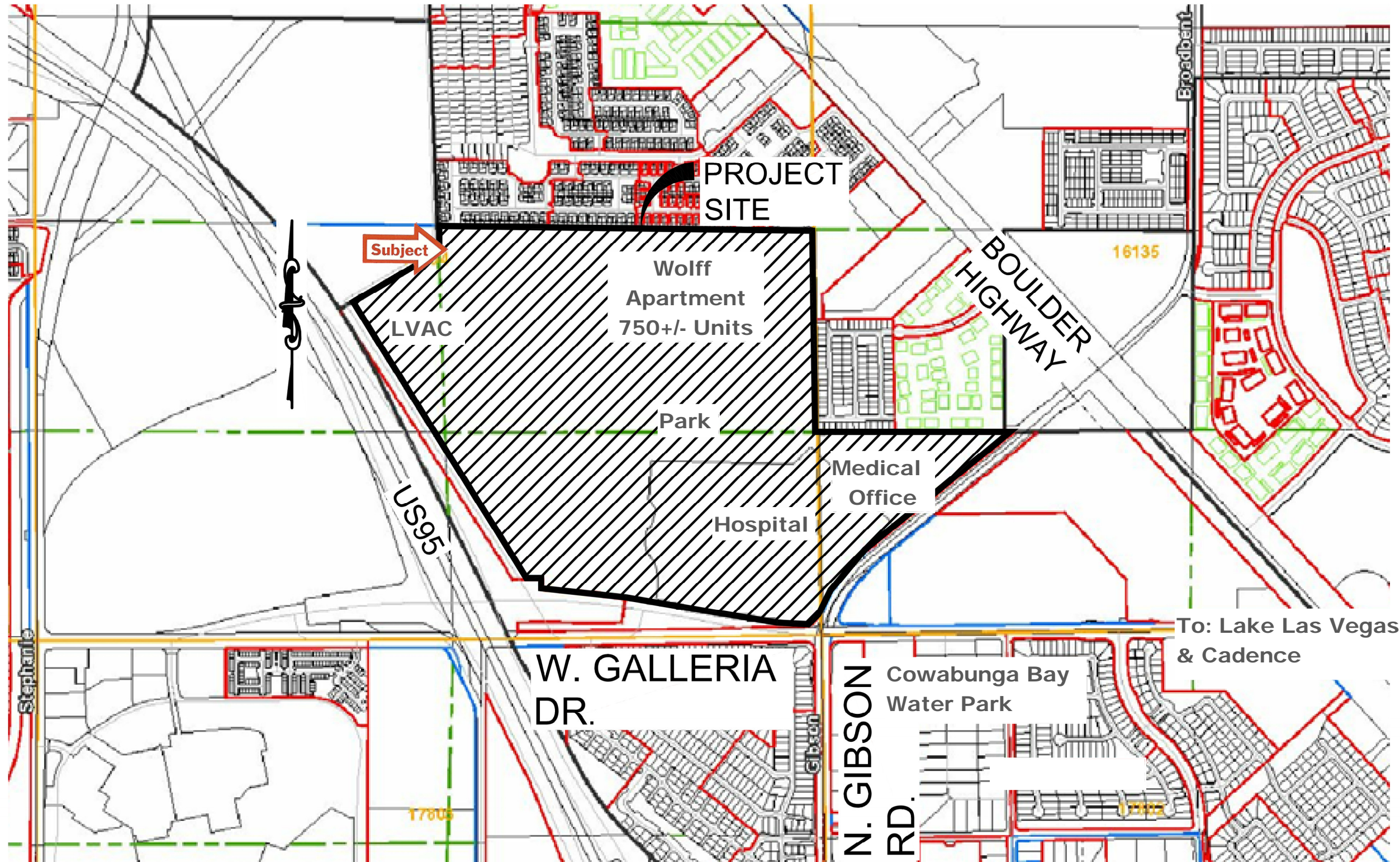
Commercial Real Estate

Bruce Isaacson, Broker • (702) 205-7100
Bruce@XYZProperties.com • <http://XYZProperties.com>

XYZ PROPERTIES IS PLEASED TO PRESENT A UNIQUE RESIDENTIAL DEVELOPMENT OPPORTUNITY IN THE HEART OF UNION VILLAGE, the world's first integrated health village, located in growing Henderson, Nevada. Universal Health Services (Valley Hospitals) is completing Phase One there—a brand new 145+ bed hospital. A major apartment developer, the Wolff Companies, purchased adjacent land for phase one of a 750+ unit apartment project. Las Vegas Athletic Clubs has purchased a parcel close by. Also planned in Union Village are a major medical office (under construction), a retail promenade, big box retail, senior living, assisted living, a park, and a non-gaming hotel. The location is adjacent to I-93/95 just off Galleria Drive, the major new thoroughfare to Lake Las Vegas and Cadence. New improvements to Stephanie St. already funded will substantially improve access, which is already good. The property is close by Henderson's main retail and employment corridor by Sunset Galleria mall. The property will be approximately six (6) acres, with final size to be determined, depending on net-to-gross land calculation. Contact XYZ Properties for more information on this unique opportunity.

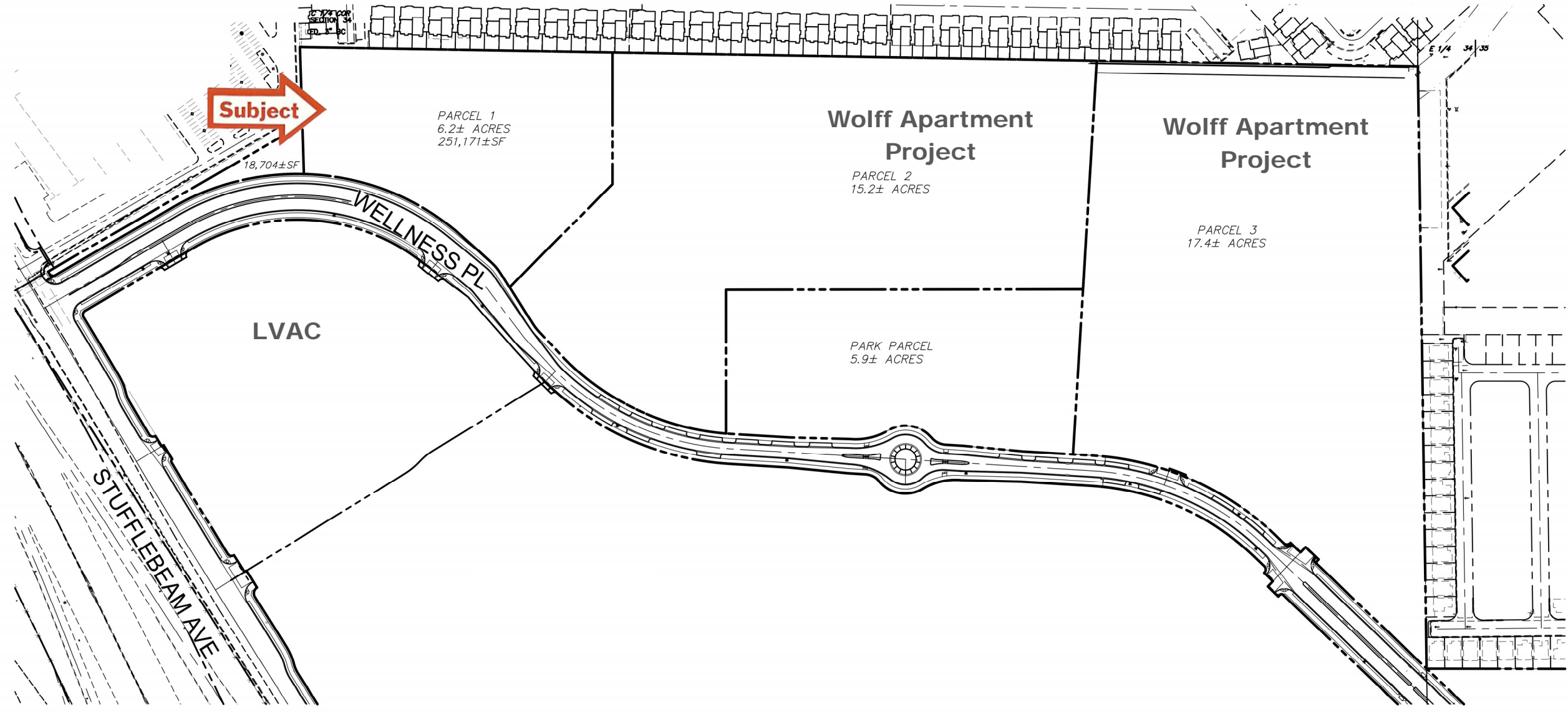
The information in the enclosed package has been developed from sources believed reliable, but is not guaranteed by XYZ Properties or its principals. Actual quantities, results, or conditions may vary according to market conditions, entitlements, construction cost estimates, and other factors which cannot be known at this time. The information enclosed is provided as an accommodation and is not a guarantee, promise, or suggestion of specific facts or the applicability of circumstances which should be independently verified. You should rely on your own due diligence analysis when considering this, or any, real estate transaction.





VICINITY MAP
N.T.S

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 with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and acceptance by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**Universal Health
Hospital 200+ Beds**

Call before you Dig
AND OTHER UNDERGROUND
UTILITY LINE IT'S DEAD.
CALL
811
OR
1-800-227-2600

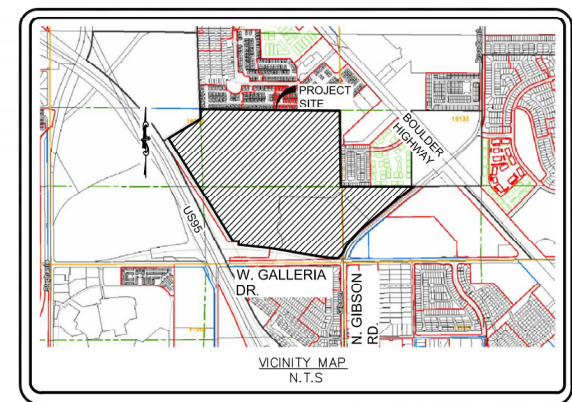
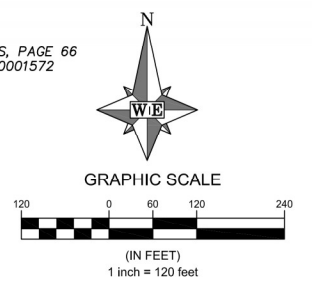
FAST
Call before you
UnderGround
1-702-432-5300
GRIFFIN AND ASSOCIATES
CITY OF HENDERSON

LEGAL DESCRIPTION:
SEE SHEET C1 FOR FULL LEGAL DESCRIPTION.

BENCHMARK:
CITY OF HENDERSON VERTICAL CONTROL (NAVD 88)
BENCHMARK NUMBER "123" (6C22 CEB)
BEING A SQUARE ALUMINUM PLATE IN THE TOP OF CURB ON THE NORTH SIDE OF
SUNSET ROAD, 70' ± EAST OF THE CENTERLINE OF FOSTER STREET.
ELEVATION = 509.781 METERS
= 1,672.506 FEET

BEARING OF THE CENTERLINE OF GALLERIA DRIVE AND
1/4 QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 21
OF HENDERSON, CLARK COUNTY, NEVADA, AS SHOWN
OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

- LEGEND**
- CENTERLINE
 - SUBJECT PROPERTY
 - BOUNDARY LINE OF LOT 1, BOOK 144 OF PLATS, PAGE 66 EXCLUDING RIHGT-OF-WAY PER O.R.:201309090001572
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - ONE QUARTER SECTION LINE
 - 1/16, 1/32 AND 1/64 SECTION LINE
 - ADJOINING PROPERTY
 - (R) RADIAL BEARING
 - (C) CALCULATED
 - ALUM. ALUMINUM
 - CALCULATED POSITION (POINT NOT FOUND)
 - FOUND MONUMENT AS NOTED



No.	REVISIONS	DATE	BY

Kimley»Horn
6671 LAS VEGAS BLVD S., SUITE 320, LAS VEGAS, NV 89119
PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

PRELIMINARY

KHA PROJECT	1320
DATE	9/27/2016
SCALE AS SHOWN	RH- BC
DESIGNED BY	RH
DRAWN BY	BC
CHECKED BY	RH

ACREAGE EXHIBIT

PRELIMINARY

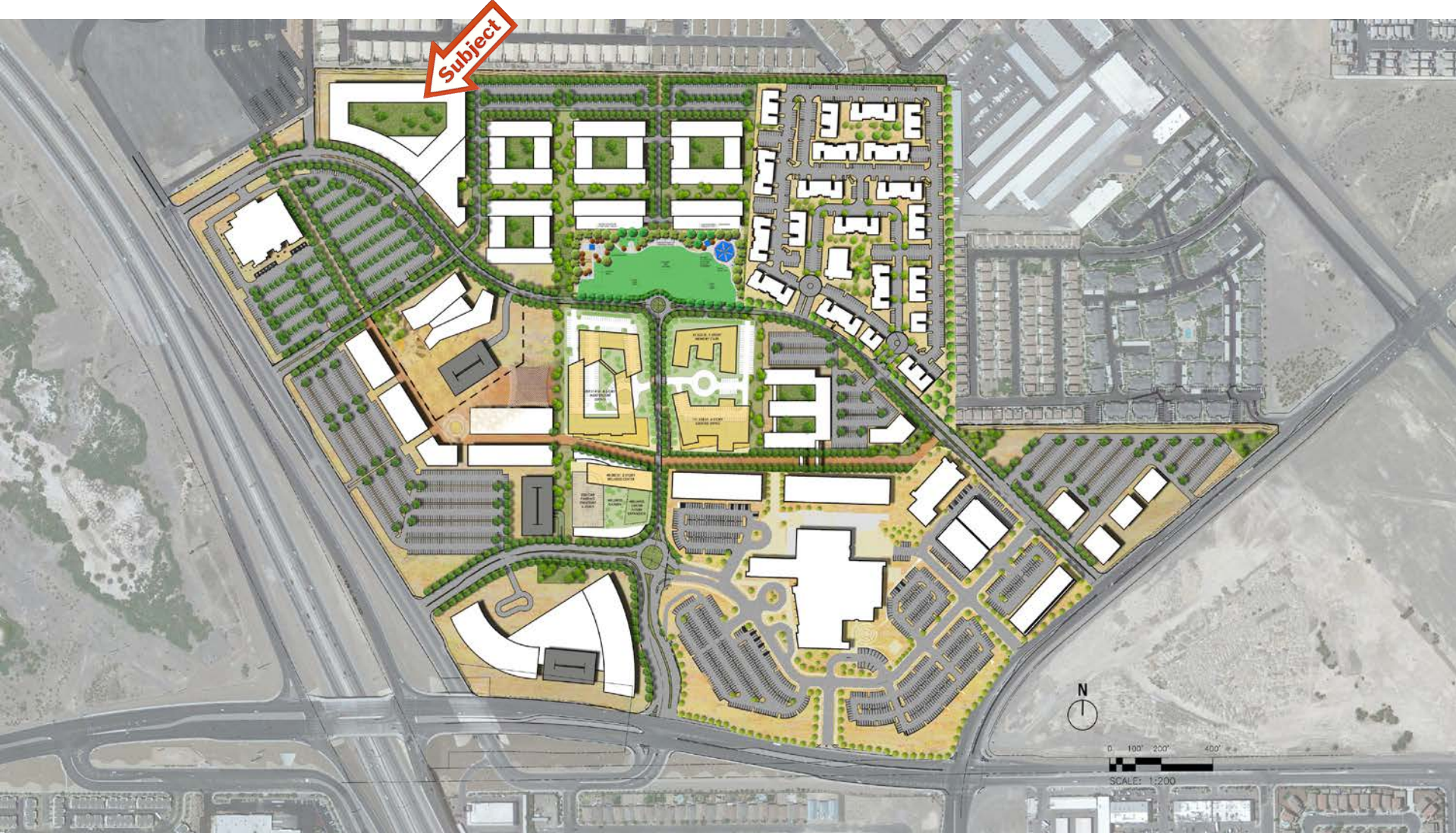
UNION VILLAGE
CITY OF HENDERSON
NEVADA

EXH OF EXH SHEETS
EXH

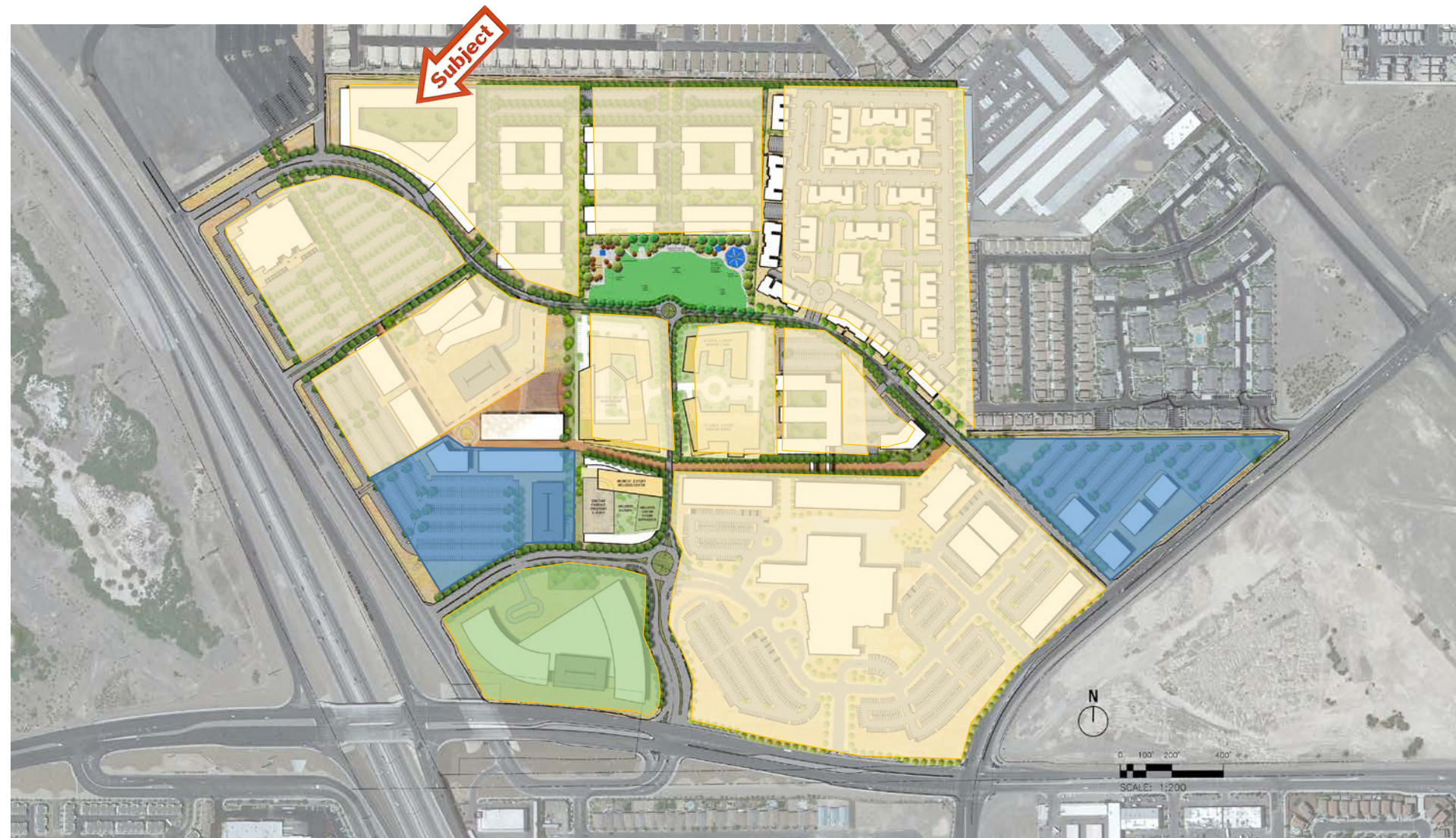


- The World's First Integrated Health Village
 - Master Planned
 - Full Continuum of Care
 - Commitment to Shared EMR
- The Largest Health Care Project in the United States
 - \$766M in Phase 1
- The World's First "Wellness Village"
 - Focus on Wellness
 - Linked to On Campus Health Care

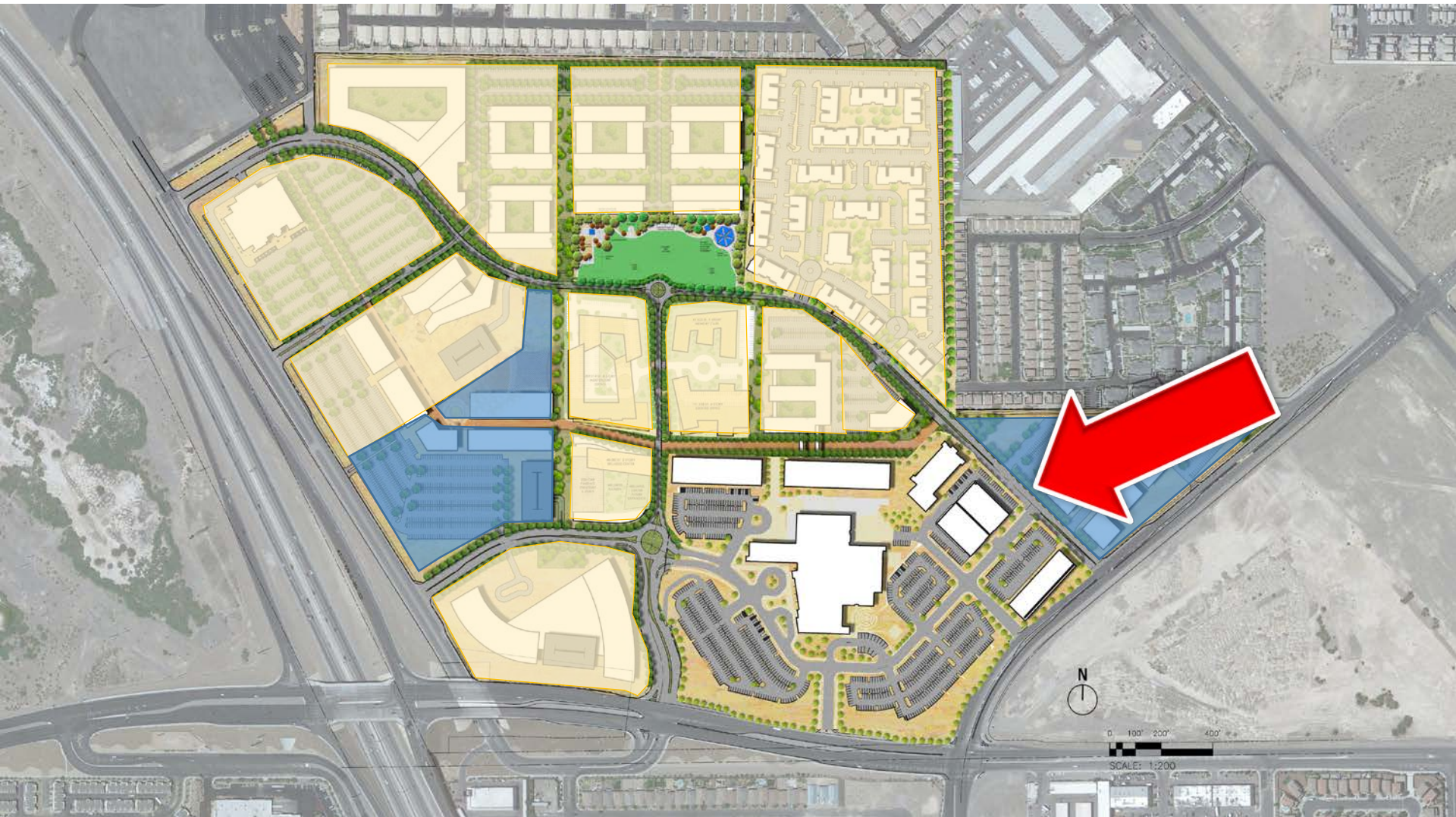
UnionVillage



Phase 1



Henderson Hospital



Henderson Hospital

Opening Fall 2016



Medical Office Building

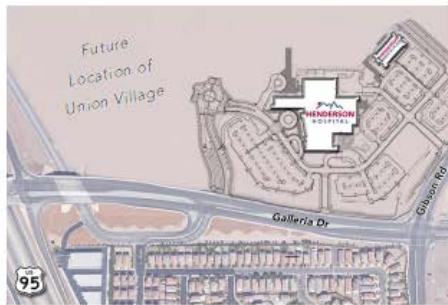
HENDERSON
MEDICAL PLAZA

State-of-the-Art Medical Space Coming Soon

Galleria Dr and Gibson Rd
Henderson, NV 89104



FOR LEASE



FOR MORE INFORMATION:

DEBORAH TUSSING SPENCER

ensemble.net

XYZ PROPERTIES

Commercial Real Estate

- › *State-of-the-Art Medical Space Coming Soon*
- › On the campus of the soon to-be completed Henderson Hospital
- › Located within the Union Village master planned community
- › Immediate access from US 95 and Galleria Drive



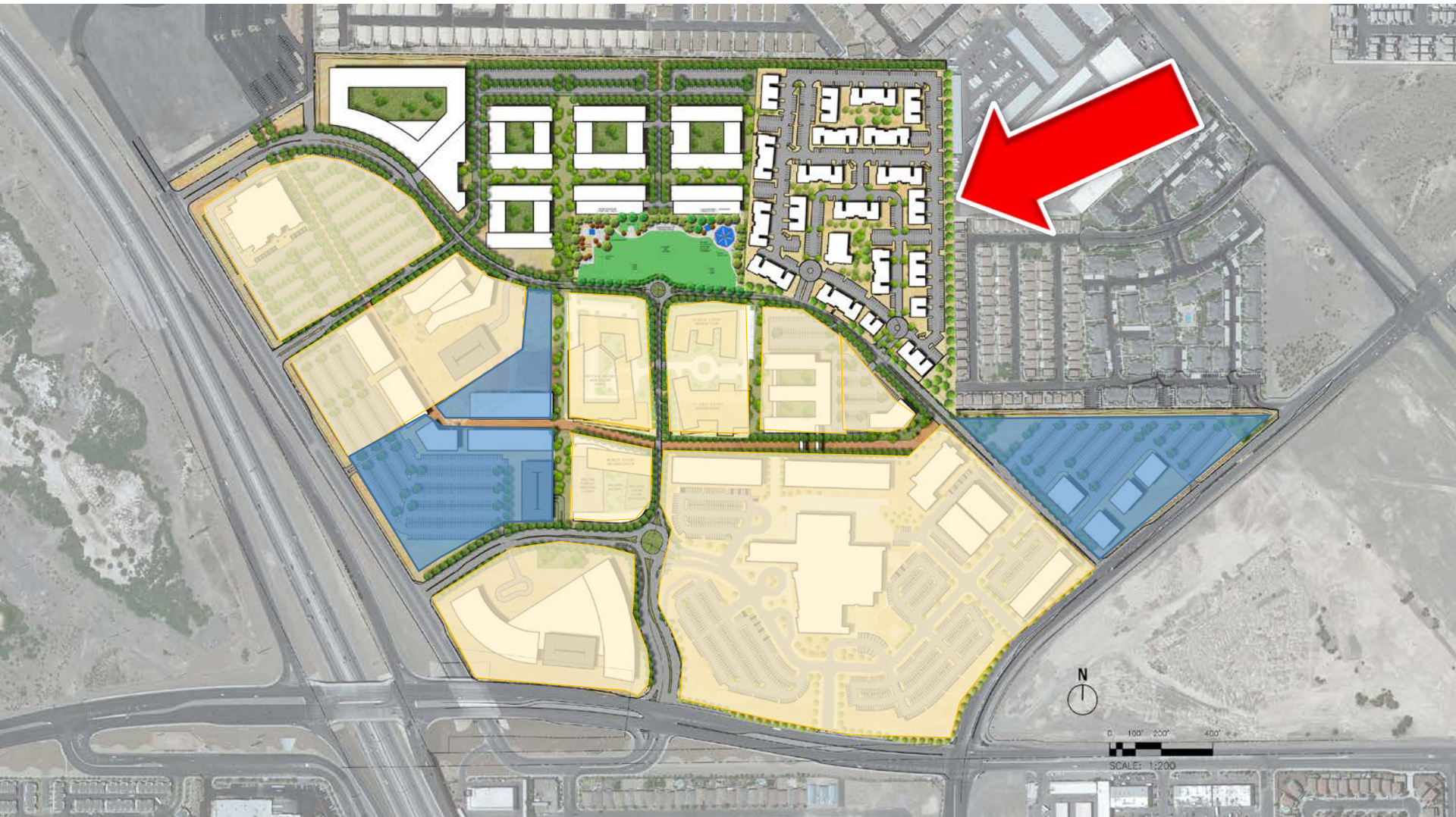
ensemble.net

ENSEMBLE
REAL ESTATE SOLUTIONS

Phase 1



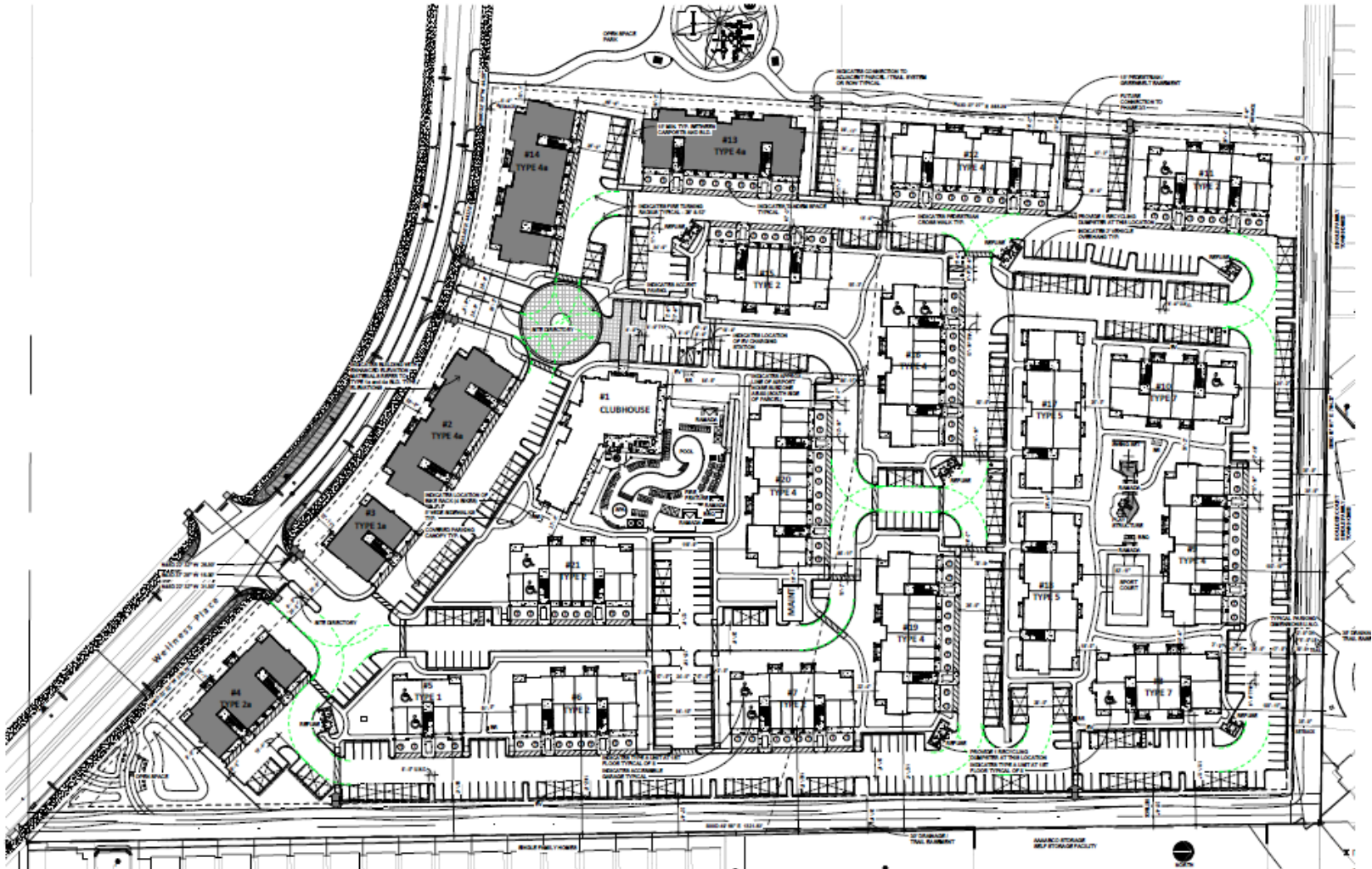
416 Market Rate Apartments



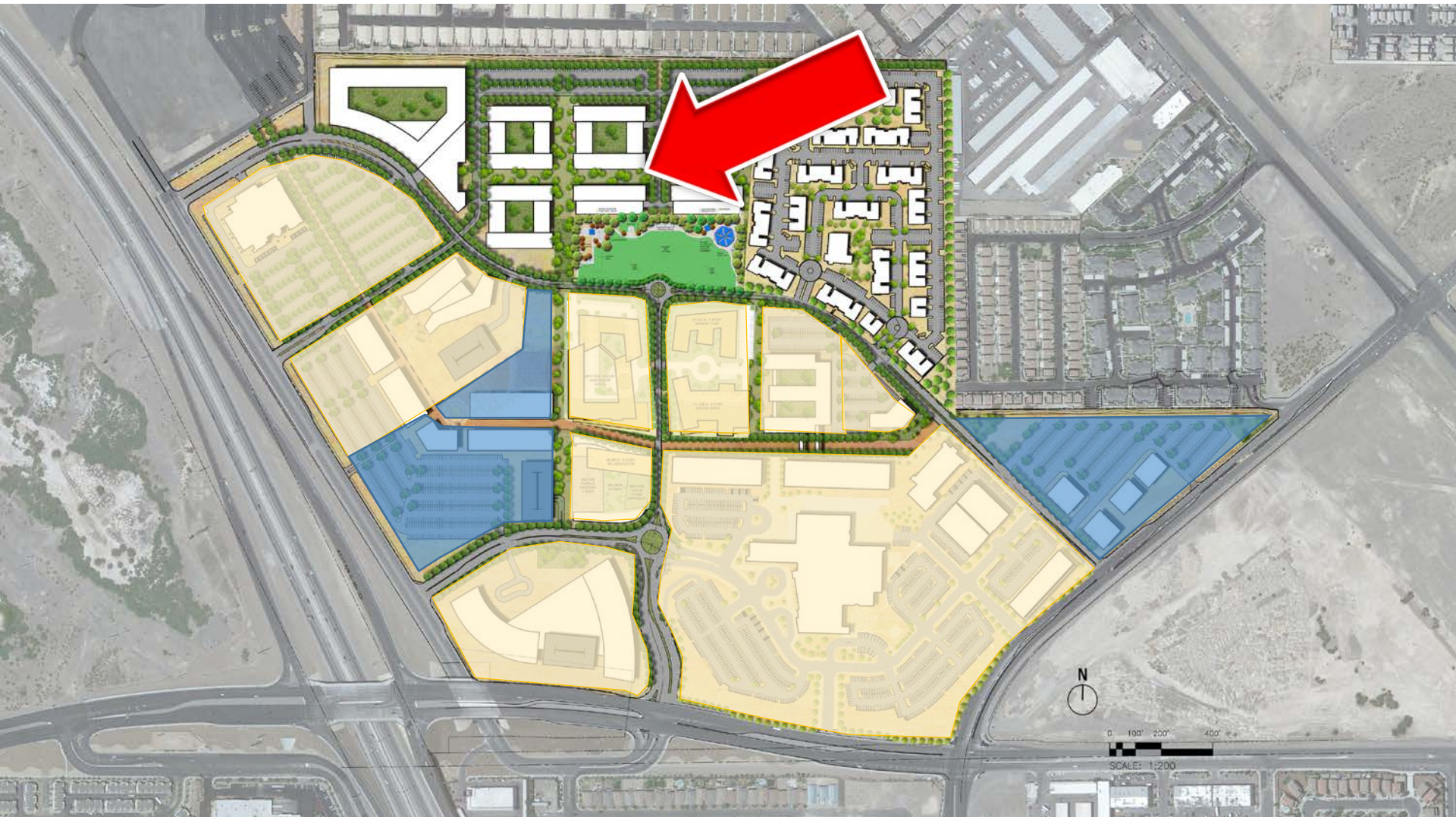
Elevations



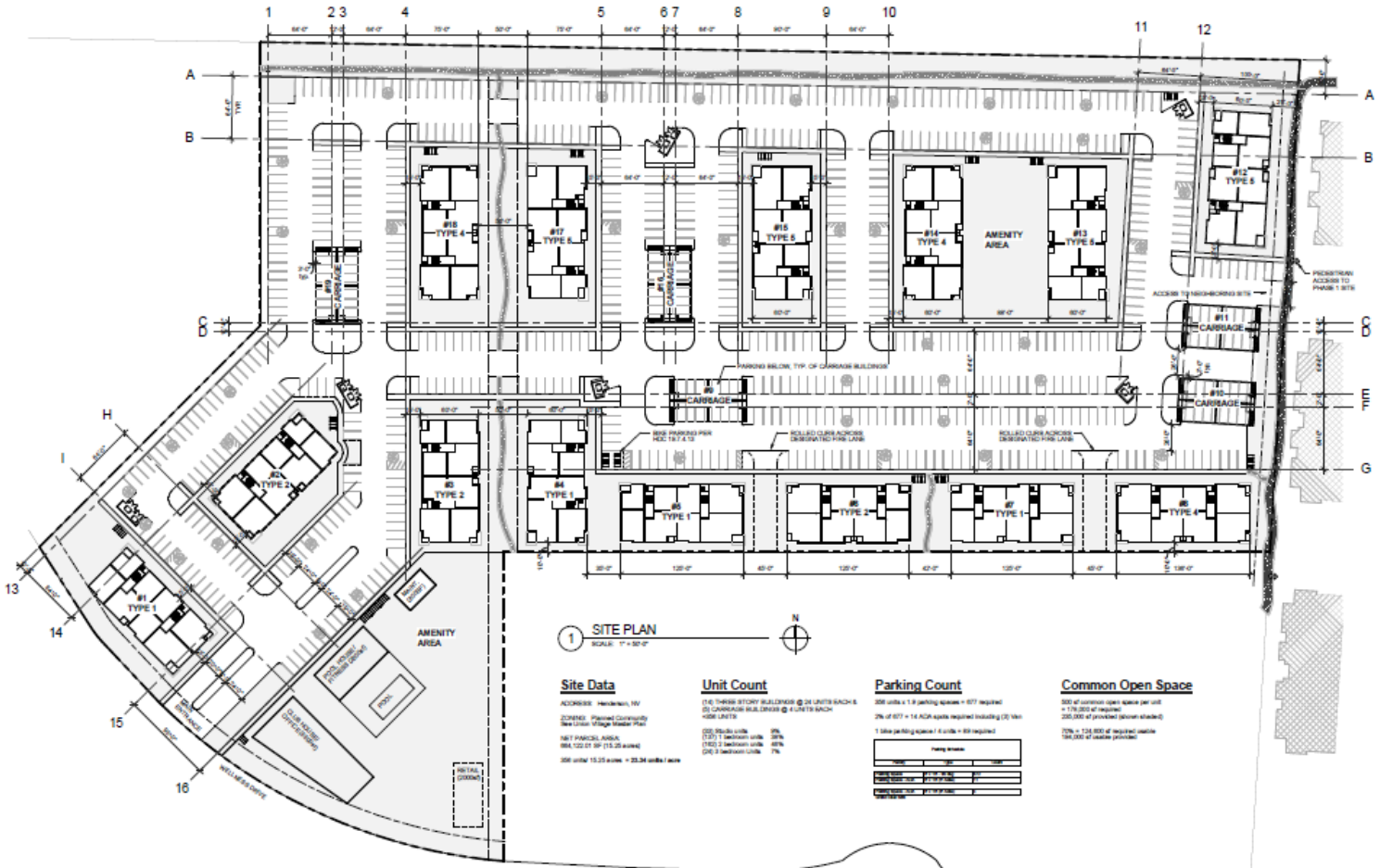
Site Plan – Parcel 3



400 + Market Rate Apartments



Site Plan Parcel 2



1 SITE PLAN
SCALE: 1" = 30'0"

Site Data

ADDRESS: Henderson, NV
 ZONING: Planned Community
 Sub Area: Village Master Plan
 NET PARCEL AREA:
 884,122.01 SF (20.25 acres)
 328 units / 15.25 acres = 21.54 units/acre

Unit Count

176 1-BED ROOM BUILDINGS @ 24 UNITS EACH
 (51 CARPORT BUILDINGS @ 4 UNITS EACH)
 1424 UNITS
 222 Studio Units 26%
 1720 1 Bedroom Units 26%
 1262 2 Bedroom Units 69%
 216 3 Bedroom Units 7%

Parking Count

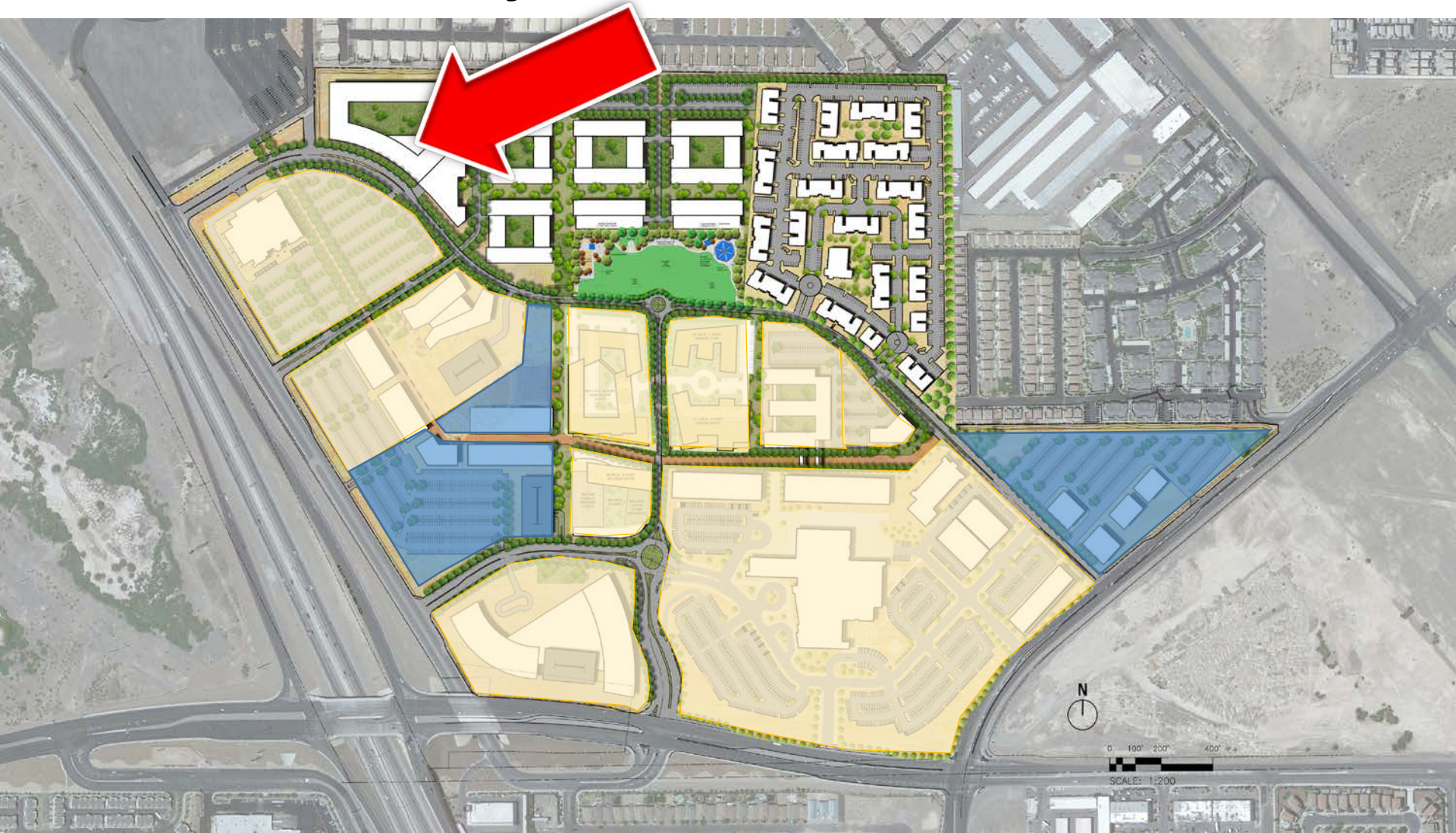
300 units x 1.9 parking spaces = 577 required
 2% of 577 = 11.442 spaces required including 0.51 in
 1.584 per 1000 sq ft x 1,016,000 = 1,607 required
 1,607 required - 11.442 required = 1,595.558 required

Common Open Space

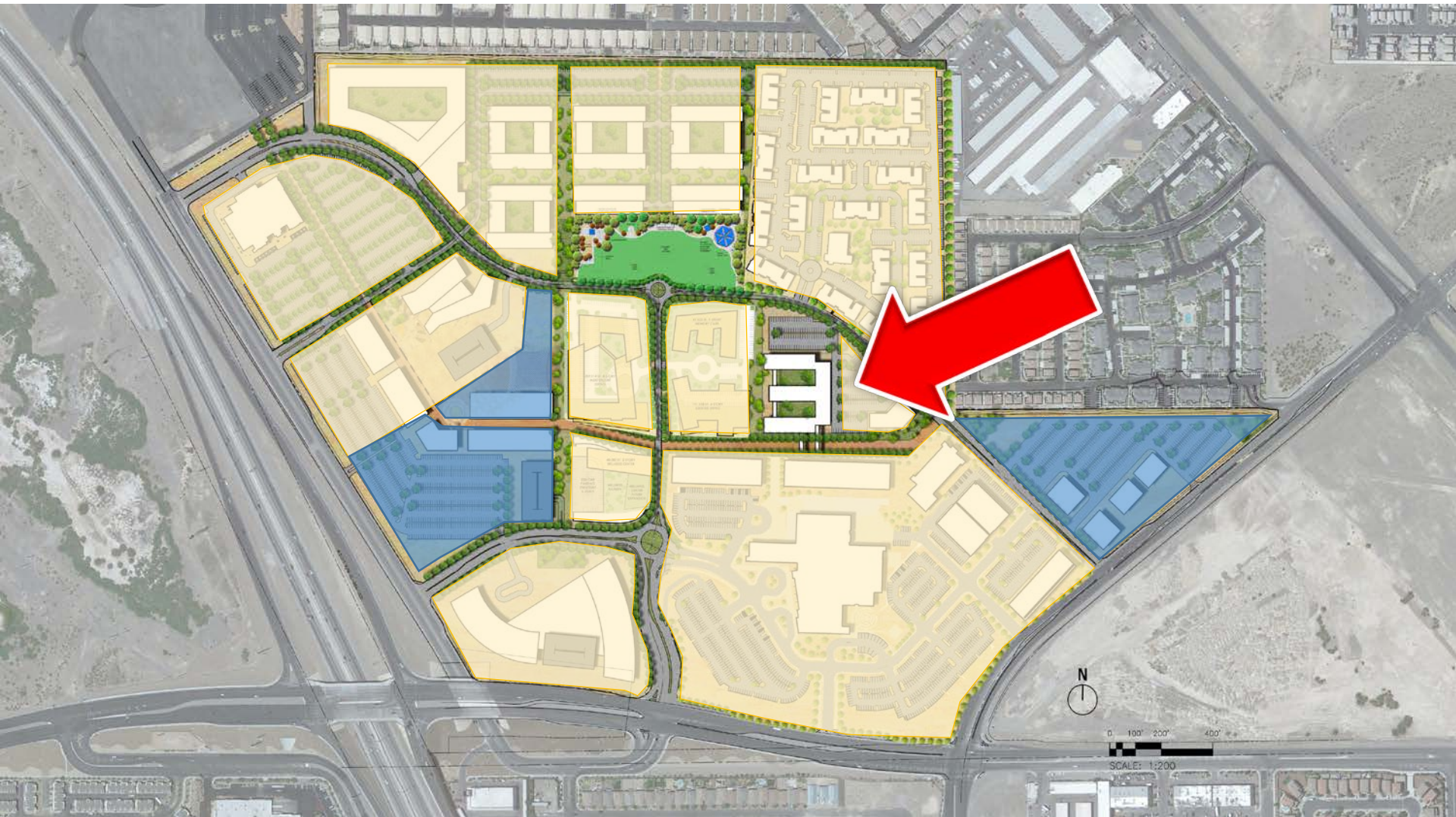
250 SF of common open space per unit
 = 176,500 SF required
 250,000 SF of proposed common open space
 724 = 128,500 SF of required space
 181,500 SF of usable (proposed)

Parking Spaces	
Category	Count
Required	1,595.558
Provided	1,607
Surplus	11.442

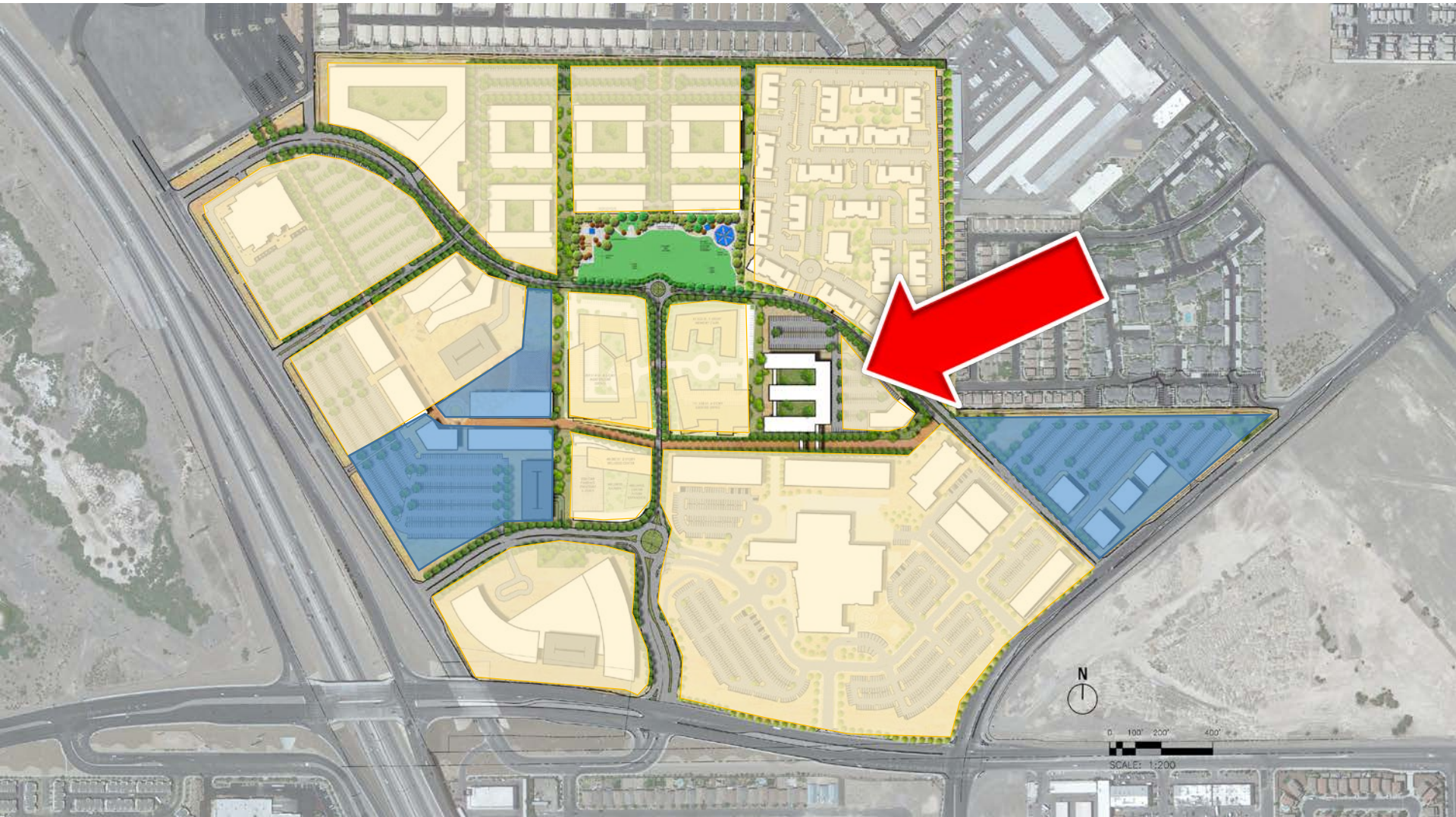
Condo Project



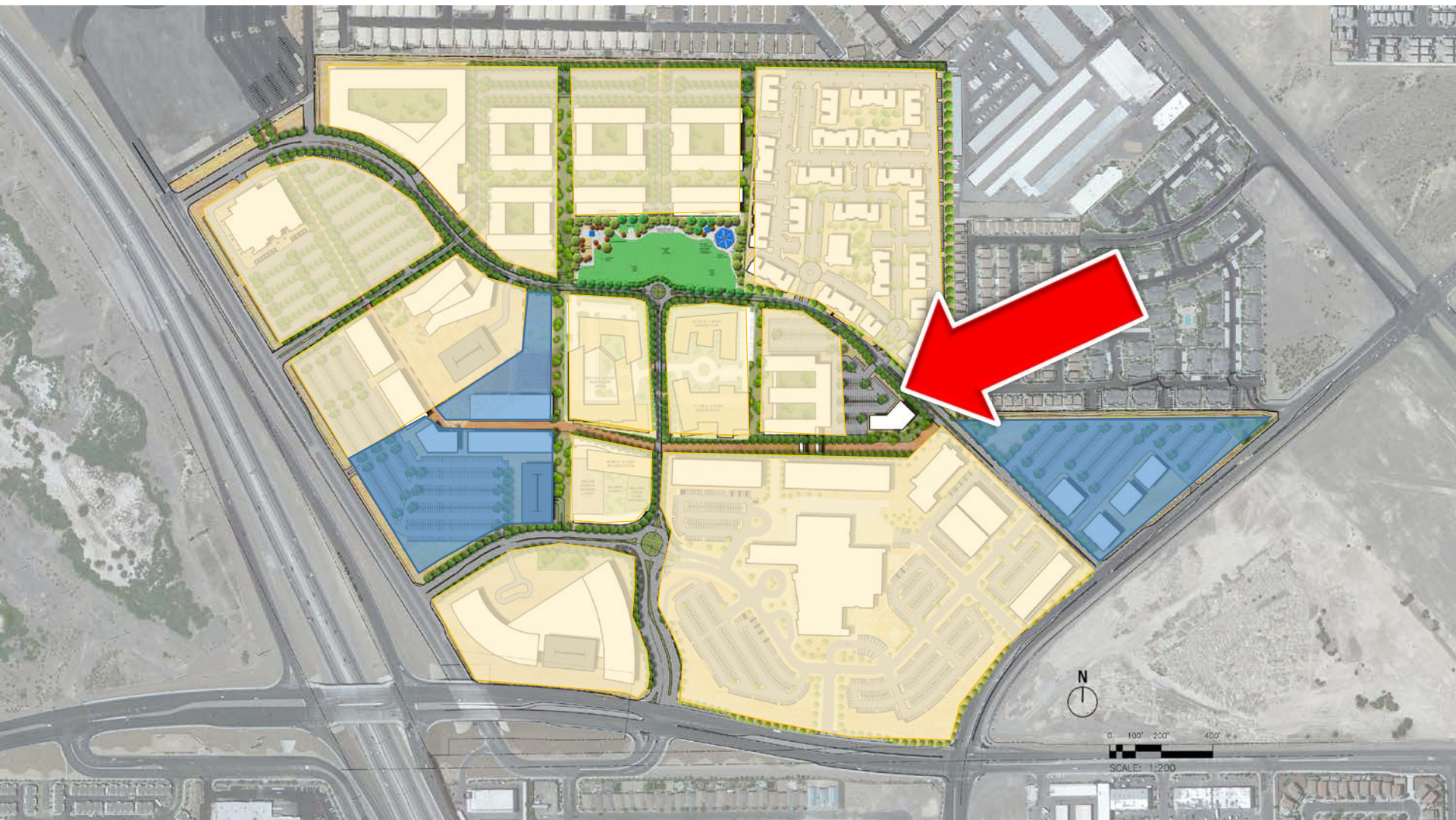
Skilled Nursing



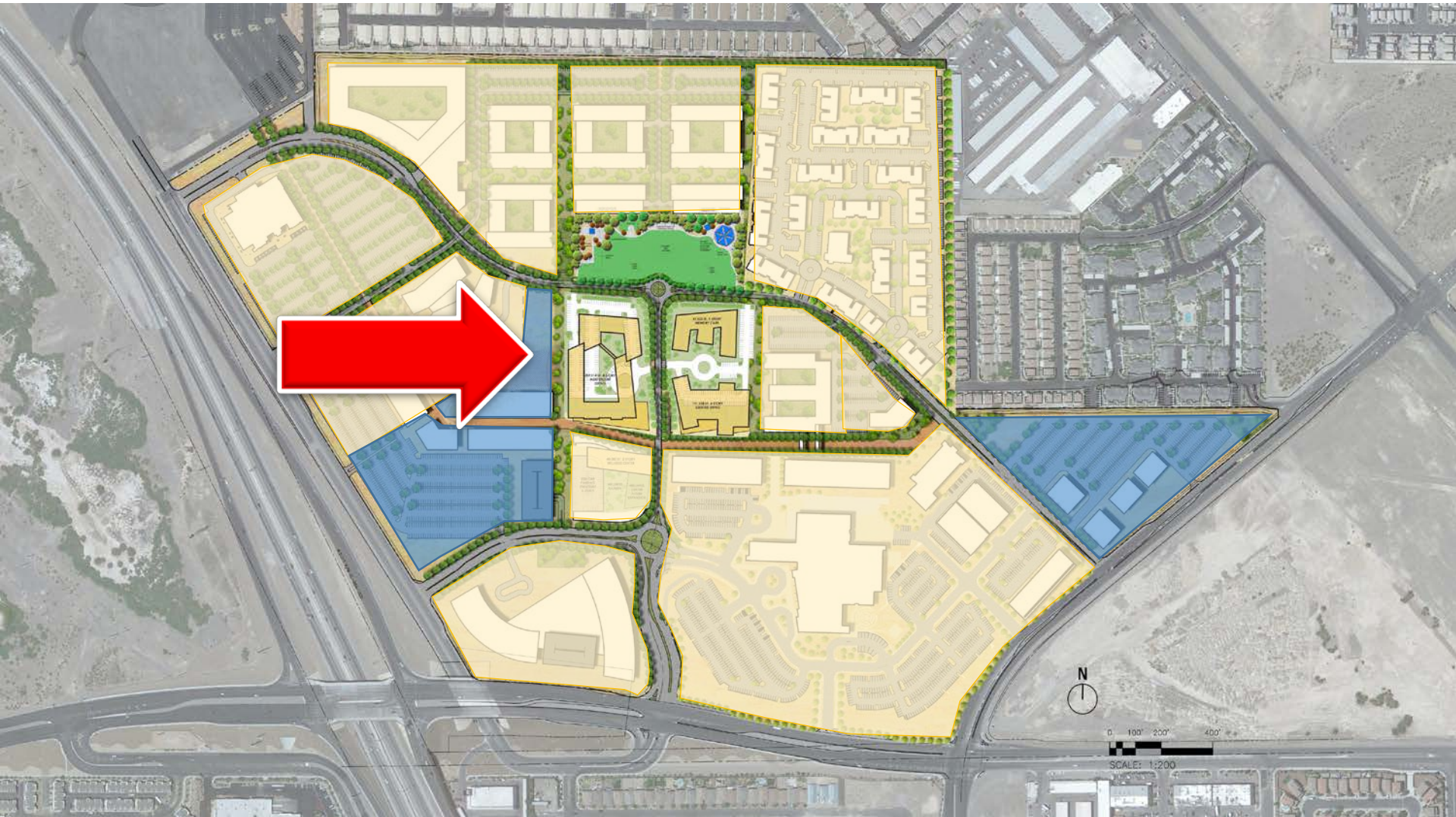
Long Term Acute Care Hospital



Dialysis Clinic



Franklin Park Senior Living



Site Plan



Elevation on the Promenade



Birds Eye Elevation



Elevation on the Promenade



Wellness Center



Elevations



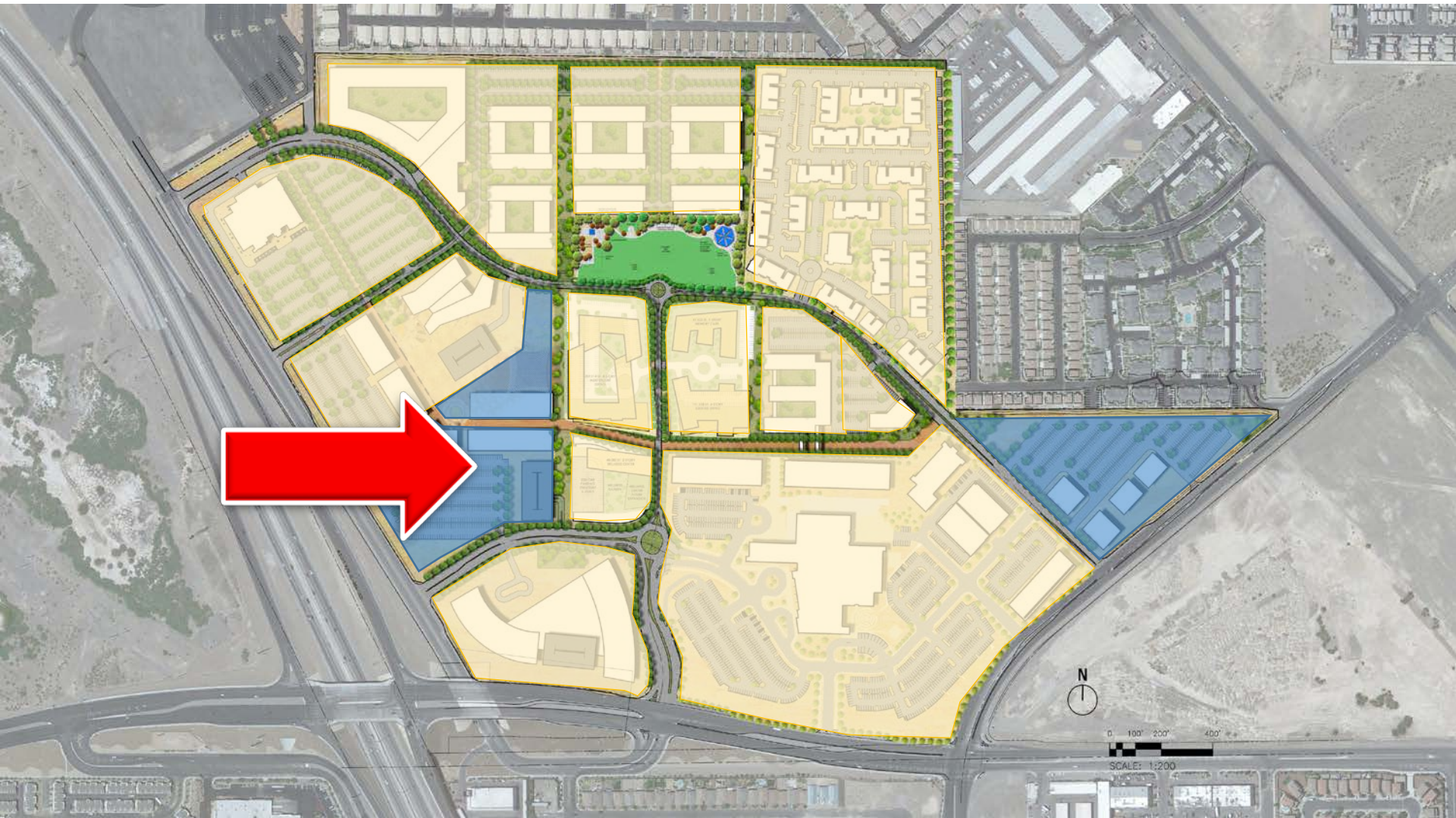
Birds Eye



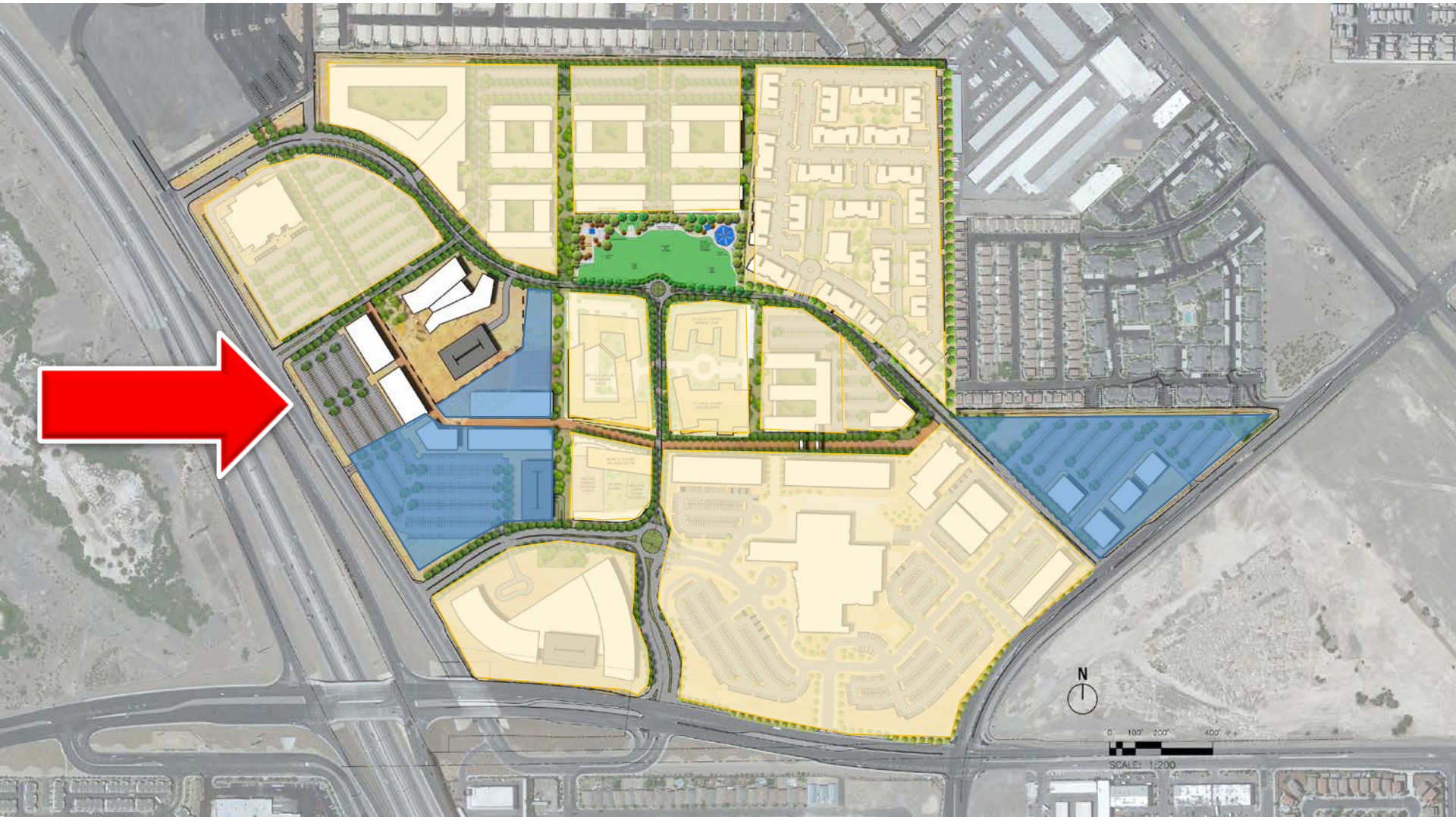
From the Promenade



Hotel – 100+ rooms on the promenade



Big Box Retail



Phase 1 Summary

Project	Sq. Ft.	Beds/Units	Cost	Start	Opening	Status
Henderson Hospital	250,000 SF	200 Beds	\$300.0 M	Mar-15	Oct-16	Closed Escrow
Medical Office Building	80,000 SF	40 Units	\$25.0 M	Jan-16	Dec-16	Closed Escrow
Las Vegas Athletic Club	95,000 SF	n/a	\$35.0 M	Jan-17	Jan-18	In Escrow
Market Rate Apts	476,000 SF	400 Units	\$60.0 M	Nov-16	Nov-17	Closed Escrow
Hotel	100,000 SF	150 Units	\$50.0 M	Mar-17	Dec-18	In Escrow
Market Rate Apts #2	380,800 SF	320 Beds	\$48.0 M	Mar-17	Dec-18	In Escrow
Long Term Acute Care Hospital	40,000 SF	40 Beds	\$25.0 M	Apr-17	Dec-18	UV owned
Skilled Nursing Facility	85,000 SF	140 Beds	\$35.0 M	Apr-17	Dec-18	UV owned
Senior Living Community	180,000 SF	300 Units	\$70.0 M	Apr-17	Feb-19	UV owned
Retail (attached to Senior Liv)	20,000 SF	10 Units	\$10.0 M	Apr-17	Feb-19	UV owned
Wellness Center	80,000 SF	40 Units	\$35.0 M	Apr-17	Feb-19	In Escrow
Condo's	300,000 SF	150 Units	\$37.5 M	Apr-17	Feb-19	For Sale
Big Box Retail	100,000 SF	n/a	\$25.0 M	Apr-17	Feb-19	In Escrow
Dialysis Center	14,000 SF	n/a	\$10.0 M	Apr-17	Feb-19	In Escrow
TOTAL	2,200,800 SF		\$765.5 M			