

FOR SALE

The Former Oasis Redevelopment Opportunity

\$1.35M
PRICE

Indian Springs, NV

4 properties • 3,724 SF

CONCEPT 1

FUEL STATION + CONVENIENCE STORE WITH CAR WASH

- 12 – 16 Fueling Positions
- 4,500 – 5,000 SF C-Store
- Automatic Car Wash
- Truck & RV Friendly Circulation
- Detention / Retention Basin
- Future Expansion Area

IDEAL USER: REGIONAL FUEL OPERATOR



SITE SUMMARY

Total Area: ±3.52 Acres (153,000 SF)
Frontage on Clark Lane: ±330 LF
Use: Fuel Station / C-Store
Building (C-Store): 4,500 – 5,000 SF
Fueling Positions: 12 – 16
Car Wash: 1 Tunnel
Parking Spaces: ±35
Truck Parking: ±8 – 10 Stalls



CONCEPT 2

NEIGHBORHOOD RETAIL CENTER

- Three Retail Buildings
- Drive-Thru Pad
- Excellent Visibility
- Multiple Access Points
- Ample Parking
- Rear Parcel Ideal for Pad Use

IDEAL FOR: RETAIL, RESTAURANTS,
MEDICAL, SERVICES & MORE



SITE SUMMARY

Total Area: ±3.52 Acres (153,000 SF)
Total Retail (Est.): 22,000 SF
Building A: 8,000 SF
Building B: 8,000 SF
Building C: 6,000 SF
Drive-Thru Pad: 1,500 – 2,000 SF
Parking Spaces: ±130 – 150
Parking Ratio: 5.5 – 6.8 / 1,000 SF



CONCEPT 3

MULTIFAMILY APARTMENTS

- Garden-Style Apartment Community
- 70 – 85 Total Units (Est.)
- 3-Story Buildings



SITE SUMMARY

Total Area: ±3.52 Acres (153,000 SF)
Total Units (Est.): 70 – 85 Units
Density: 19.9 – 24.1 Units / Acre
Unit Mix (Est.):
• 1 Bed / 1 Bath: 25 – 30 Units
• 2 Bed / 1 Bath: 35 – 45 Units



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Executive Summary



PROPERTIES

4



TOTAL SF

3,724



PRICE

\$1,350,000

The **Oasis Redevelopment Opportunity** presents a rare chance to acquire one of the most recognizable commercial properties in **Indian Springs, Nevada**. This offering consists of approximately **3.52 acres** across **four contiguous commercially zoned parcels** including the former **Oasis Bara** long-standing local landmark with decades of community recognition. Positioned along Clark Lane with convenient access to **U.S. Highway 95** the property is strategically located just minutes from **Creech Air Force Base** placing it at the center of one of Southern Nevada's most important military and government employment corridors.

As Indian Springs continues to experience steady growth driven by military expansion, government contractors, and increasing residential development, demand for modern commercial services, housing, dining, and neighborhood retail continues to rise. With limited commercial land available for large-scale redevelopment, this assemblage offers investors and developers a unique opportunity to establish a signature project that can serve the community for decades.

The property's existing commercial zoning provides exceptional flexibility for a variety of development strategies. Whether envisioned as a **garden-style multifamily community** a **neighborhood retail center** a **fuel station and convenience store** or a thoughtfully planned **mixed-use development** the site is well positioned to capitalize on the area's expanding population, daily commuter traffic, and long-term economic growth. The accompanying conceptual development plans demonstrate multiple viable approaches, each designed to maximize the site's visibility, accessibility, and development potential while meeting the evolving needs of the Indian Springs market.

Few redevelopment opportunities combine the advantages of location, scale, entitlement, and local recognition. The Oasis site benefits from approximately **330 linear feet of frontage** an efficient L-shaped configuration totaling approximately **153,000 square feet** multiple access points, and excellent visibility from one of the community's primary commercial corridors.

For developers, this offering represents more than vacant commercial land—it is an opportunity to transform a well-known community landmark into the next generation of housing, retail, hospitality, or service-oriented development. For investors, it offers the opportunity to acquire a strategically located commercial assemblage in a market with significant barriers to new supply and strong long-term fundamentals. As Southern Nevada continues its northwestern expansion and employment at nearby military and federal facilities remains strong, **The Oasis Redevelopment Opportunity** stands as one of the most compelling commercial development opportunities currently available in Indian Springs.

Investment Highlights

PROPERTY SNAPSHOT



Properties

4



Total SF

3,724



Vintage

1970

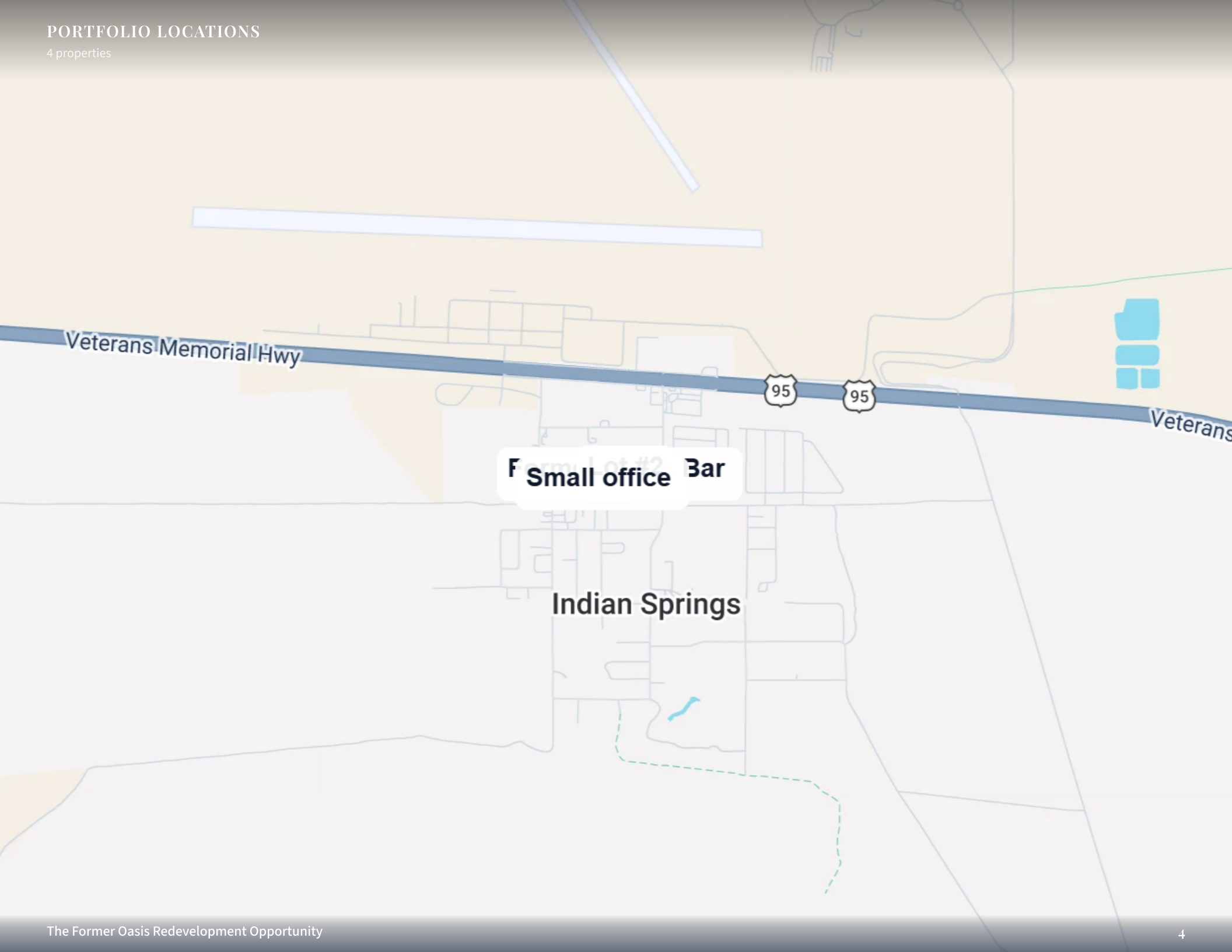


Total Acres

0.88

PORTFOLIO LOCATIONS

4 properties



Portfolio Properties

PROPERTIES

4

TOTAL SF

3,724

TOTAL ACRES

0.88

283 Clark Lane

Indian Springs, NV 89018

Building SF	3,724	Year Built	1970
Lot (Acres)	0.880	Parcel ID	05908610032
Zoning	C2	County	Clark
Frontage	0	Coords	36.574468,-115.671821

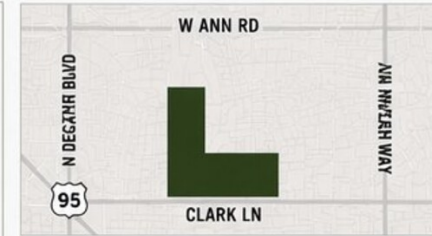
CLARK LANE APARTMENT COMMUNITY

3.52 ACRES TOTAL (±153,000 SF) – L-SHAPED SITE

329 Clark Ln (0.88 AC) + 283 Clark Ln (0.88 AC) + 225 Clark Ln (0.88 AC) + Cozby Vacant Land (0.88 AC)

L-SHAPED SITE CONFIGURATION

- Frontage on Clark Lane: ±330 LF
- Rear Parcel Behind 329 Clark Ln (Cozby Vacant)
- Total Area: ±3.52 Acres (153,000 SF)
- Zoning: CG (Commercial General)
- Jurisdiction: Clark County, NV



SITE SUMMARY

Total Area: ±3.52 Acres (153,000 SF)

Total Units (Est.): 70 – 85 Units

Density: 19.9 – 24.1 Units / Acre

Unit Mix (Est.):

- 1 Bed / 1 Bath: 25 – 30 Units
- 2 Bed / 2 Bath: 35 – 45 Units
- 3 Bed / 2 Bath: 10 – 15 Units

Building Height: 3-Story

Parking Spaces: ±120 – 140

Parking Ratio: 1.4 – 1.7 / Unit

Buildings: 4 – 6 (3-Story)

Amenities: Clubhouse, Pool,
Dog Park, Outdoor Seating,
Barbecue Areas



PROPERTY HIGHLIGHTS

- High growth northwest Las Vegas area with strong rental demand
- L-shaped site allows for efficient layout and privacy
- Well-positioned for easy access from Clark Lane
- Close to retail, dining, schools, and major employment centers

- Ideal product mix for workforce and family renters
- Amenities drive resident retention and satisfaction
- Potential for attractive returns and long-term cash flow

COMMUNITY AMENITIES

- Clubhouse
- Swimming Pool
- Dog Park
- Outdoor Lounge
- BBQ / Picnic Areas
- Play Area
- Landscaped Green Space
- Surface Parking

IDEAL FOR

- Workforce Housing
- Families
- Professionals
- Long-Term Rentals

AREA DEMOGRAPHICS (5-MILE RADIUS)

- Population: 122,933
- Avg. Household Income: \$94,886
- Daytime Population: 72,146
- Median Age: 38.2



This site plan is conceptual in nature and subject to change. All dimensions, layouts, uses, parking counts and improvements are approximate and subject to governmental approvals.

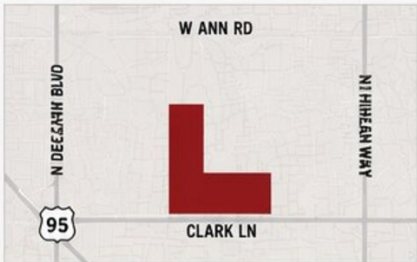
CLARK LANE NEIGHBORHOOD RETAIL CENTER

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Parking Spaces:	±130 – 150
Parking Ratio:	5.5 – 6.8 / 1,000 SF
Access Points:	3 Access Points



PROPERTY HIGHLIGHTS

- High visibility location on Clark Lane with ±330 feet of frontage
- L-shaped site allows for efficient layout and strong tenant visibility
- Multiple access points for easy ingress / egress
- Well-positioned for national retailers, restaurants, medical, services & more
- Strong traffic counts and growing residential density
- Utilities available to site

IDEAL USES

- Retail Shops
- Restaurants / Cafes
- Medical / Dental
- Bank / Financial Services
- Fitness / Wellness
- Personal Services
- Pet Services
- And More

AREA DEMOGRAPHICS (5-MILE RADIUS)

Population	122,933	Avg. Household Income	\$94,886
Daytime Population	72,146	Median Age	38.2

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CONCEPT 1 CLARK LANE FUEL STATION + CONVENIENCE STORE WITH CAR WASH

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BUILDING / USES

Convenience Store: 4,500 – 5,000 SF
Fueling Positions: 12 – 16
Car Wash: 1 Tunnel

PARKING & CIRCULATION

Parking Spaces: ±35
Truck Parking: ±8 – 10 Stalls
Access Points: 3 Access Points

IDEAL USER

Regional Fuel Operator

FUEL CANOPY & C-STORE



CAR WASH



TRUCK / RV PARKING & DETENTION

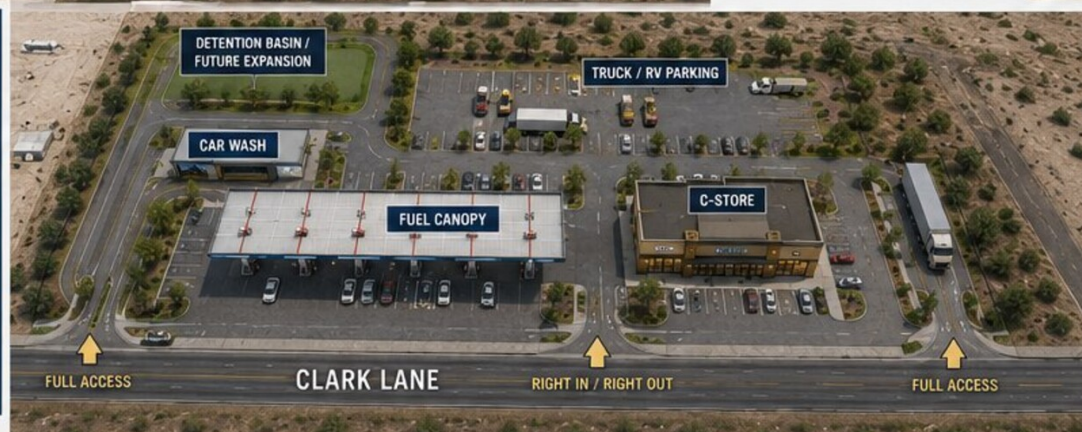


KEY FEATURES

- 12 – 16 Fueling Positions
- 4,500 – 5,000 SF Convenience Store
- Automatic Car Wash
- Truck & RV Friendly Circulation
- Detention Basin / Future Expansion
- 3 Access Points for Easy Ingress / Egress
- High Visibility on Clark Lane
- Ideal for Regional Fuel Operator

DEVELOPMENT HIGHLIGHTS

- ✓ Strong Traffic Counts on Clark Lane
- ✓ Surrounded by Growing Residential
- ✓ High Growth Northwest Las Vegas
- ✓ Excellent Access to US-95
- ✓ Zoned CG (Commercial General)
- ✓ Utilities Available to Site



POTENTIAL USES

- Fuel Station
- Convenience Store
- Car Wash
- Truck / RV Stop
- Propane / DEF Sales
- Future Expansion

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Market Overview

Market Overview: Indian Springs, NV

Indian Springs is an unincorporated town and a census-designated place located on U.S. Route 95 next to Creech Air Force Base in northwestern Clark County and southern Nevada. The population was 912 at the 2020 census.



DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	1,428	Population	1,428	Population	1,428
Median HH Income	\$75,339	Median HH Income	\$75,339	Median HH Income	\$75,339
Households	550	Households	550	Households	550

Source: ESRI / ArcGIS Business Analyst

The Former Oasis Redevelopment Opportunity

Indian Springs, NV



FOR MORE INFORMATION



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