

Kyle Canyon ±9.45 Acres

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



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Contact Us

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Property Description

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Property Description

CBRE is pleased to present +/-9.45 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

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SKYE CANYON Homebuilder sign on Iron Mountain Rd., approx. 680 ft. S. 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.



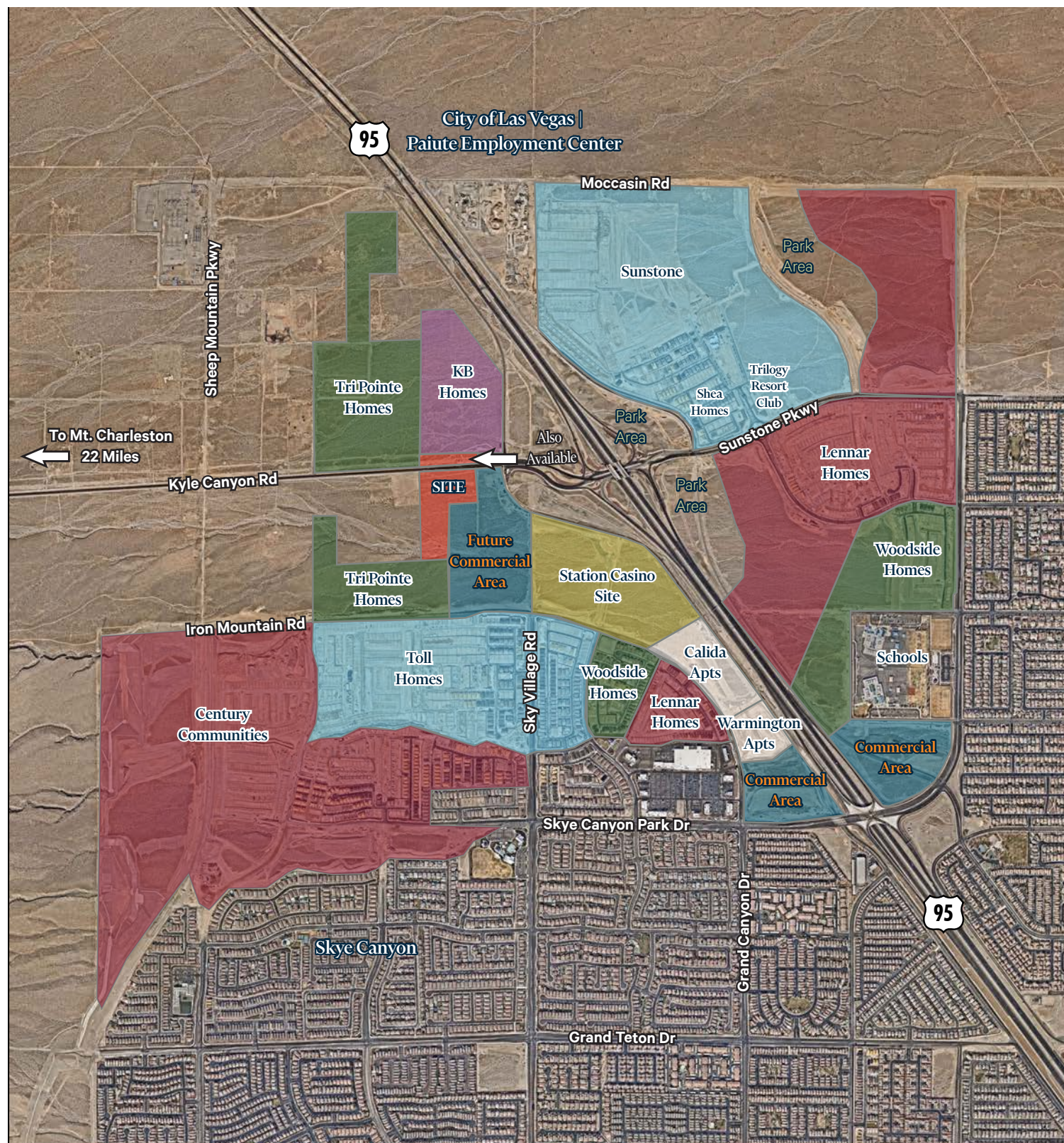
Looking west along Kyle Canyon Road, towards the Spring Mountains.

Area Overview

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Community Aerial

Kyle Canyon



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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 (skyecanyon.com)



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

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