



LAS VEGAS BLVD

VIA INSPIRADA

SPEED VEGAS

004

005

006

007

INSPIRADA LAND

Via Inspirada and Las Vegas Boulevard | Las Vegas, Nevada 89044

12.5 GROSS ACRES

FOR SALE

\$21.12/SF

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CBRE

AERIAL MAP



OMP South 15 Distribution Center @ Sloan

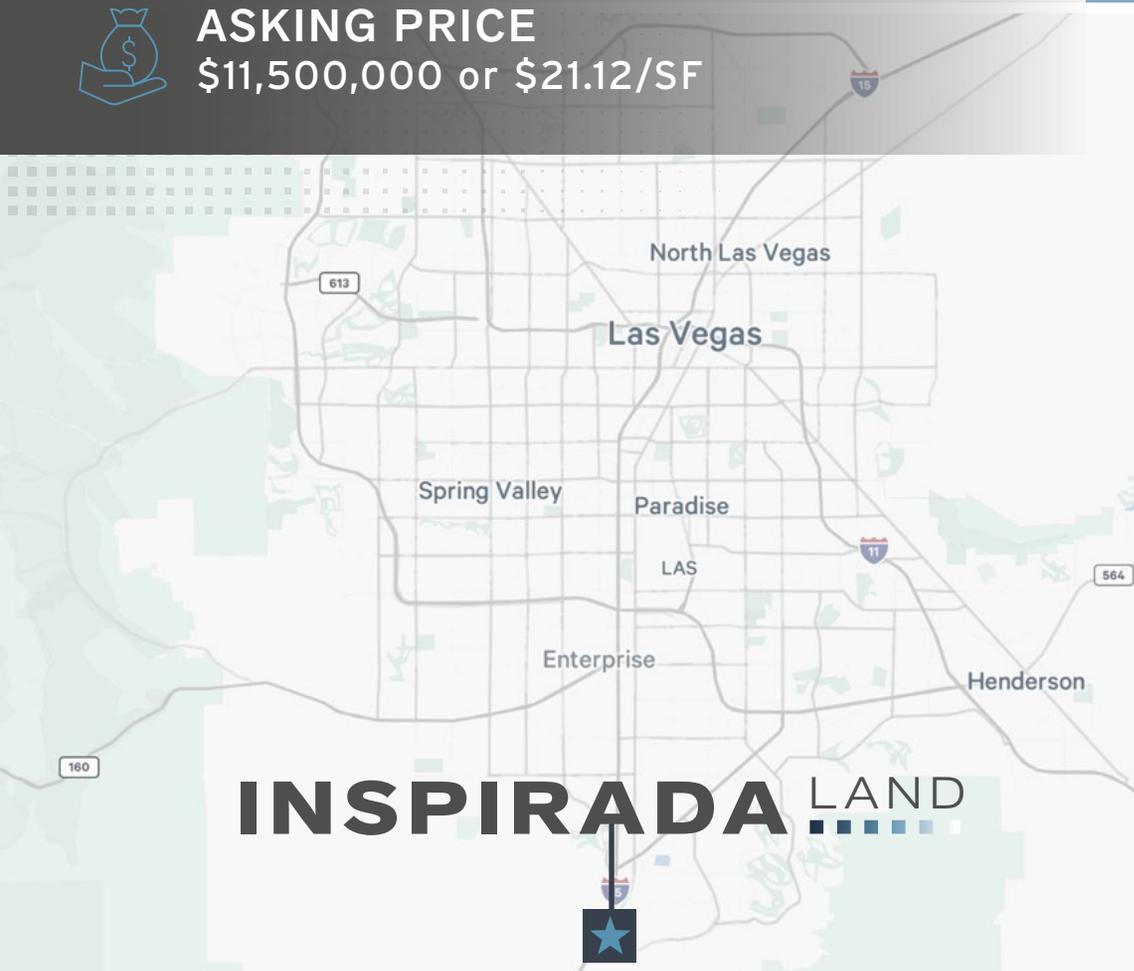
LAND HIGHLIGHTS

Located within the West Henderson submarket, which is a growing area for data centers and logistics users in the region because of its close proximity to the California state line.



ASKING PRICE

\$11,500,000 or \$21.12/SF



LOCATION



OFFER

12.5 gross acres for sale



APN(S)

191-20-301-004, 005, 006, 007



ACCESS

Quick access to the I-15 Freeway and Las Vegas Blvd.



2025 TAXES

\$7,546.57



LOCATION

Adjacent to the 100 acre Speed Vegas Racing facility



FLOOD ZONE

Not in a 100-Year Flood Zone



MARKET

Clark County Jurisdiction



WATER/POWER

Study Available
(Buyer to verify Utilities)



ZONING

R-U with planned use of EM and potential for IL (Industrial Zoning)



KEY DISTANCES

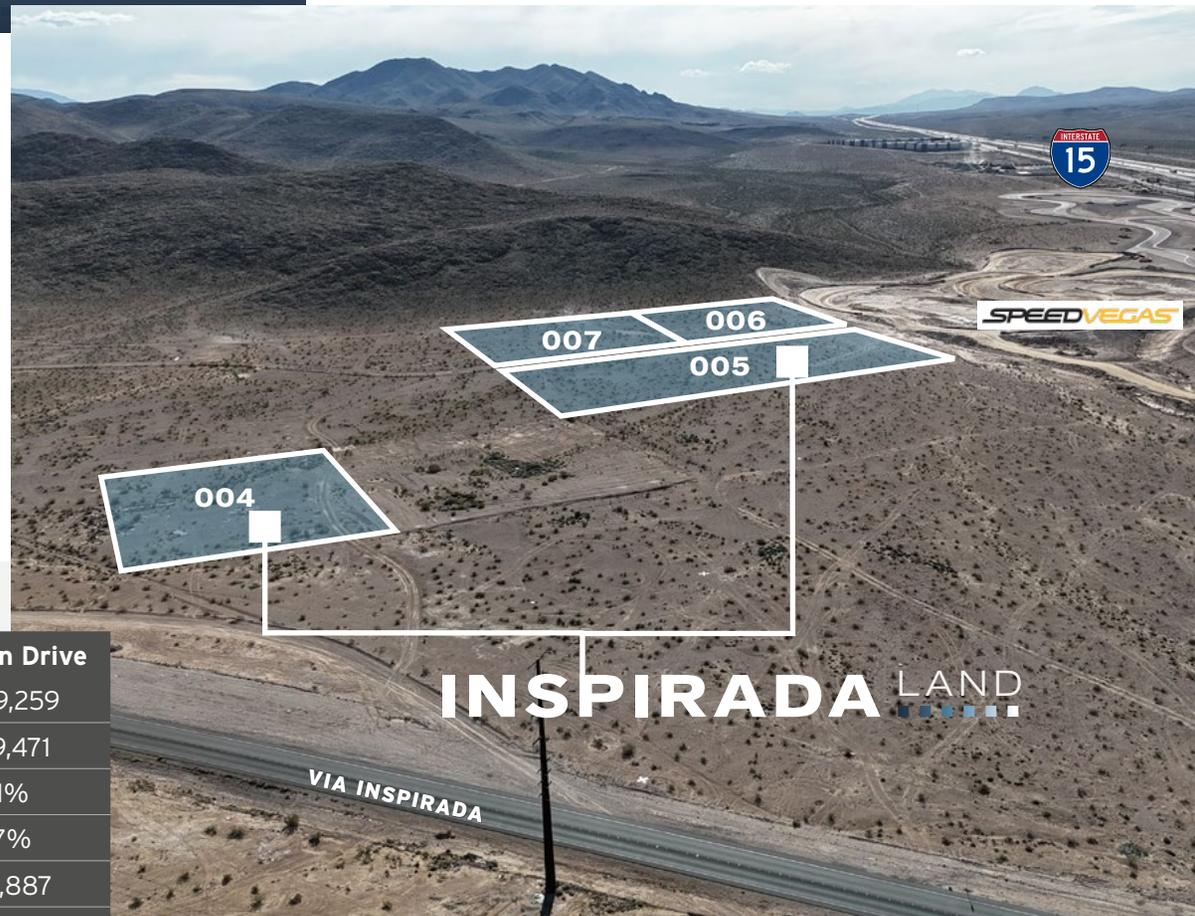
- ±14.5 miles to the I-215 Interchange
- ±17 miles to Harry Reid International Airport
- ±1 mile to the I-15 Freeway via Inspirada Access Road
- ±15 miles to the Las Vegas Strip
- ±26 miles to the California state line

CBRE is pleased to present approximately 12.5 acres of land with potential for industrial development, which is located just East of Las Vegas Boulevard, on the Southern "gateway" to Las Vegas.

The properties are adjacent to the 100 acre Speed Vegas Raceway track, The M Resort and Hotel, and the West Henderson/Las Vegas Strip corridors.

The Properties are situated along the I-15 and have good visibility from the highway. The site is surrounded by various retail, multi-family, and hotel developments as well as the affluent master-planned communities such as Inspirada and Southern Highlands. The parcel(s) are currently zoned R-U (Rural Open Land) with planned land use of Entertainment Mixed-Use (EM) which allows for a variety of commercial usages. The sites also provide easy access to the I-15 via the Sloan Interchange.

EXECUTIVE SUMMARY



DEMOGRAPHICS

Within a 45-Minute Drive

| | 30-Min Drive | 45-Min Drive |
|--|--------------|--------------|
| Total Population | 861,536 | 1,339,259 |
| Total Households | 329,396 | 499,471 |
| Millennial Population % (25-39) | 21% | 21% |
| Gen X Population % | 27% | 27% |
| Median Household Income | \$56,294 | \$57,887 |
| Avg. Consumer Expending Per Household on Goods | \$69,883 | \$70,346 |
| Household Income > \$100,00 | 133,674 | 212,956 |
| Manufacturing Workers | 22,369 | 35,251 |
| Warehouse/Distribution Workers | 34,954 | 53,085 |

■ 30-Min Drive ■ 45-Min Drive

INSPIRADA LAND

CONTACT US FOR MORE INFORMATION

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