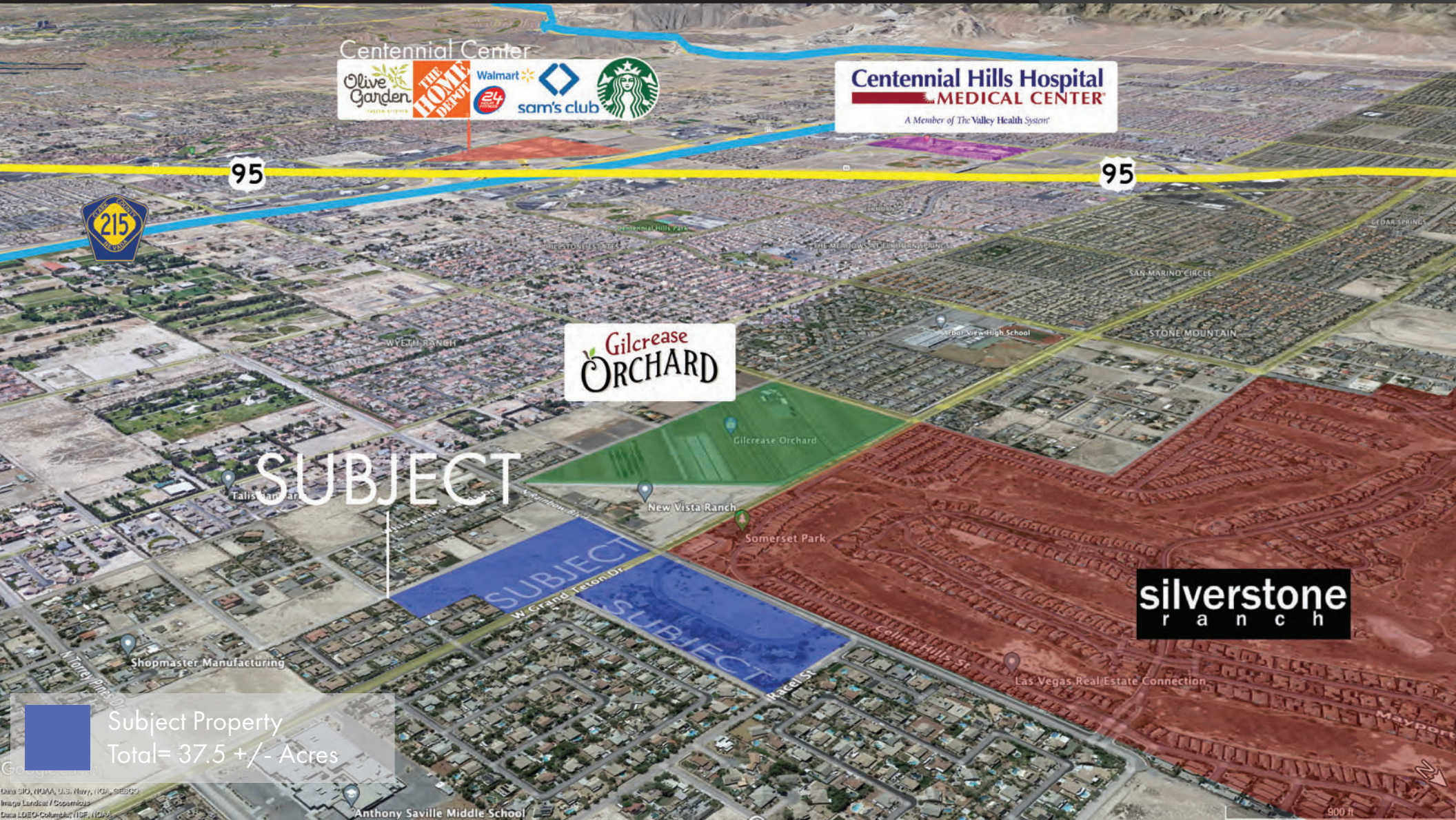


# For Sale: Boystown Assemblage, Las Vegas, NV

± 37.5 Gross Acres | Open To Offers

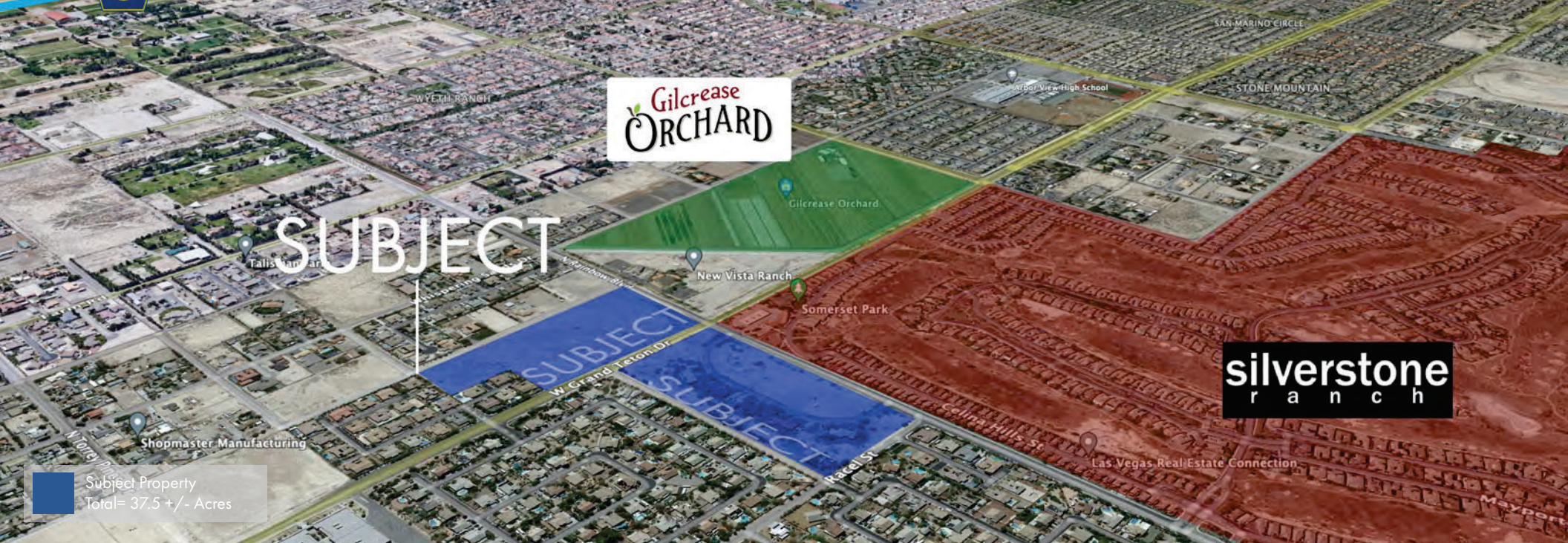


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AND INVESTMENT, INC.



Subject Property  
Total= 37.5 +/- Acres

presented by KRIS TEMPLETON  
KEN TEMPLETON REALTY AND INVESTMENT, INC | 3311 S Rainbow Blvd, Suite 225, Las Vegas, NV 89146 | www.templetondevelopment.net | (702) 873-6700 ext 160 | kt@ktri.biz



## Property Overview

The subject property is comprised of five parcels totaling 37.5 +/- gross acres zoned Rural Estates Residential [2 Units per Acre] (R-E). The property is situated in the growing North-Western part of Las Vegas. Located on Grand Teton Dr. and Rainbow Blvd., this property has an average annual daily traffic count of 7,638 vehicles.

In addition, the property is parallel to Silverstone Ranch, a master plan community of 1,526 homes. The property is also adjacent to Gilcrease Orchard, a popular local destination for pick your own farm produce.

The 22+/- Acre site "formerly" Boystown has 5 homes which are currently rented out. All wet & dry utilities are located in the street adjacent to the site. Water, gas, and a telephone are located at the site to service the homes.

### \*Cell Towers

The Sale of this property does not include the cell towers, their improvements, or their income. The sale is conditioned upon a parcel map or subdivision map to separate the cell tower site of approximately 1/2 Acres.

## Offering Snapshot

### Open to Offers

Offering price

**37.5 Gross +/-**  
Acreage

# Property Details



## Location

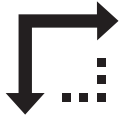
Located in the Northwestern part of Las Vegas on Grand Teton Dr. and Rainbow Blvd.

8050 Flanagan Dr, Las Vegas, NV 89131



## Parcel Number(s)

- 12511401001
- 12511401002
- 12514101001
- 12514101002
- 12514101005
- 12514101003



## Property Size

± 37.5 Gross Acres



## Traffic Counts

7,638 vehicles Daily

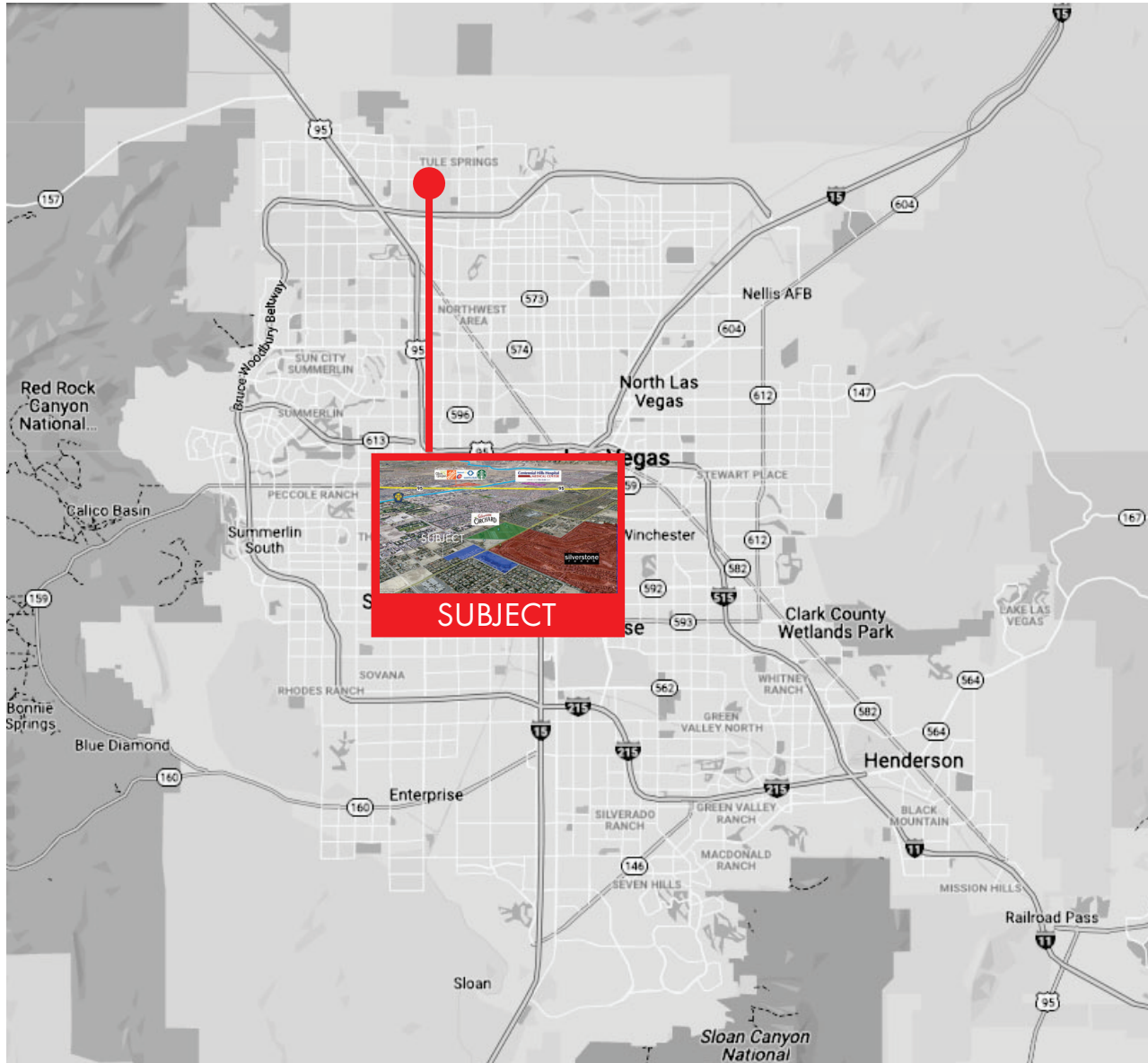


## Zoning & Land use

Zoning= Rural Estates Residential [2 Units per Acre] (R-E)

Land Use=

- 12511401001 (Ranch Estate Neighborhood (up to 2 du/ac)
- 12511401002 (Ranch Estate Neighborhood (up to 2 du/ac)
- 12514101001 (Ranch Estate Neighborhood (up to 2 du/ac)
- 12514101002 (Ranch Estate Neighborhood (up to 2 du/ac)
- 12514101005 (Ranch Estate Neighborhood (up to 2 du/ac)
- 12514101003 (Ranch Estate Neighborhood (up to 2 du/ac)



# Offering Guidelines

## Boystown Assemblage Las Vegas, NV



KEN TEMPLETON REALTY  
AND INVESTMENT, INC.

### Letter of Intent Address:

Ken Templeton Realty & Investment, Inc.  
c/o Kris Templeton  
3311 S. Rainbow Blvd. Ste 225 Las Vegas, NV 89146  
Office: 702-873-6700 Ext. 160  
kt@ktri.biz

### Offer Form:

Buyer to offer price and other business points via Buyer's own form of Letter of Intent (LOI).

### Asking Price:

Submit LOI

### Deal Structure:

Seller will entertain an All-Cash transaction. Buyer to assume site in an As-Is, Where-Is condition.

### Purchase & Sale Agreement:

Seller to provide Buyer with a Purchase & Sale Agreement. Buyer and Seller shall work diligently to have the Purchase & Sale Agreement executed by both parties, within 10-days after delivery.

### Deposits:

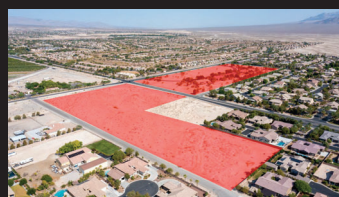
A Minimum Initial Deposit of equal to Five Percent (5%) of the purchase price shall be made at the Opening of Escrow and shall remain refundable during the Due Diligence Period. The Second Deposit shall be placed into Escrow prior to expiration of the Due Diligence Period. The sum of the Initial Deposit and Second Deposit shall equal a Total Deposit of Ten Percent (10%) of the Purchase Price. Upon Buyer's approval of its Due Diligence, the Total Deposit shall be released to Seller and shall be non-refundable except for Seller default.

### Due Diligence Period:

Buyer shall have 45 days to perform any studies, investigations, reports and feasibility for buyers intended use. (Seller may allow time for a sub-division or parcel map to sub-divide the cell towers)

### Close of Escrow:

The Close of Escrow shall occur within 15 days after due diligence period expiration.

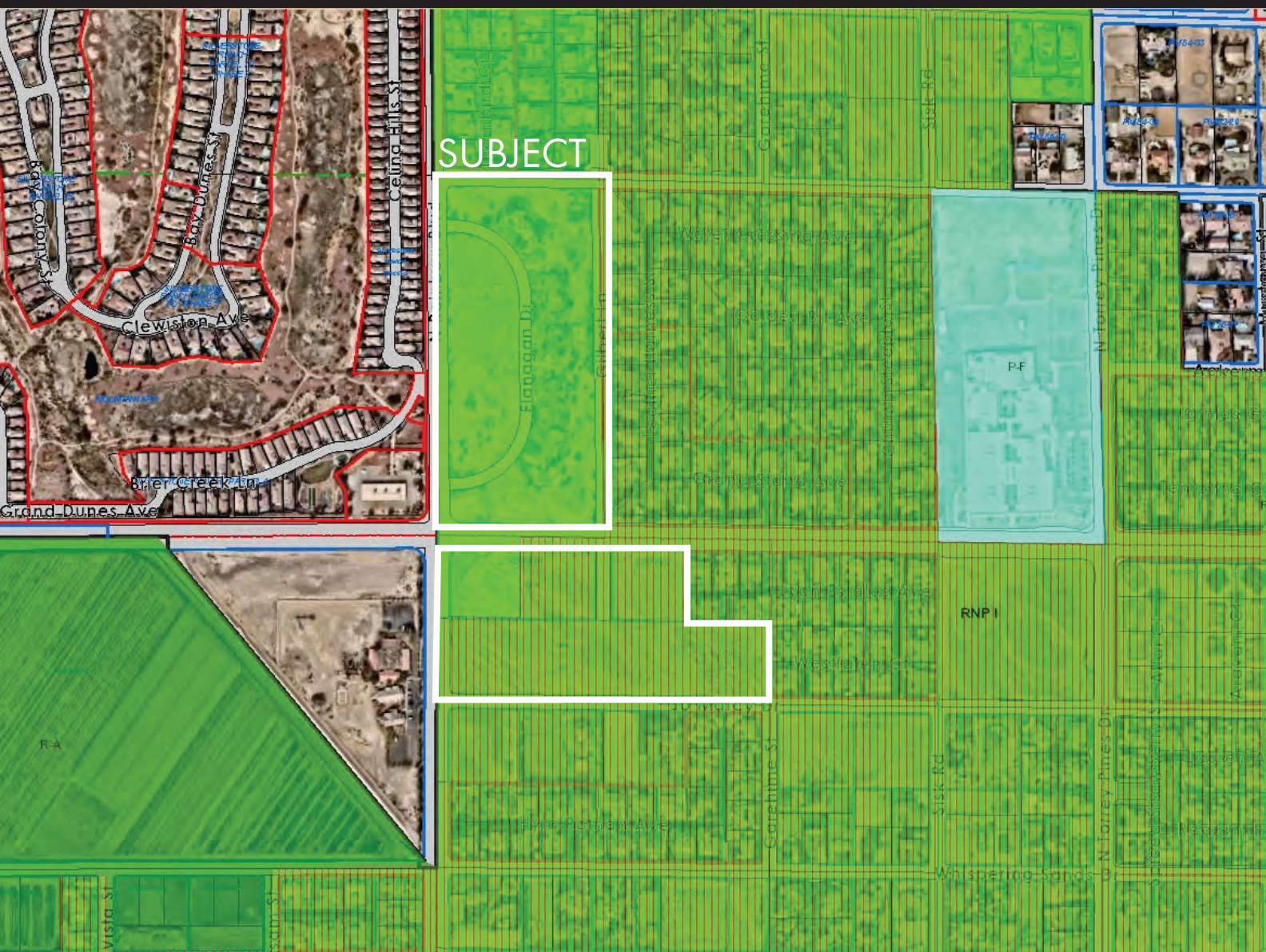


# Zoning Map

## Boystown Assemblage Las Vegas, NV



KEN TEMPLETON REALTY  
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### Zoning Map Key

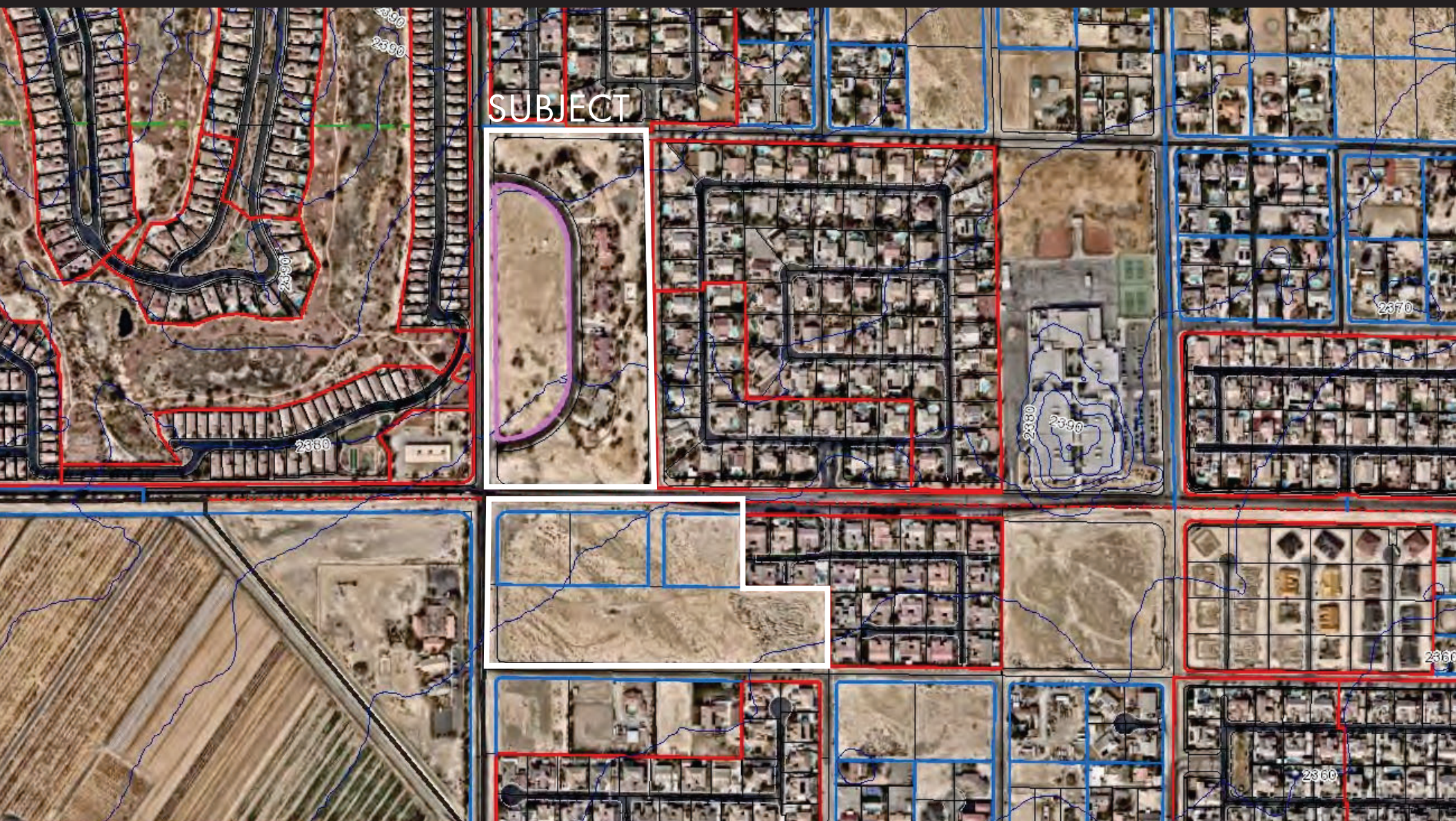
-  =Residential Agricultural
-  =Residential Neighborhood
-  =Residential Neighborhood Preservation

# Topo Map

## Boystown Assemblage Las Vegas, NV



KEN TEMPLETON REALTY  
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\* 5ft Contours



## Sewer Mains and Sewer Manholes











# Aerial Photo

# Boystown Assemblage Las Vegas, NV



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AND INVESTMENT, INC.





The property information ("Property Information") is being provided regarding the property located at APNs: 126-03-601-015 and 016; 126-03-201-006; 126-03-301-017; 126- 10-101-002 thru 004; 126-09-501-008 and 015, in the County of Clark, Nevada (the "Property") and is strictly confidential and furnished solely for the purpose of a review by the prospective purchaser. No portion of the Property Information may be used for any other purpose or provided to any other person without the Express written consent of Ken Templeton Realty & Investment, Inc. ("Broker"). The Property Information is based in part upon information supplied by Seller and is not intended to be comprehensive or all-inclusive. No warranty or representation, expressed or implied, is made by the Seller, Ken Templeton Realty & Investment, Inc., or any of their respective affiliates or employees as to the accuracy or completeness of the Property Information or as to any engineering or environmental matters. Prospective purchasers should perform their own analysis and make their own projections and conclusions without reliance upon the Property Information and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property, its feasibility for development, and the potential existence of any hazardous materials located on the Property.

The Property Information has been assembled by Ken Templeton Realty & Investment, Inc. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Any assumptions contained in the Property Information are provided for general reference purposes only and are based on assumptions relating to the general economy, Competition and other factors beyond control and, therefore, are subject to material change or variation.

The Property Information may contain certain documents and other materials may be described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the information provided, nor do they constitute a legal analysis of any related documentation. Interested parties are expected to independently review all documents.

The Property Information may be subject to errors, omissions or changes and does not constitute a recommendation, endorsement or advice as to the value of the Property by Ken Templeton Realty & Investment, Inc. or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgement as to the advisability of purchasing the Property.

Seller and Ken Templeton Realty & Investment, Inc. expressly reserve the right, at their sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any prospective purchaser reviewing the Property Information or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations thereunder have been satisfied or waived. Ken Templeton Realty & Investment, Inc. is not authorized to make any representations or enter into any agreements on behalf of Seller.

The Property information is the work product of Ken Templeton Realty & Investment, Inc. and may be used only by parties approved by Ken Templeton Realty & Investment, Inc. The Property is offered by the Seller and, by accepting Property Information, the party in possession hereof agrees (i) to return it immediately to Ken Templeton Realty & Investment, Inc. immediately upon request of Ken Templeton Realty & Investment, Inc. or Seller and (ii) that the Property Information is of a confidential nature and will be held and treated by the prospective purchaser in the strictest confidence. No portion of the Property Information may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Ken Templeton Realty & Investment, Inc. and Seller.

Buyer acknowledges that Ken Templeton Realty & Investment, Inc. is representing the Seller only and may (i) act as an agent for more than one prospective buyer on the Property and/or (ii) act as the agent for both the Buyer and Seller on the Property. Any prospective buyer requesting Ken Templeton Realty & Investment, Inc. to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other Prospective buyers. Such agency relationships will be disclosed and buyer will be given the Duties Owed Form and the Consent to Act Form. Ken Templeton and Kris Templeton are also principals of the Seller and are licensed real estate broker and agent, respectively, in the State of Nevada.

Prospective Buyer,

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