



OFFERING MEMORANDUM

A rare, ±234-acre, mixed-use development opportunity in a historical location outside Las Vegas, Nevada

11951 MOUNT POTOSI CANYON RD, LAS VEGAS, NV 89161

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AREA
OVERVIEW

Exclusively listed by

JEREMY A. GREEN, SIOR

702.292.4186

jeremy.green@kidder.com

LIC N° 5.0046439

CLAIMPMR.COM

KIDDER.COM



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Section 01

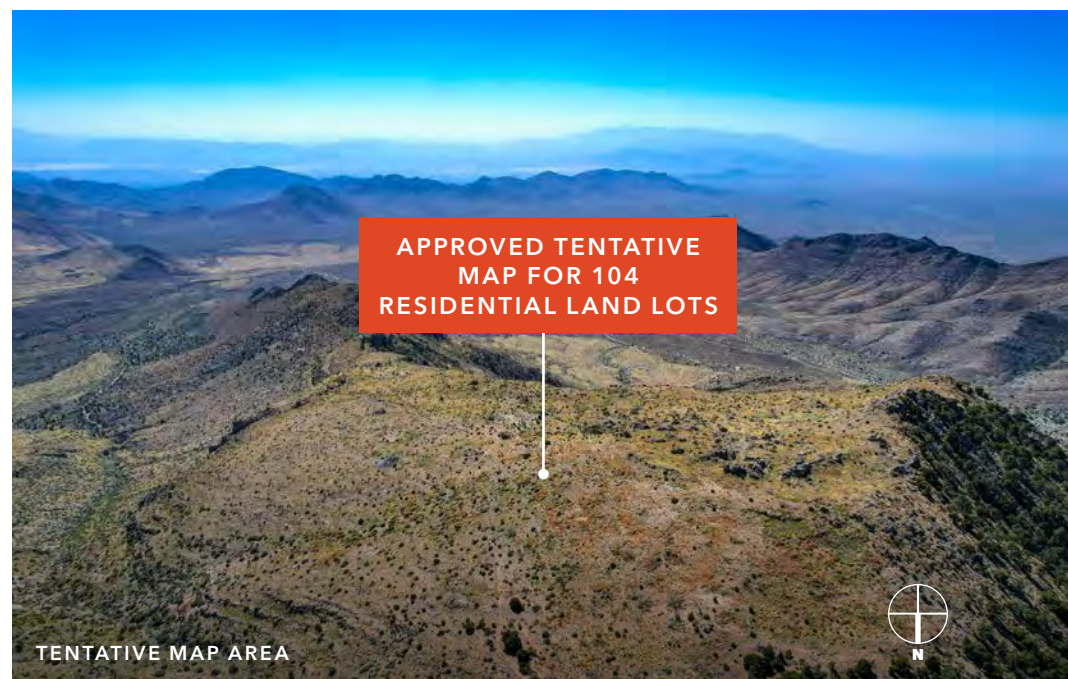
EXECUTIVE SUMMARY

CLAIM HISTORY WITH THIS *RARE, ±234 ACRE MIXED-USE* OPPORTUNITY

Kidder Mathews is pleased to present this rare mixed-use development opportunity located less than 30 miles southwest of Las Vegas.

This property consists of 15 parcels of land, protected under the 1872 Patented Mining Claims, totaling ±234 acres. It's located in Mount Potosi Canyon near the historic Old Spanish Trail, which is part of the Spring Mountains National Recreation Area and the Humboldt-Toiyabe National Forest.

Access is currently provided by a county-maintained dirt road suitable for trucks or 4x4 vehicles. The property is zoned for rural open - residential land and is pending approval for a 32' wide paved road and a maximum of 104 residential lots. A use permit for a 112-room health spa retreat and recreational facilities has been considered for the 25-acre Mill Sites. It also has municipal water rights and surface water rights to Potosi Spring, amounting to approximately 145 acre feet. The existing A-Frame Cabin is ±1,089 square foot built in 1998. There are many considerations for the mine and additional acreage.





THE OFFERING

LAND DEVELOPMENT

The property, situated in Clark County, Nevada, spans ± 234 acres and features Patented Lode mining claims, mill sites, the Potosi Mine, and water rights designated for quasi-municipal use. The zoning as of 2024 is RS80: Residential Single-Family, with past contemplation of a commercial water, lodging, and health spa establishment on the base ± 25 acre mill site. An extension was recently granted with a NOFA dated August 28, 2023, moving the development start date to July 17, 2027.

WATER TECHNOLOGY

Nevada underground well permits 88245 and 88246 designated each at 11 CFM flow rate and 72.5 AFA equals a total of 145 AFA. Surface rights to the Potosi Artesian Spring. Studies available demonstrating flow rate and monitoring history. Well permits are subject to PBU and limited POC as further defined by Nevada Div. of Water Resources. The existing $\pm 1,089$ SF Cabin is serviced by well, septic and Valley Electric.

ACCESS TENTATIVE MAP

From Las Vegas take Highway 160 SW toward Pahrump, then South on Mt. Potosi Canyon Road (USF 45582) to USF - 45583 & 45584. Environmental and drainage studies are well underway to provide an all weather paved 32' wide road with shoulder ± 7.83 miles to access the tentative map area for 104 lots. The nearest sub-station is Valley Electric - Sandy Valley ± 5.46 miles with major transmission lines ± 2.45 miles. Professional environmental permitting team anticipates clarity by June 2024.

TOPOGRAPHY FEATURES

The Potosi Spring located at the Base Mill site area has an elevation of $\pm 5,685$ ft. The highest elevation at the Upper Lode sites is $\pm 6,840$ ft. The area has an average annual precipitation of 10.7", with an average high temperature of 66.5 degrees and a low of 44.5 degrees. The vegetation includes pinyon pine, juniper, cactus, flowers, and sagebrush, petroglyphs, rock shelters, and mescal pits are found in the area.

± 234

TOTAL LAND
ACREAGE

1,089

A-FRAME CABIN
SQUARE FOOTAGE

RS80

RESIDENTIAL SINGLE-
FAMILY ZONING

07/17/27

DEVELOPMENT
START DATE

OVER THE HILL





Section 02

PROPERTY OVERVIEW

A LOOK BACK AT A PIECE OF HISTORY

1872 PATENTED MINING CLAIMS

Originally located in April 1856 when a Paiute Indian showed Mormon miners where “heavy rock” could be found. The Potosi Mine is the oldest in Southern Nevada.” (Queho Posse Chapter 1919 E Clampus Vitus) The desire of local Mormon settlers for economic self-sufficiency led to mining by missionaries for lead at Potosí.

In 1857, Nathaniel V. Jones was sent to recover ore from the “mountain of lead” 30 miles southwest of the mission at Las Vegas Springs. About 9,000 lbs. were recovered before smelting difficulties forced the remote mine to be abandoned in 1858. Potosi became the first abandoned mine in Nevada.

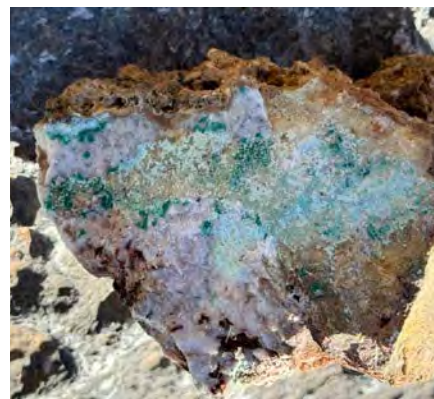
In 1861, California mining interests reopened the mine, and a smelter and rock cabins for 100 miners made up the camp of Potosi. Even more extensive operations resulted after the transcontinental Salt Lake and San Pedro R.R.(now the Union Pacific) was built through the county in 1905.

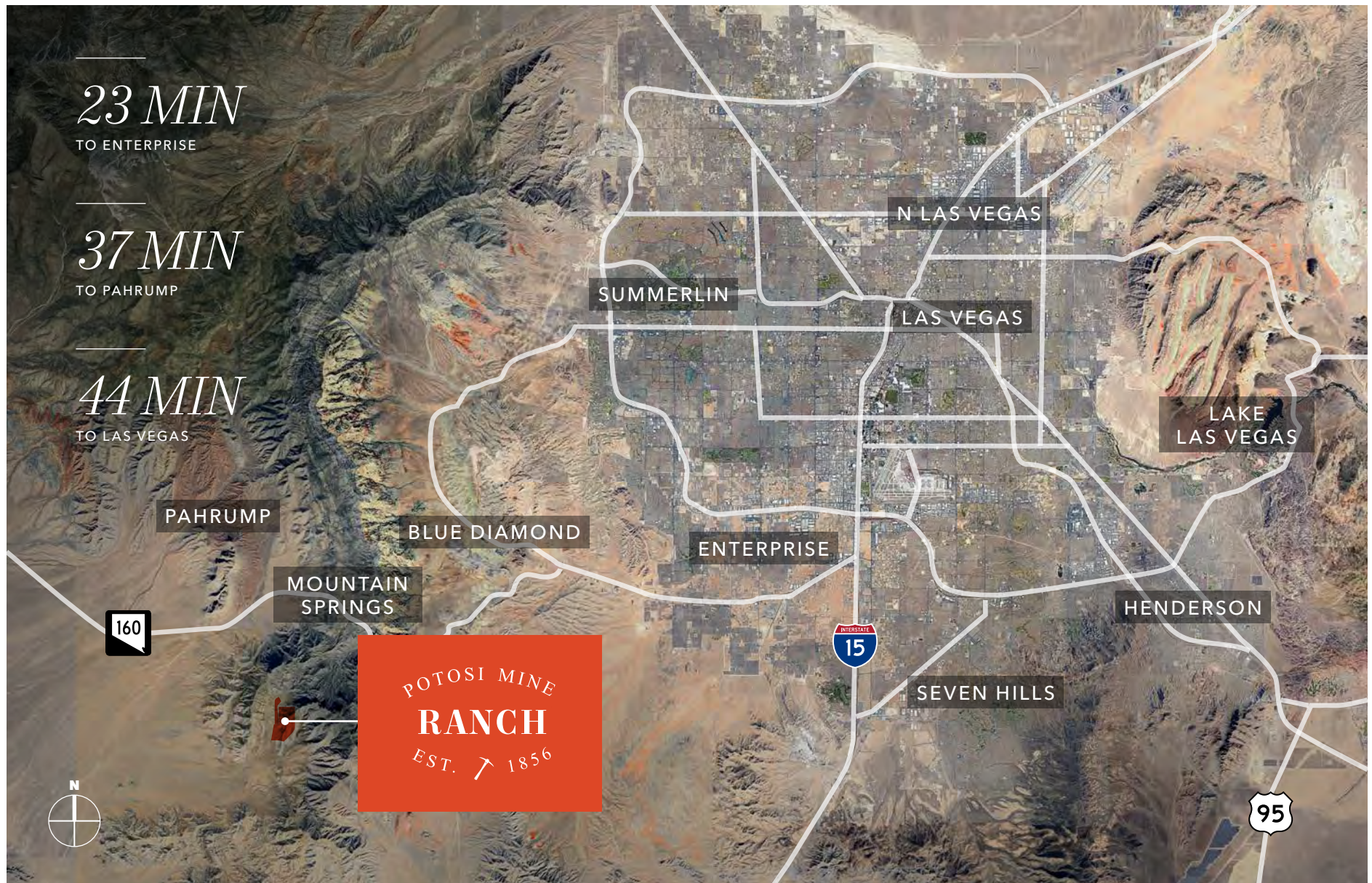
In October 1868, following Nevada's admission to the Union as the 36th state during the Civil War, the Potosi mine was already established. It was the first lode mine and abandoned town in Nevada. Although, it was considered a ghost-town, the mine was later reopened and operated by multiple parties.

During WWI, Potosi was an important source of zinc. Potosi Mine (from Bulletin 62) Commodities: Zn, Pb, Ag, Cu, Au second largest zinc production in county, intermittently active since 1857. Produced more than 44Klbszinc, 3Mlbslead, 40Kozsilver, 27K lbs copper, 24 oz gold. The 200K ton mine dump to the right is listed in Washington as a Critical Mineral (Zinc) which may have value consideration by (GAO) Government Accountability of Natural Resources in recovery and supply chain efforts.

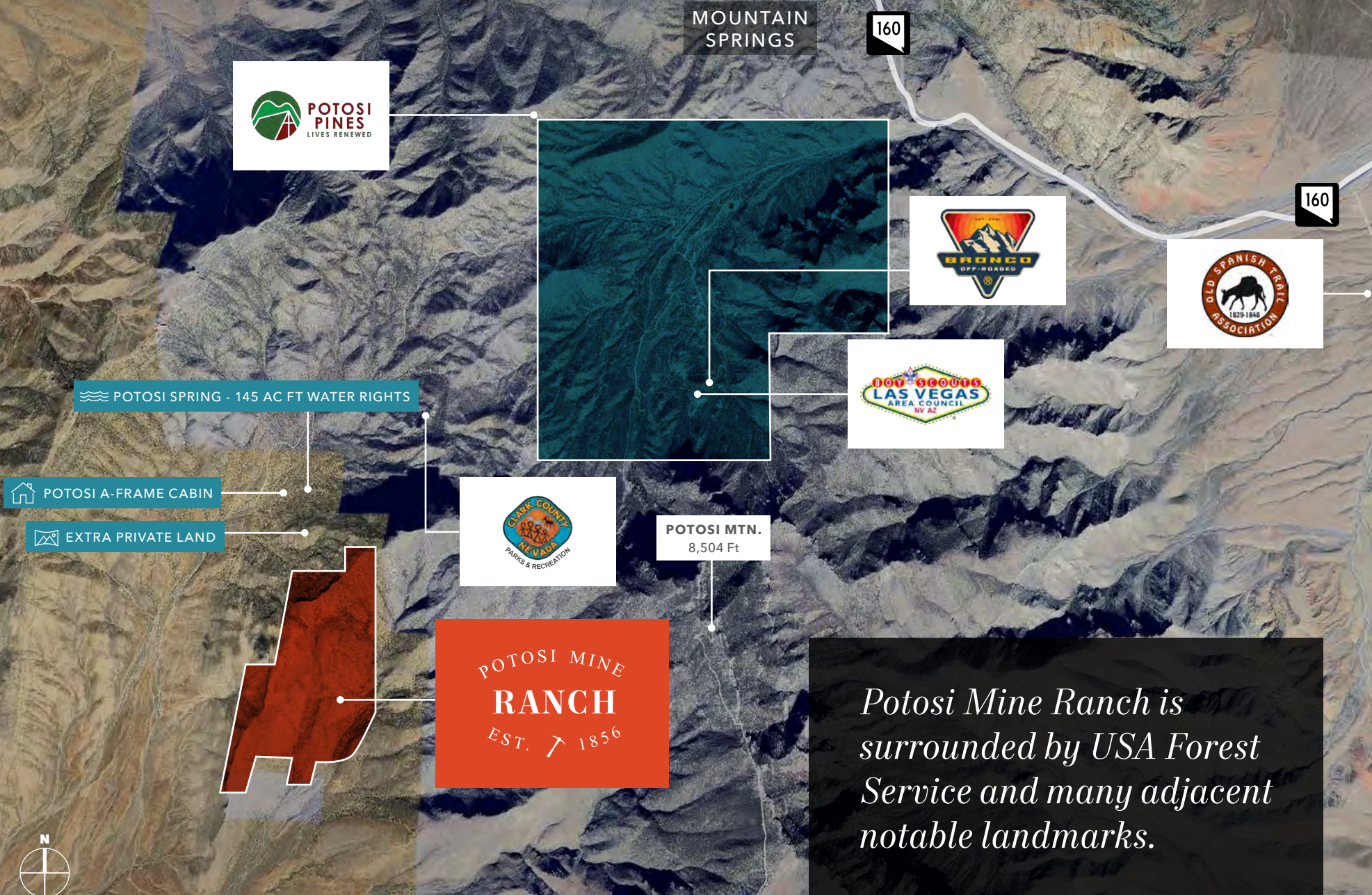
In 1968 Potosi Mine was also classified as a national fallout shelter for naval facilities Engineering Command. Air quality and safety reports are available from the Division of Mine Safety and Health qualifying the Potosi Mine for museum and mine tours.

Potosi Mine was admitted to the National Register of Historic Places with reference to commerce and mining colonization in the 19th and 20th century.



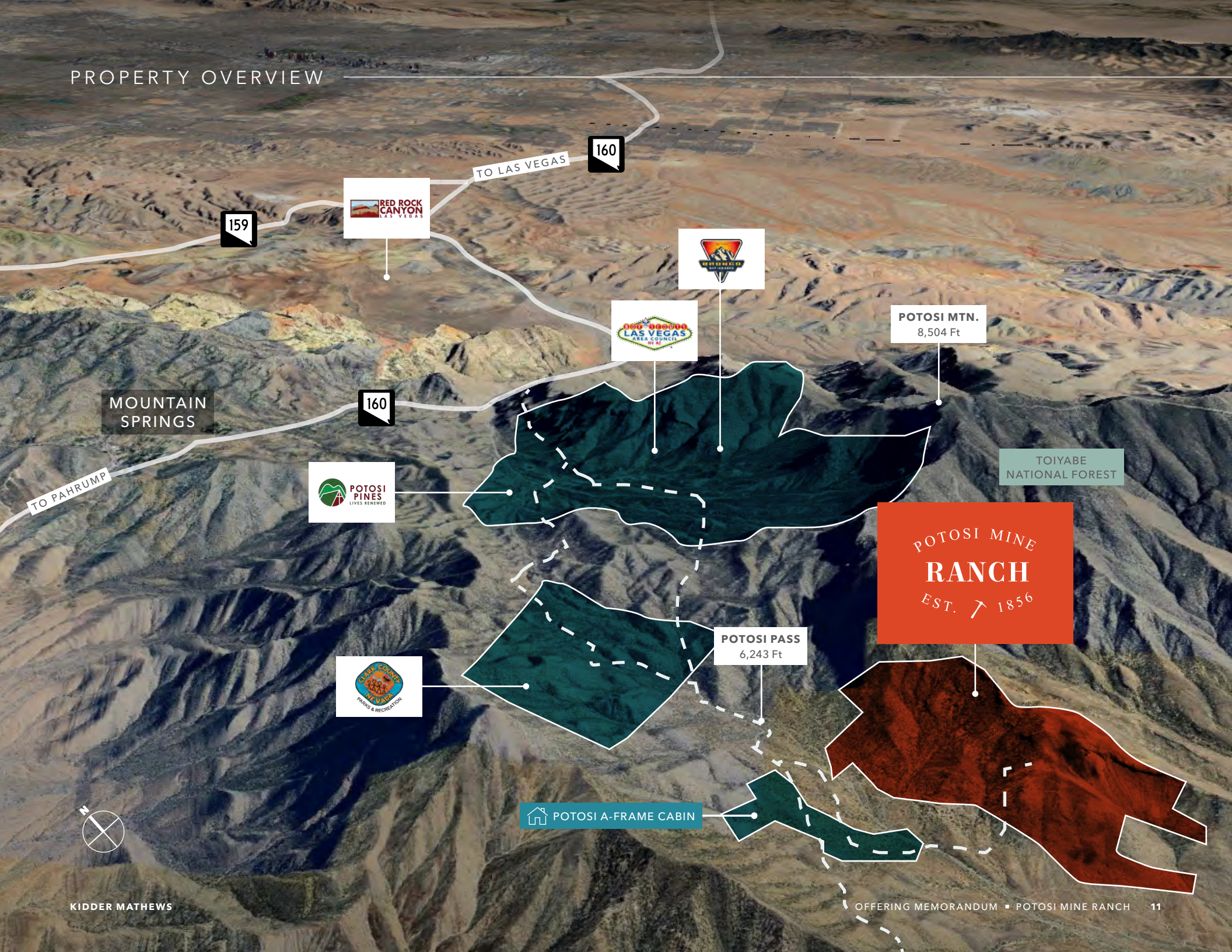


PROPERTY OVERVIEW



Potosi Mine Ranch is surrounded by USA Forest Service and many adjacent notable landmarks.

PROPERTY OVERVIEW



MOUNTAIN SPRINGS

RED ROCK CANYON
LAS VEGAS



TOIYABE
LAS VEGAS
AREA COUNCIL

POTOSI MTN.
8,504 Ft

TOIYABE
NATIONAL FOREST

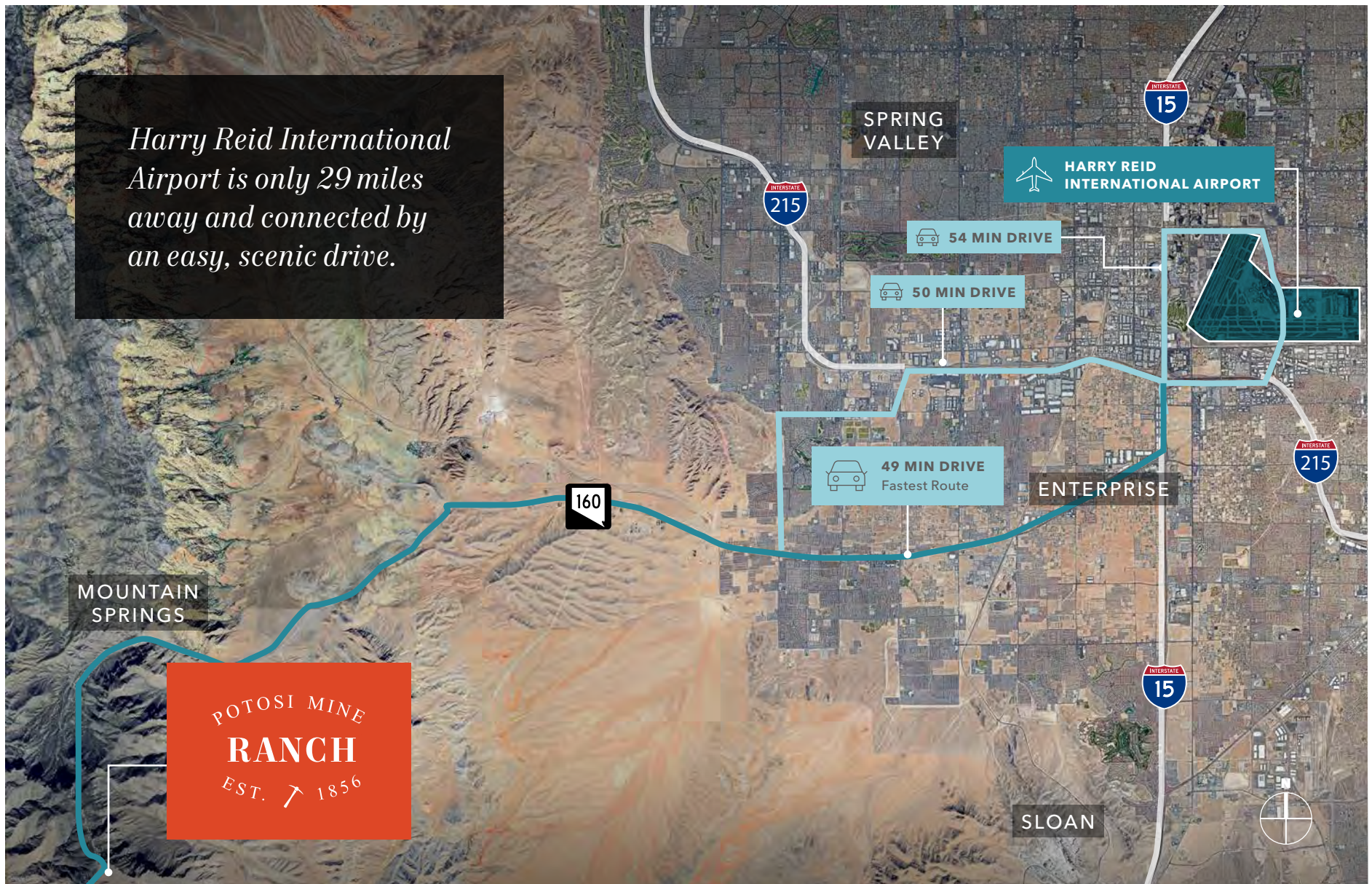
POTOSI PINES
LIVES RENewed

POTOSI MINE
RANCH
EST. 1856

BLAKE COUNTY
NEVADA
PARKS & RECREATION

POTOSI PASS
6,243 Ft

POTOSI A-FRAME CABIN

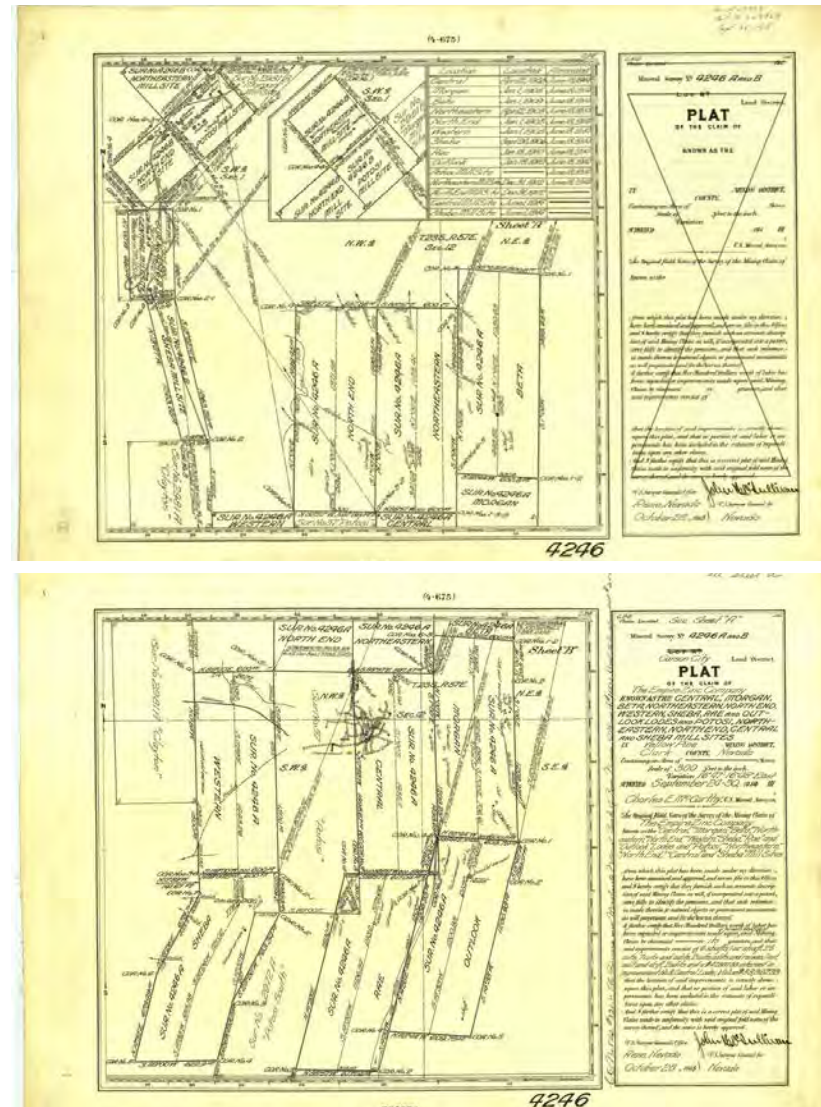




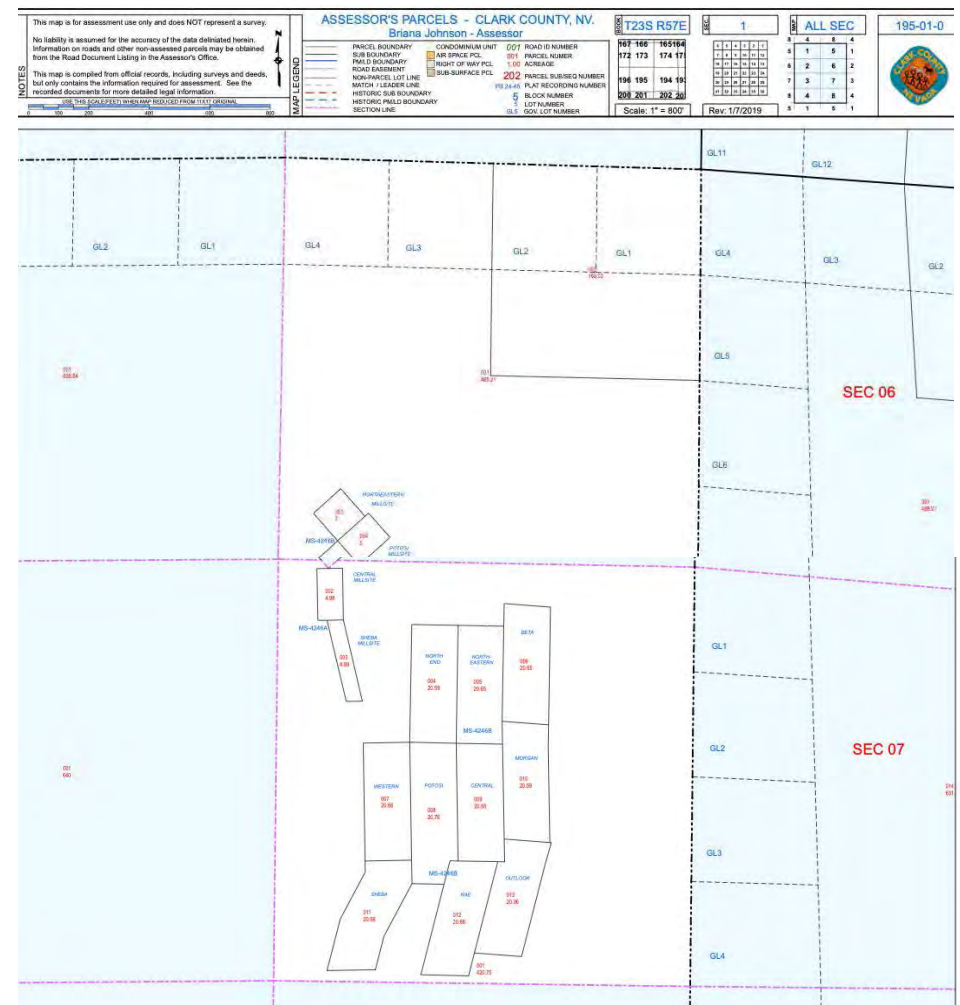
Section 03

PLAT/PARCEL & PERMIT MAPS

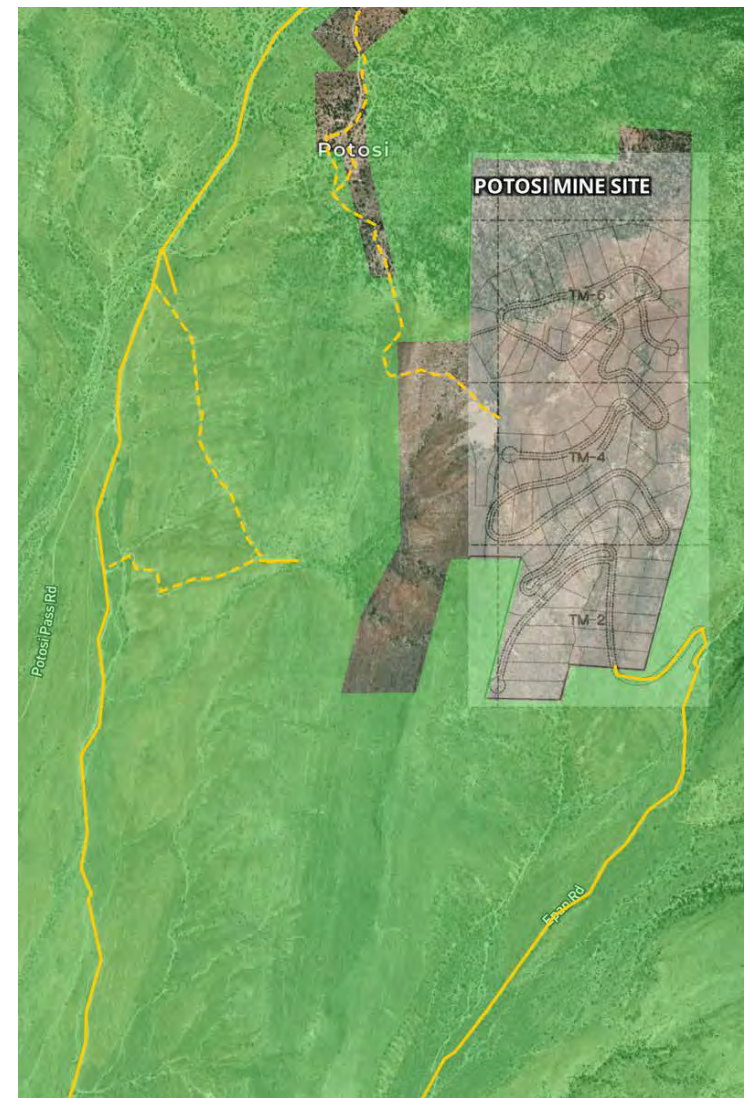
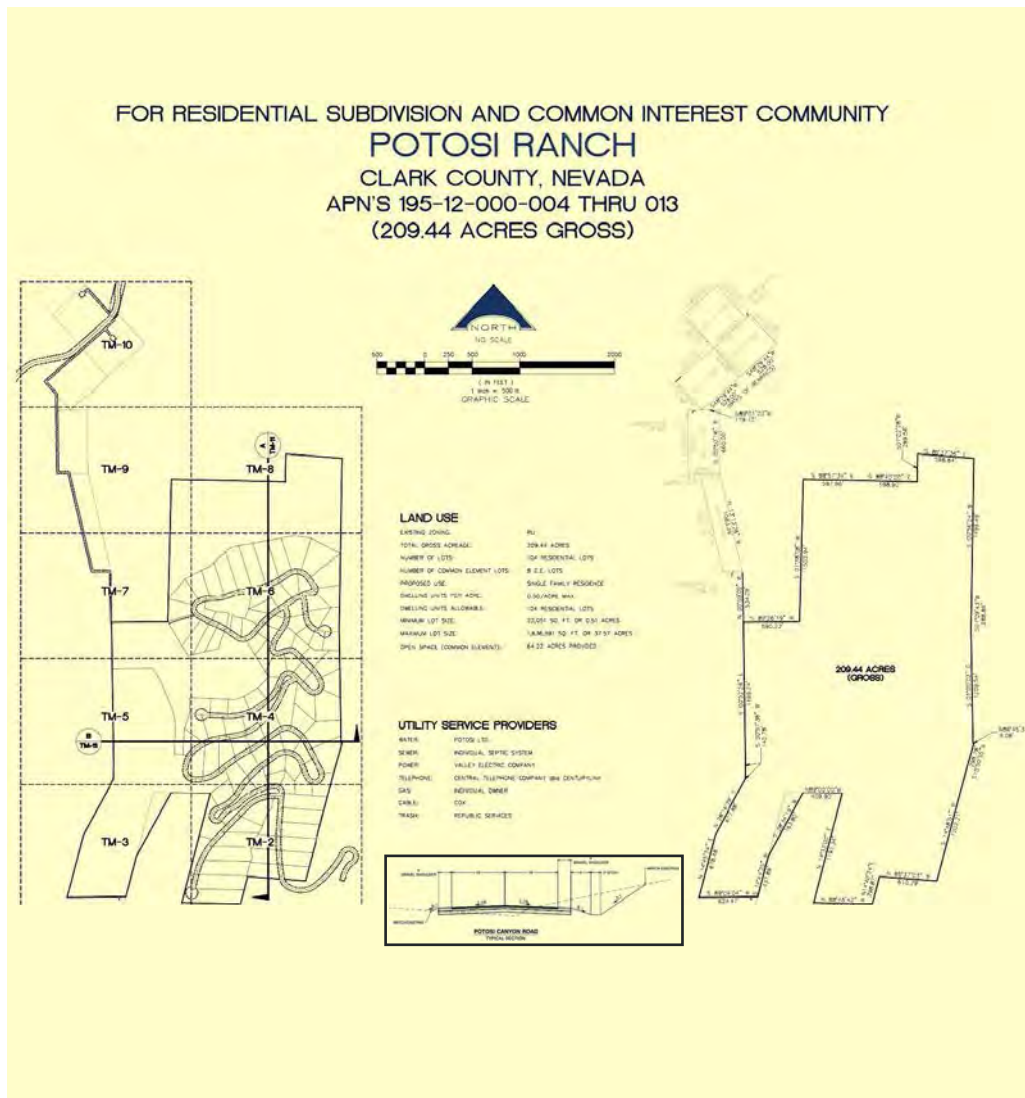
PLAT MAP



PARCEL MAP



TENTATIVE MAP/PRELIMINARY GRADING PLAN





- KIDDER MATHEWS

WATER WELL & SPRING LOCATION



STATE OF NEVADA DIVISION OF WATER RESOURCES

Permit Information

[New Search](#)

App/Permit: **88245**

Status: **PERMIT**

Certificate: **None**

General | Maps and Data Files | Point of Use | Applications/Process/Status | Comments and Mail

General

Basin: MESQUITE VALLEY (SANDY VALLEY) - 163

Sub Basin:

Basin Status: DESIGNATED (PU)

Region: CENTRAL

Resource Specialist: [Ken Hatley](#)

County: CLARK

Site Name: 163 S23 E57 D10CBA1

Previous Applications(Base Rights)

Change of App No. [FOU](#) [POU](#) [MOU](#)

Source: UNDERGROUND

Project Name:

Use:

Period Start:

Point of Diversion Information

Qtr-Qtr:	Qtr:	Section:	Township:	Range:
SW	SW	01	23S	57E

Duty-Balance: 72.5 AFA

Div Balance: 0.11

Permit Information

[New Search](#)

App/Permit: **88246**

Status: **PERMIT**

Certificate: **None**

General | Maps and Data Files | Point of Use | Applications/Process/Status | Comments and Mail

General

Basin: MESQUITE VALLEY (SANDY VALLEY) - 163

Sub Basin:

Basin Status: DESIGNATED (PU)

Region: CENTRAL

Resource Specialist: [Ken Hatley](#)

County: CLARK

Site Name: 163 S23 E57 D10CBA1

Previous Applications(Base Rights)

Change of App No. [FOU](#) [POU](#) [MOU](#)

Source: UNDERGROUND

Project Name:

Use: ASI-MUNICIPAL

Period End: 1231

Point of Diversion Information

Qtr-Qtr:	Qtr:	Section:	Township:	Range:
SW	SW	01	23S	57E

Duty-Balance: 72.5 AFA

Div Balance: 0.11

Well Permits 88245 (72.5 AFA) and 88246 each for (.11 CFS) not to exceed (72.5 AFA) with designated for quasi-municipal use and proof of beneficial use (PBU). *Due date were approved on October 20, 2023 with a priority date of July 22, 2021 and are APPROVED for proof of completion (POC) and proof of beneficial use (PBU). *Due date of March 26, 2028.

→ [VIEW WEBSITE](#)



Section 04

AREA OVERVIEW

CLARK COUNTY IS ONE OF THE TOP-RANKED REGIONS IN GROWTH & INVESTMENT

Located in Clark County and less than 30 miles from Las Vegas, Potosi Ranch is located in a business-friendly region and perfectly positioned for economic success.

STATE TAX CLIMATE

The low-tax climate in Southern Nevada is one of the most-cited reasons to do business in Nevada. Companies doing business in Nevada can save millions of dollars by having a long-term presence in the state.

THE NEVADA ADVANTAGE

No corporate income tax	No inventory tax
No admission tax	No tax on corporate share issuance
No unitary tax	No tax on sale or transfer of shares
No franchise tax on income	Low property tax
	No inheritance pension or SS tax

→ WHY NEVADA

→ DO BUSINESS IN LAS VEGAS

#1

STATE FOR JOB
GROWTH IN THE U.S.

#8

TOP RANKED OVERALL
BUSINESS CLIMATE

#2

FASTEST GROWING
COUNTIES IN THE U.S.

#7

RANKED BEST STATE
FOR TAXES

#6

RANKED MILLENNIAL
MAGNET STATE

10K+

BUSINESSES CREATED IN
THE COUNTY SINCE 2011

3X

THE U.S. AVERAGE
IN POP. GROWTH

180K+

JOBS CREATED IN THE
COUNTY SINCE 2011

Data Source: Las Vegas Global Economic Alliance
<https://lvgea.org/doing-business-here/>



SOUTHERN NEVADA

Located in the Spring Mountains of Southern Nevada, Mount Springs Summit is a pass that is traversed by State Route 160 and connects the Pahrump Valley with Las Vegas.

The Humboldt-Toiyabe National Forest and Red Rock Canyon National Conservation Area border the pass. Public buildings include a fire house and The World Famous Mountain Springs Saloon.

In the Spring of 1844, the expedition of John C. Fremont discovered the shortcut route of the Fremont Cutoff, between Resting Springs and the Virgin River. Mountain Springs Summit was the mountain pass taken by this route over the Spring Mountains between the Pahrump Valley and the Las Vegas Springs in the Las Vegas Valley on the Old Spanish Trail. After 1848 it was followed by wagon trains on the Mormon Road, traveling between Southern California and Salt Lake City, Utah. The summit was named for the nearby Mountain Springs a watering place and camping location at the top of the pass at the spring.

POTOSI MOUNTAIN

Potosi Mountain, which has an elevation of 8,517 ft, has a large cave with a unique history dating back to the 19th century. The location also houses over seven FM transmitters and NOAA All Hazards Radio station WNG634. KXTE was the first tenant to broadcast from the top of the mountain and the first station in the United States to transmit in HD Signal.

AREA OVERVIEW

The untimely death of Carole Lombard in a plane crash
On January 16, 1942, Carole Lombard, a celebrated actress who was married to Clark Gable, tragically passed away at the age of 33 in a plane crash. She was aboard TWA Flight 3 on a Silver DC-3 Sky Club airliner, returning from a successful war bond tour during which she had raised \$2 million for the WWII efforts. Unfortunately, the plane crashed on Potosi Mountain, killing 21 veterans and service members in addition to Lombard.

PIONEER SALOON & NEARBY TOWN OF GOODSPRINGS

Pioneer Saloon, located nearby in Goodsprings, boasts an impressive history that dates back to the early 1900s. This saloon is a unique piece of Americana, with walls that are stamped tin, manufactured by Sears and Roebuck, which are believed to be one of the last of their kind in the US. The bar, which is a solid wood Brunswick, was made in Maine in the 1860s and moved to Goodsprings in 1913. The original US Army Cannon Heater - stove, which still heats the building today, and dining tables have been around since the saloon's opening day.

However, one area, in particular, has put Pioneer Saloon on the map. When Lombard's husband, the renowned actor Clark Gable, lost his wife in a plane crash, he immediately rushed to the Pioneer Saloon, where the search party was headquartered. Gable spent three agonizing days at the saloon, waiting for news of any survivors. Tragically, all 22 passengers aboard the flight, including Lombard, perished. Gable's cigar burns still mark the bar counter, serving as a poignant reminder of the saloon's rich history.



PHOTO BY: GREG BENNETT



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JEREMY A. GREEN, SIOR
702.292.4186
jeremy.green@kidder.com
LIC N° S.0046439

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