

Kyle Canyon

± 9.45 Acres

Kyle Canyon Road & US-95
Las Vegas, NV 89166
www.cbre.us/lasvegas



Affiliated Business Disclosure & Confidentiality Agreement

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Table of Contents

- 05** Property Description
- 08** Photos
- 12** Area Overview



Contact Us

Keith Spencer

First Vice President

+1 369 702 4810

keith.spencer@cbre.com

Lic. BS.0015971

Property Description

01

Property Description

CBRE is pleased to present $+/-.95$ acres of prime land available for purchase near the intersection of Kyle Canyon Road and US-95, in the center of the City of Las Vegas' rapidly developing employment and residential mixed-use communities.

The City of Las Vegas continues to expand to the northwest, along the US-95 link between Las Vegas and Reno, the route selected for the new I-11, connecting the economic hubs of the Western United States, with Canada and Mexico. This location also benefits from the Switch "SuperLoop", providing reliable Tier 5 Platinum data services; adding advantages for the new 1,000 acre job creation zone and technology center, being jointly developed by the City of Las Vegas and the Las Vegas Paiute Council. These existing fiber lines will allow local residents the best smart-home features common in new residential communities, a requirement for both work-at-home employees and retirees as well.

Just 22 miles west of this site, is the Spring Mountain Gateway Center and the Spring Mountain National Recreation Area that features Mt. Charleston, the tallest peak in Clark County. Also nearby, is the Lee Canyon Ski Resort, where Las Vegas residents and visitors can ski or mountain bike, depending upon the season. Hiking, biking, camping, backpacking, climbing and picnicking, are all popular activities available, in addition to the more relaxing accommodations available at the Retreat on Charleston Peak, hotel.

Less than 4 miles north of this site is the Paiute Snow Mountain Pete Dye-designed golf course, ranked the best public access course in Las Vegas by Golf Digest. Just under 4 miles to the east, is Tule Springs Ranch and Archaeological Site, found within the Floyd Lamb Park, operated by the City of Las Vegas, where natural springs feed a small lake, offering a rare oasis.

environment ideal for picnicking and special events. Within 4 miles, west of the site, the Tersuda Ranch, is one of several locations where equestrians can enjoy the beauty of the Spring Mountains on horseback. Few neighborhoods in southern Nevada provide access to this wide array of outdoor recreational choices.

Homebuilders now developing new neighborhoods in this area include: Beazer, Century Communities, KB Home, Lennar, Pulte, Shea Homes, Toll Brothers, TriPointe Homes, and Woodside Homes. Multifamily developers include the Calida Group, and Warmington, adding a combined total of over 12,000 new homes to this section of the City. Station Casino Resorts has purchased 47 acres southeast of the subject property, and adjacent to this site, is 33 acres zoned for office, retail, and restaurant development.

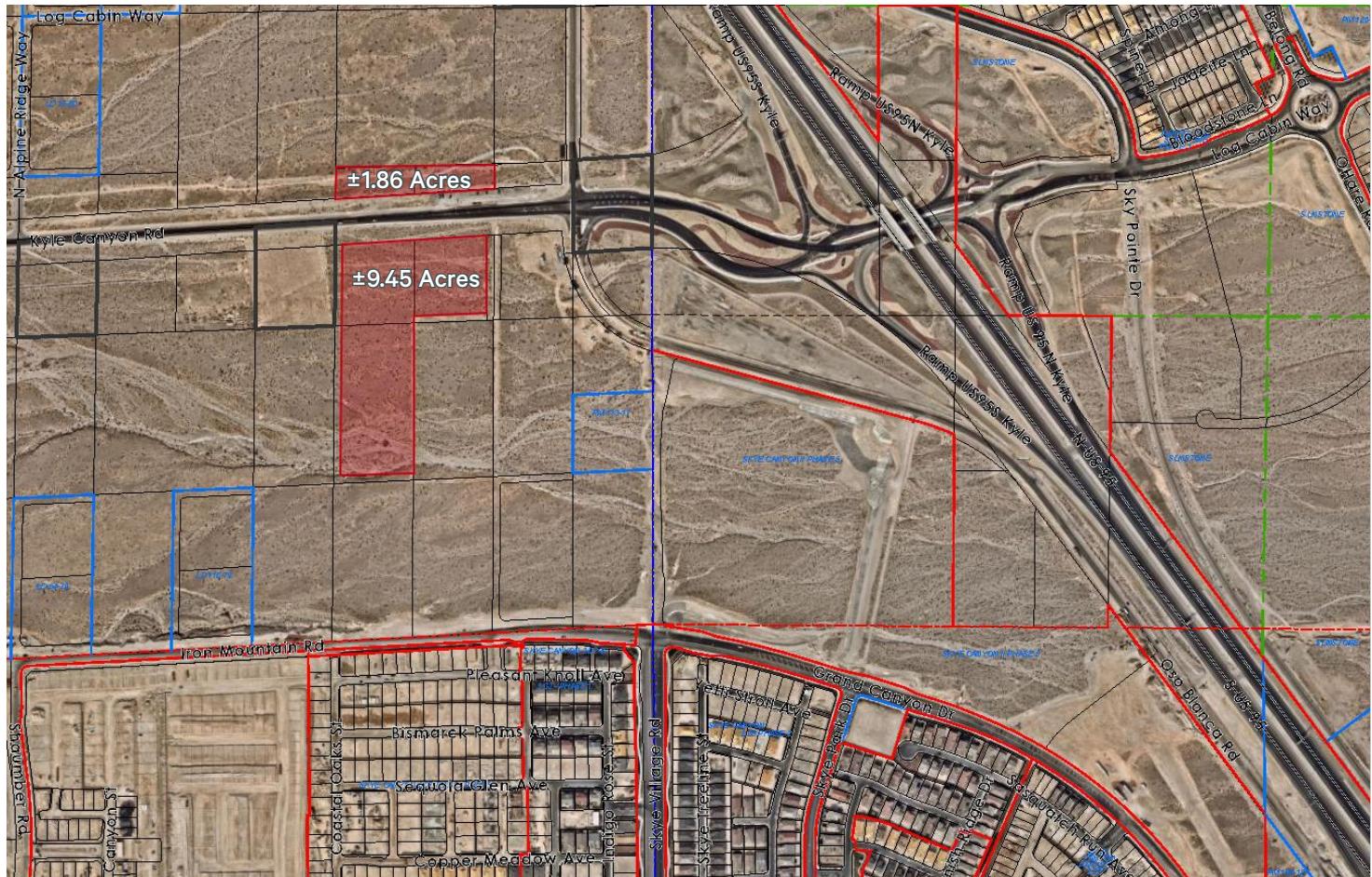
The current developments in the vicinity of this site are bringing utilities to this location, and the City's new employment center, less than a mile north of the site, will draw additional services to this location.

Combined, these parcels have $+/-.624$ feet of frontage along Kyle Canyon Road, and would be ideal for either additional commercial, multifamily, or a combination of both.

There is an additional 1.86 acres fronting on the north side of Kyle Canyon Rd., also available for purchase.

Property Address	Intersection of Kyle Canyon Road and US-95, Las Vegas, NV
Total Land Area	± 9.45 acres
APNs	126-01-702-005 = ± 2.52 acres 126-01-702-006 = ± 2.59 acres 126-01-801-004 = ± 4.34 acres

Parcel Maps



Photos

02



SKYE CANYON Homebuilder sign on Mountain Road, approximately 680 feet south of the site.



Nearby retail center.



Looking west towards US-95 and Mt. Charleston from the east side of the Kyle Canyon interchange.



Spring Mountain Recreation Area.



Spring Mountains Visitor Gateway, 17 miles west of the site.



Spring Mountains Visitor Gateway, looking east towards Las Vegas.



Looking west along Escarpment Trail towards the Retreat on Charleston Peak and the Spring Mountains.



Looking east from Escarpment Trail towards Las Vegas.



Looking east from Escarpment Trail towards Las Vegas.



Entrance to Trilogy Resort Club by Shea Homes.



Looking east along Log Cabin Way in Sunstone towards the Sheep Mountains and Tule Springs Ranch.



New water mains at Oso Blanca and Kyle Canyon Roads.



New neighborhoods breaking ground adjacent to the site.



Looking south across Kyle Canyon Road towards SKYE CANYON, ±680 feet south of the site.

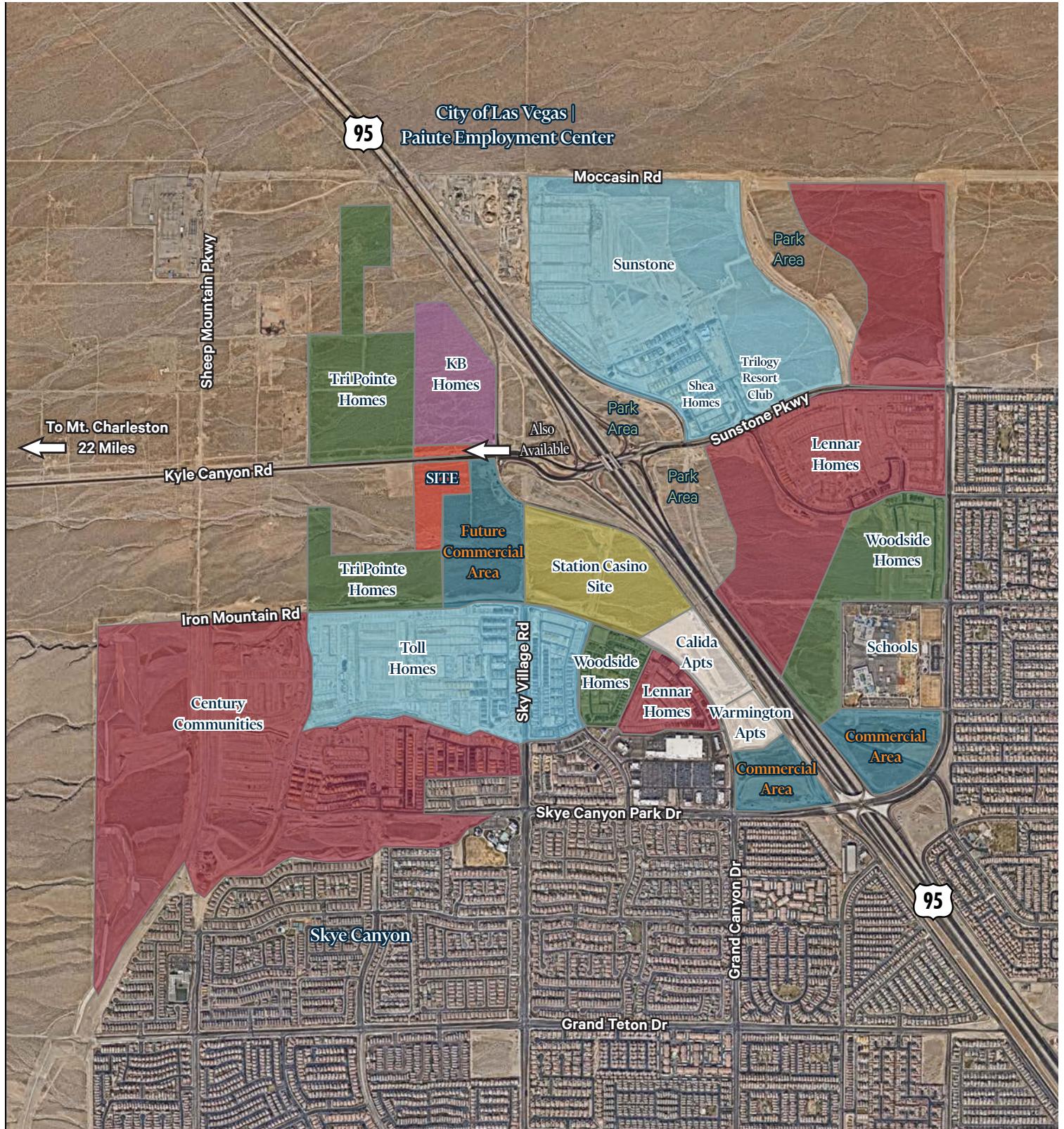


Looking west along Kyle Canyon Road, towards the Spring Mountains.

Area Overview

03

Community Aerial



I-11 Project

NDOT completed a 45-day public comment period on September 30, 2021. Outreach and engagement to solicit feedback on the corridor alternatives included an online meeting at i11NV.com, telephone town hall, and a series of in person public hearings throughout the Las Vegas valley. NDOT will incorporate the input as part of the PEL study, in addition to the results of technical and environmental analysis. In-person public hearings are expected to occur throughout the Las Vegas Valley beginning March/April 2022. Selection of the I-11 corridor and delivery of the final PEL report is scheduled for May of 2022. (Nevada Department of Transportation 2021)

I-11 Project Timeline (NDOT)



Fig. 1 I-11 Project Timeline (Nevada Department of Transportation 2021)

I-11 Alternate Routes



Fig. 2 I-11 Alternate Routes (Nevada Department of Transportation 2021)

Skye Canyon Home Styles

Kyle Canyon



Typical Home Styles (skycanyon.com)



Image 1: Kyle Canyon Road & US-95 Interchange (Nevada Department of Transportation 2019)

Contact Us

Keith Spencer

First Vice President

+1 702 369 4810

keith.spencer@cbre.com

Lic. BS.0015971

© 2021 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.