

**CLARK COUNTY REDEVELOPMENT AGENCY
AGENDA ITEM**

Petitioner: Shani Coleman, Director of Operations

Recommendation:

Approve the purchase of nine (9) adjacent and semi-contiguous parcels comprising a total of +/-2.76 acres of vacant land (Assessor's Parcel Numbers 161-27-212-005 to 008, 161-27-203-011 to 014 and 161-27-311-001); fund the purchase price of \$2,405,000 and \$10,000 for closing costs; ratify the appraisal performed by Matthews Appraisal, Inc.; and Authorize the Director of Operations to sign escrow documents and any other related documents to complete the transaction. (For possible action)

FISCAL IMPACT:

Fund #:	2350.000	Fund Name:	RP.G0226014
Fund Center:	1120820001	Funded PGM/Grant:	N/A
Amount:	\$2,405,000 purchase price plus \$10,000 closing costs		
Description:	Property Acquisition		
Additional Comments:	N/A		

BACKGROUND:

On August 21, 2025, the Clark County Redevelopment Agency (RDA) submitted a Conditional Offer to Purchase nine (9) adjacent and semi-contiguous parcels comprising a total of +/-2.76 acres of vacant land (Assessor's Parcel Numbers 161-27-212-005 to 008, 161-27-203-011 to 014 and 161-27-311-001. Escrow opened on August 26, 2025.

The Clark County Department of Real Property Management has completed due diligence inspections, appraisals and ALTA survey. RDA and seller shall each pay their normal closing costs at the time of escrow closing.

The RDA intends to hold the property for future redevelopment opportunities.

This item was presented to the County's Long Range Planning Committee on May 13, 2026.

Cleared for Agenda

05/20/2026

File ID#

26-1605