

4541 E OWENS AVE, LAS VEGAS, NV 89110



SHOVEL READY FOR SALE: 54-UNIT MULTI-FAMILY LOT “INCLUDING BUILDING & CIVIL PLANS, PERMITS RTI”



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KAYLEE CHO
TEAM COMMERCIAL
& DEVELOPMENT



Keller Williams
COMMERCIAL
LAS VEGAS

EXECUTIVE SUMMARY

Kaylee Cho Team is pleased to offer a rare shovel-ready development opportunity to build a 54-unit Multi-Family Apartment Project in the Sunrise submarket. Sunrise submarket was ranked for 3rd highest multifamily absorption out of 9 submarkets in Las Vegas Valley.

The offering includes building permits RTI (Ready to Issue) and entitlement package consisting of 14 one-bedroom units, 32 two-bedroom units, and 8 three-bedroom with den units to serve a family-oriented demographic in the Sunrise submarket of Las Vegas. This project is located in the 2025 Qualified Census Tracts (QCTs)

The site has various location advantages including:

- 1) major public transportation access connecting to North Las Vegas industrial parks, Summerlin, Spring Valley, etc.
- 2) four elementary schools across the street and nearby, and
- 3) many upcoming new development projects are joining the immediate area including Shaquille O'Neal's Youth Center across the street, a large developer's retail/office developments on Lake Mead Blvd, and 4+ new communities built/being-built by Storybook Homes (owned by luxury developer Toll Bros) on Owens Ave, to name a few.

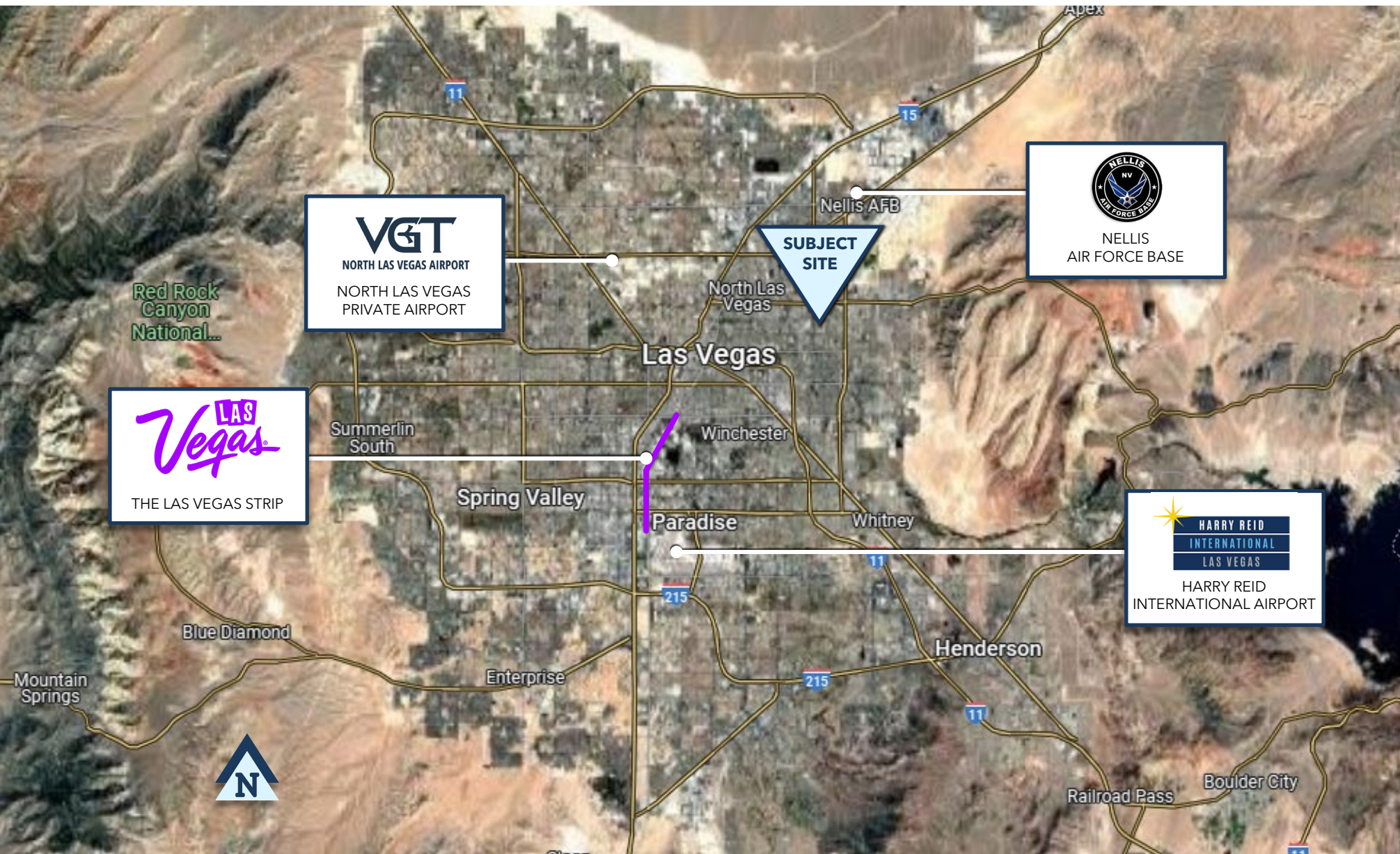
Our 2.41 AC site is a former mobile home park. The site requires minimal off-site utility work. We expect the civil permit and building permits to be received no later than end of April 2025. Construction is expected to take 9 months for a new owner to target the Spring moving season in 2026.

Nearby 2 bd/2 ba apartment rental properties are asking \$1,739/mo in rent as of January 2025. Contact the agent for more information.

PROPERTY SUMMARY

Price	\$1,998,000 (\$829K/AC) including building & civil plans (permits Realty-To-Issue)
Address	4541 E Owens Ave Las Vegas, NV 89110
Parcel Number	APN 140-29-101-003
Submarket	Sunrise
Jurisdiction	City of Las Vegas
Land Use/Zoning	Medium Density Residential (R-3)
Land Size (AC)	2.41 AC
No. of Buildings	3
No. of Units	54 14 one-bedroom 32 two-bedroom 8 three-bedroom + den
No. of Floors	2 - 3
Rentable Size (sf)	49,050 sf
No. of Parking Spaces	105 (1.94/unit)
Permit Status	Building/Civil Permits expected in May 2025
QCT Status 2025	Qualified Census Tracts (QCTs) https://www.huduser.gov/portal/sad_da/sadda_qct.html
Current Site Status	Former Mobile Home Park demolished and ready for construction.

LOCATION | CLARK COUNTY



LOCATION | NEIGHBORHOOD

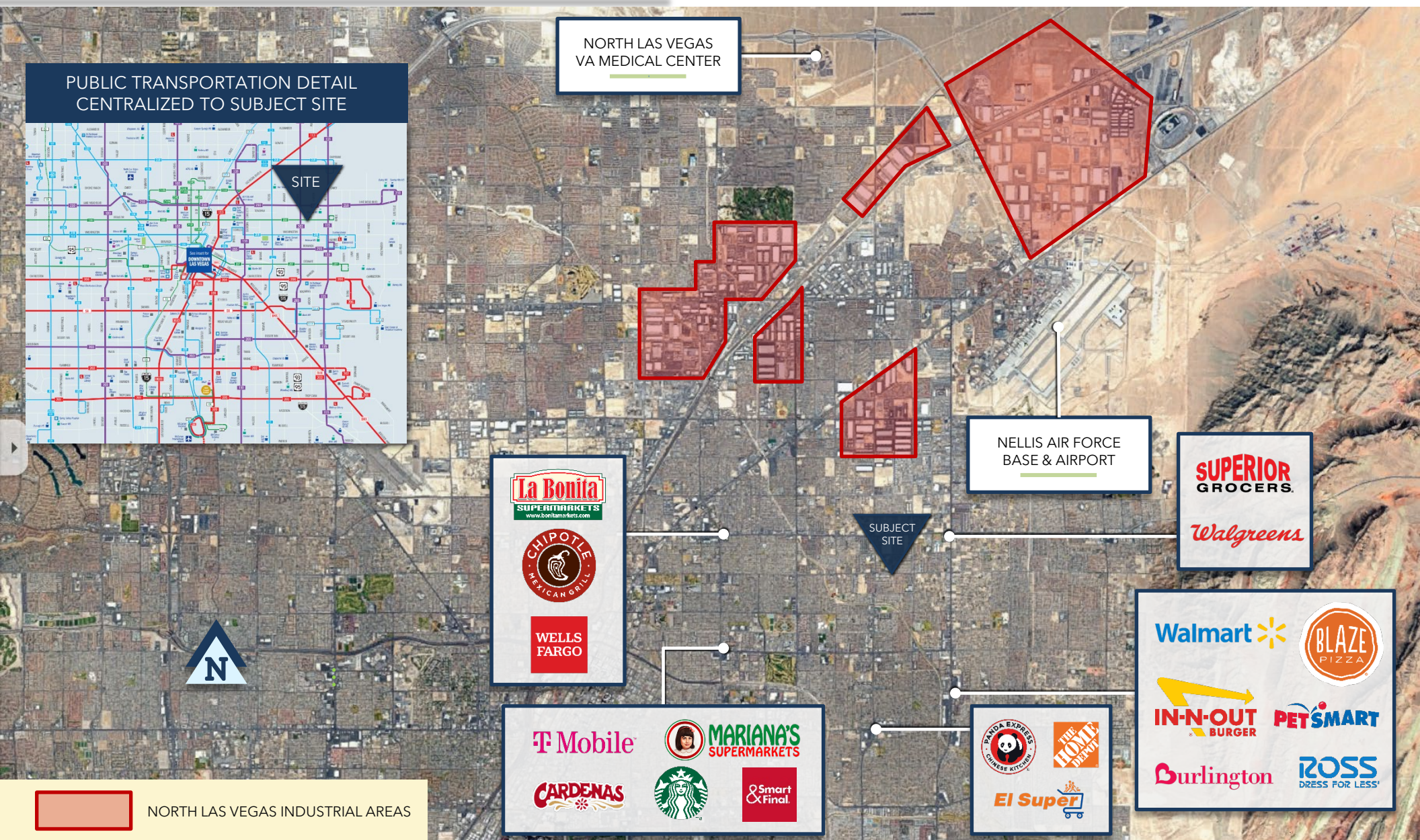
*Youth Center site is owned by Shaquille O’Neal’s Foundation who announced the development in Jun 2024.

**Storybook Homes was acquired by luxury national new home builder Toll Brothers in 2021 to target compact home markets.

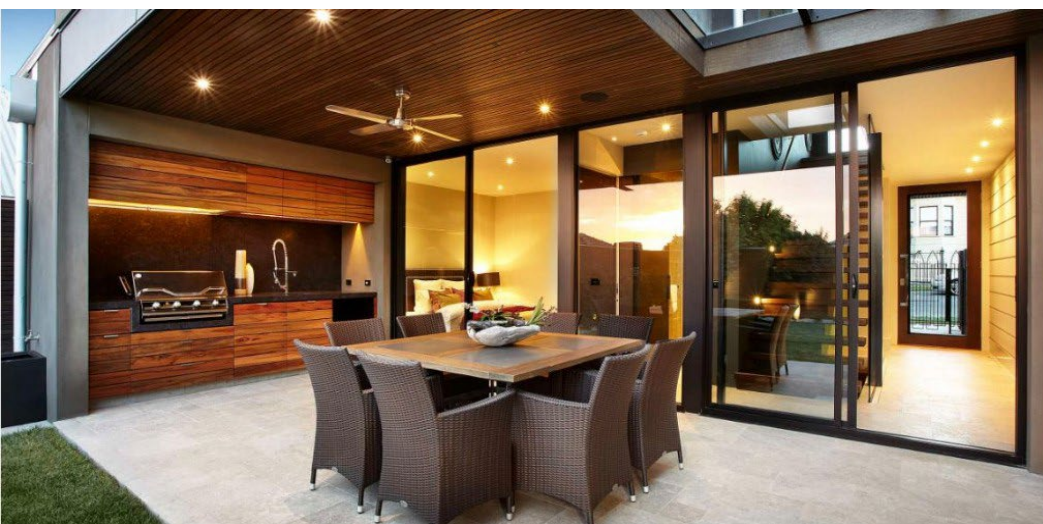


RTI W/PERMITS & ENTITLEMENTS | 54-UNIT MULTIFAMILY DEVELOPMENT

LOCATION | RETAIL & TRANSPORTATION



AMENITIES



Kitchen

Stainless appliance package

- Refrigerator
- Microwave
- Dishwasher

Granite/Quartz countertop

Garbage disposal

Washer/dryer in unit

Gym and outdoor fitness area

Walking trails and benches within the community

Outdoor BBQ area

Central AC

Private patio/balcony

Extra den in 3-bedroom units

Proximity to four elementary schools

Major bus lines connecting to:

- North Las Vegas Industrial area
- Summerlin
- Spring Valley

SITE PLAN

EXISTING BOUNDARY WALLS



EXISTING NORTH BLOCK WALL TO BE DEMOLISHED 3'-6" HIGH



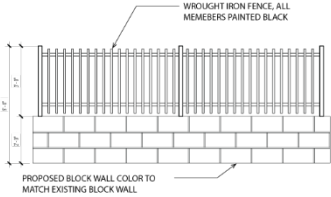
EXISTING SOUTH BLOCK WALL TO REMAIN



EXISTING EAST BLOCK WALL TO REMAIN

EXISTING WEST BLOCK WALL TO REMAIN

PROPOSED BOUNDARY WALLS



DETAIL - 1

SITE PLAN

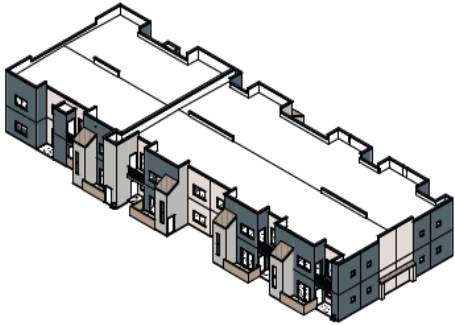
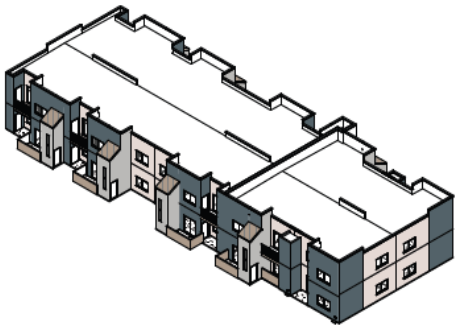


SITE DATA

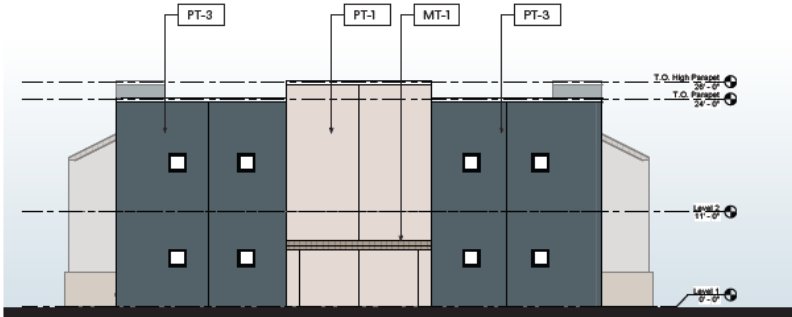
APN:	140-29-101-003
ADDRESS:	4541 Owens Avenue
JURISDICTION:	City of Las Vegas
ZONING:	Existing: R-MHP Requested: R-3
PLANNED LAND USE:	Medium Density Residential
LOT SIZE:	2.41 Acres (GROSS)
HEIGHT:	37'-0" (50'-0" ALLOWABLE)
SETBACKS:	NORTH (Front) 10'-0" WEST (Side) 5'-0" SOUTH (Rear) 20'-0" with 3:1 proximity slope adjacent R-CL = 55' EAST (Side) 5'-0" with 3:1 proximity slope adjacent R-CL = 72'
UNITS	
1 BEDROOM (675 SF)	= 14 UNITS
2 BEDROOM (900 SF)	= 32 UNITS
3 BEDROOM (1,350 SF)	= 8 UNITS
TOTAL	= 54 UNITS
DENSITY	22.4 DU/AC
PARKING:	
1 BEDROOM (1.25 PER UNIT) X 14	REQUIRED = 17.5 STALLS PROVIDED = 17.5 STALLS
2 BEDROOM (1.75 PER UNIT) X 32	REQUIRED = 56 STALLS PROVIDED = 56 STALLS
3 BEDROOM (2 PER UNIT) X 8	REQUIRED = 16 STALLS PROVIDED = 16 STALLS
GUEST (1 PER 6 UNITS)	= 9 STALLS
TOTAL	= 99 STALLS PROVIDED = 100 STALLS
ADA STALLS REQUIRED	= 5 STALLS PROVIDED = 5 STALLS (1 VAN)



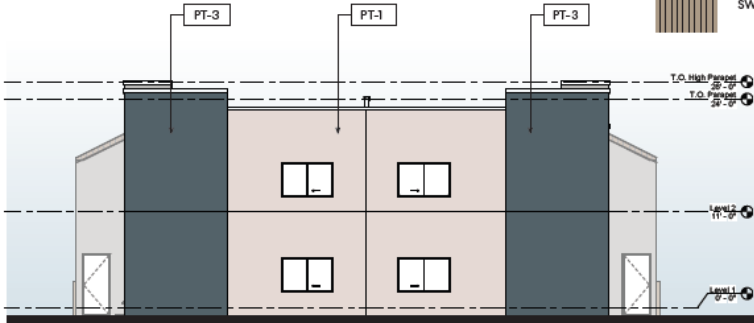
ELEVATIONS | BUILDING A & B



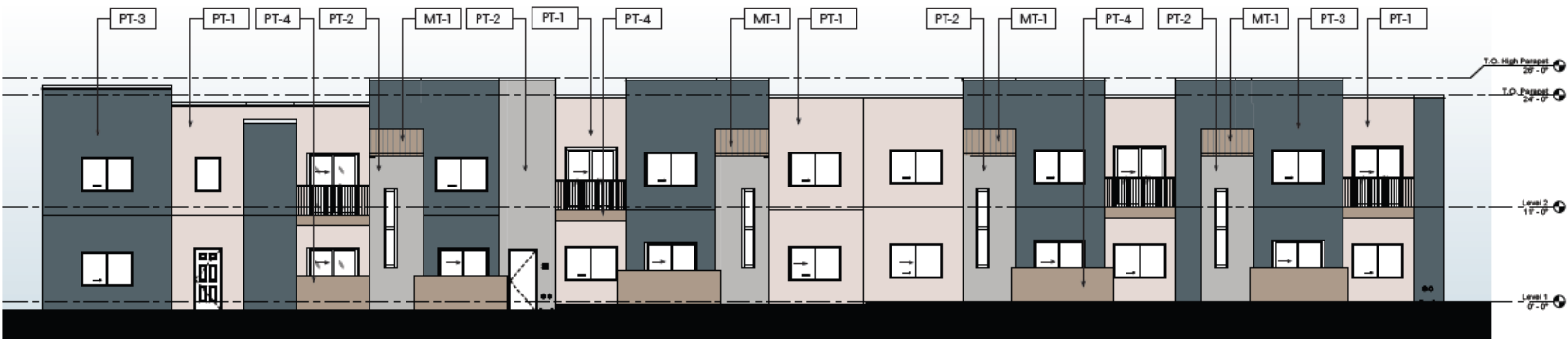
- LEGEND
- PT-1
STUCCO
SW 6021
DREAMY WHITE
 - PT-2
STUCCO
SW 7668
MARCH WIND
 - PT-3
STUCCO
SW 0639
RAIN CLOUD
 - PT-4
STUCCO
SW 7501
THRESHOLD TAUPE
 - MT-1
BERRIDGE STANDING SEAM
SW 7501 THRESHOLD TAUPE



NORTH ELEVATION BUILDING B
WEST ELEVATION BUILDING A



SOUTH ELEVATION BUILDING B
EAST ELEVATION BUILDING A

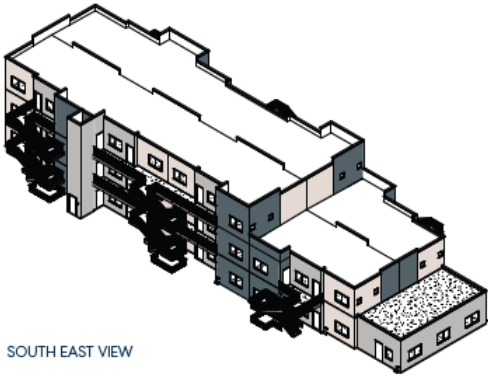


EAST ELEVATION BUILDING B
SOUTH ELEVATION BUILDING A

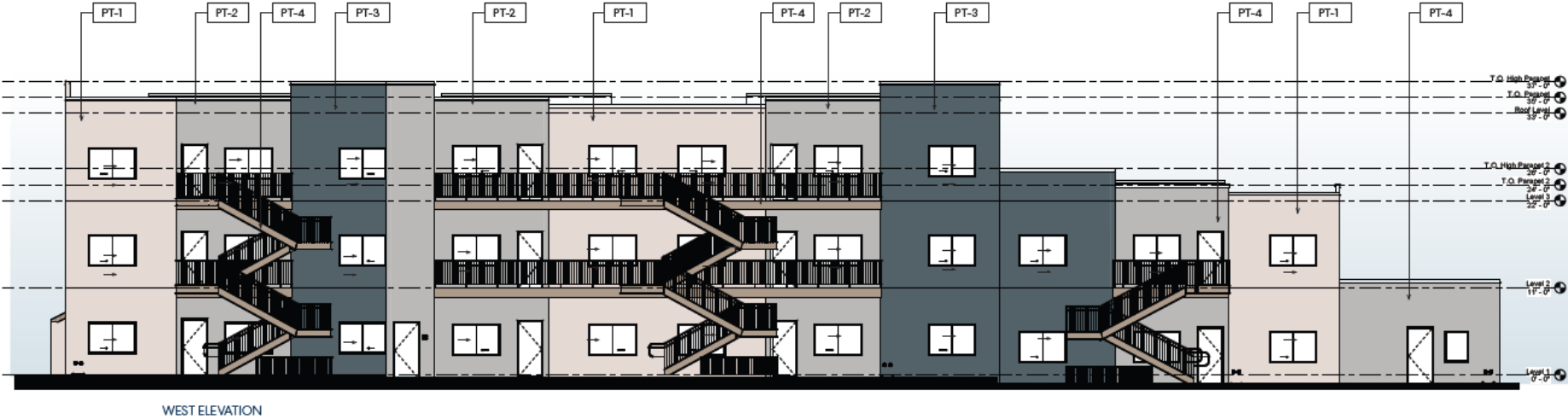
BUILDING B - EXTERIOR ELEVATIONS / VIEWS

ALL BUILDING AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNING AGENCIES.

ELEVATIONS | BUILDING C



LEGEND	
<div></div>	PT-1 STUCCO SW 6021 DREAMY WHITE
<div></div>	PT-2 STUCCO SW 7668 MARCH WIND
<div></div>	PT-3 STUCCO SW 9639 RAIN CLOUD
<div></div>	PT-4 STUCCO SW 7501 THRESHOLD TAUPE
<div></div>	MT-1 BERRIDGE STANDING SEAM SW 7501 THRESHOLD TAUPE



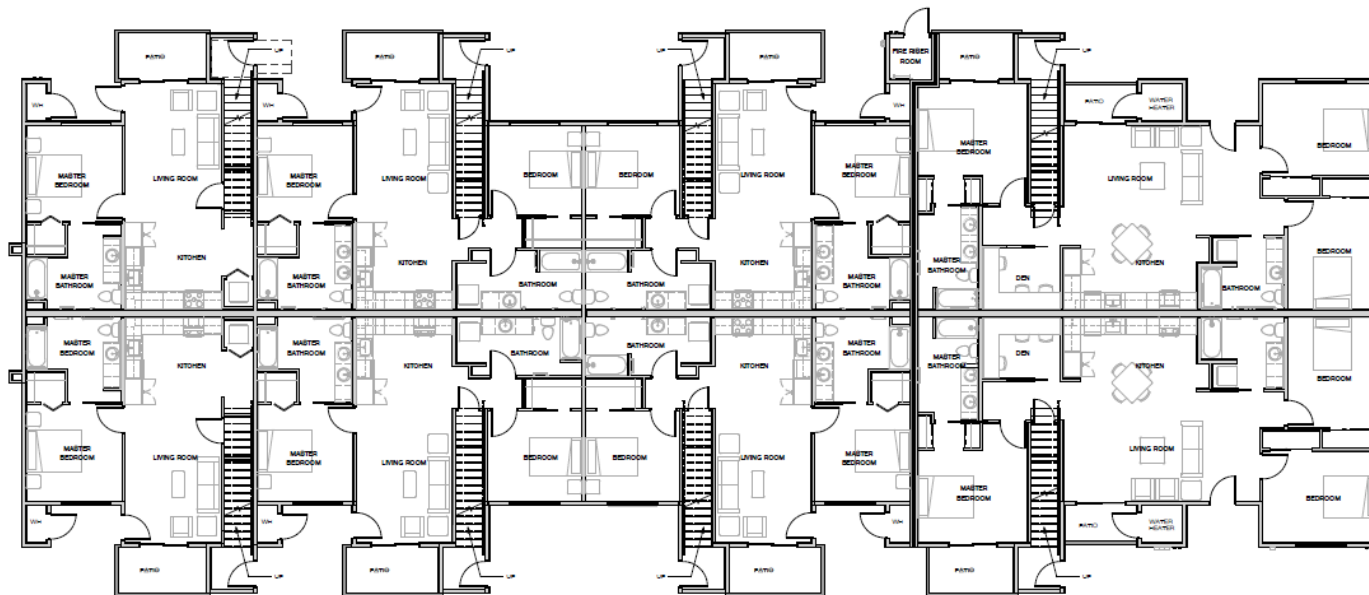
BUILDING C - EXTERIOR ELEVATIONS AND VIEWS

■ 4' ■

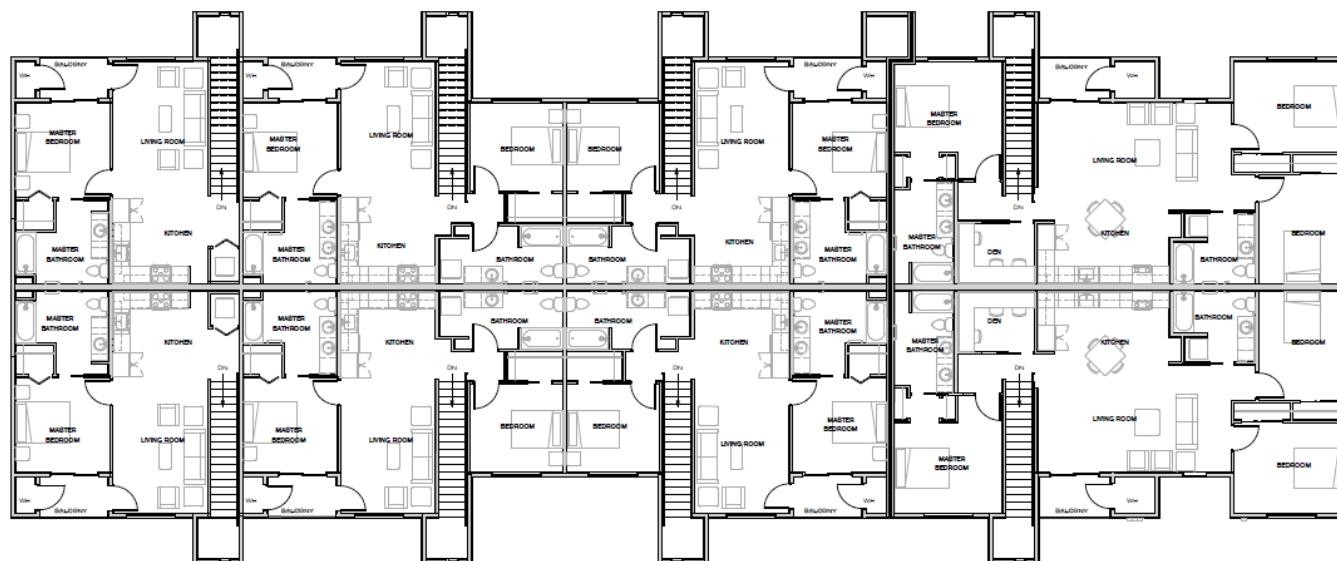
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FLOOR PLAN | BUILDING A

LEVEL 1

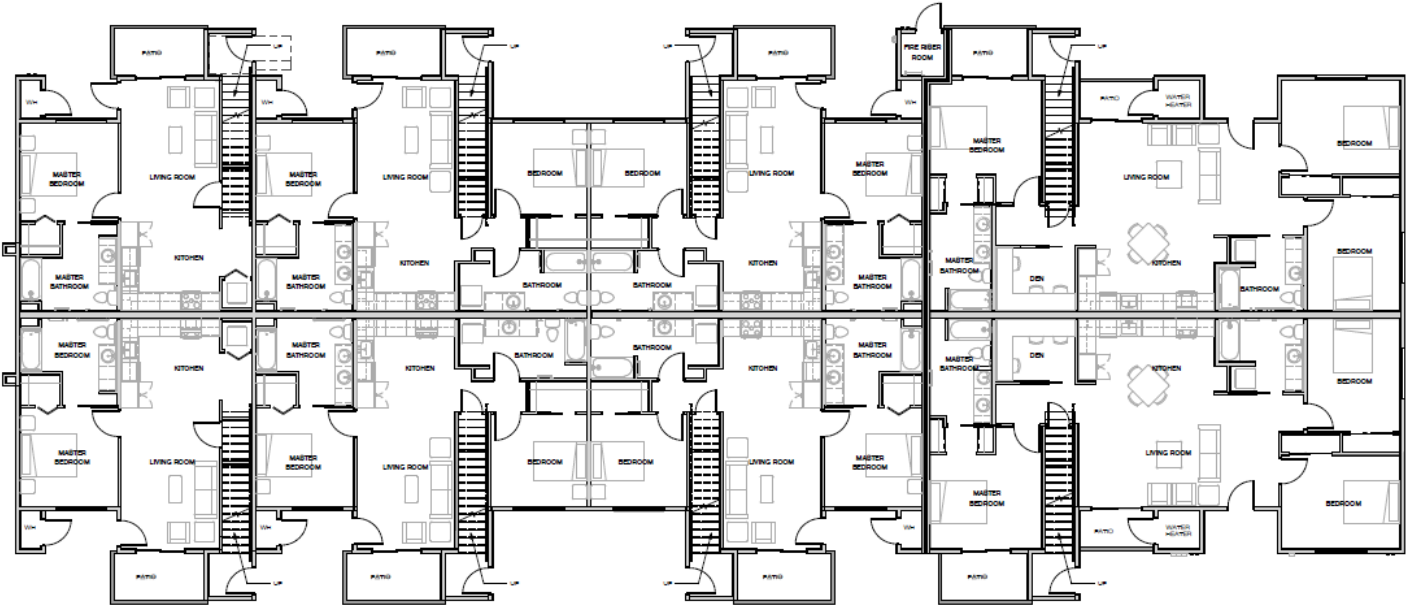


LEVEL 2

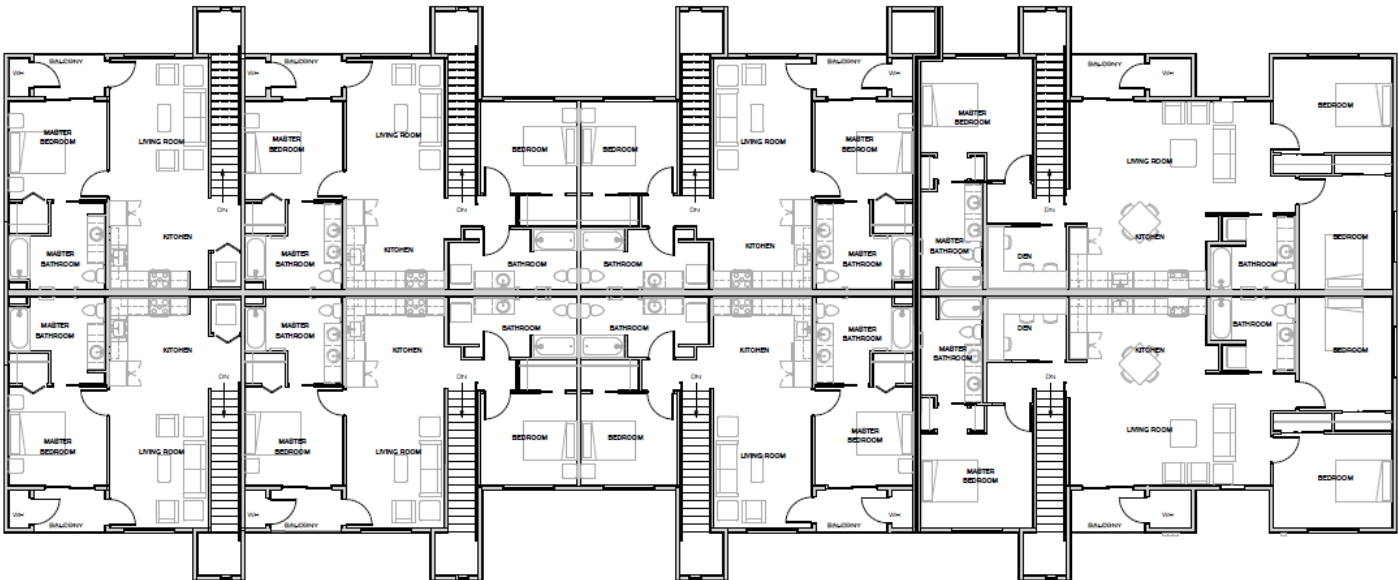


FLOOR PLAN | BUILDING B

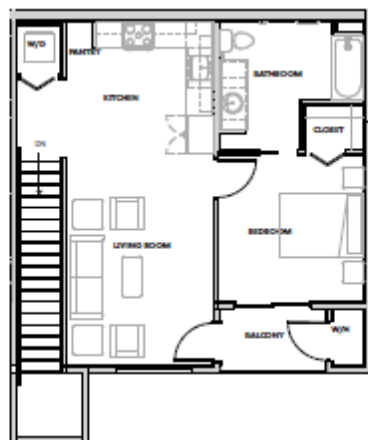
LEVEL 1



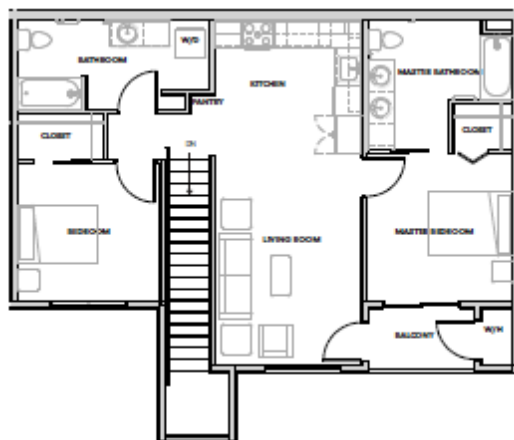
LEVEL 2



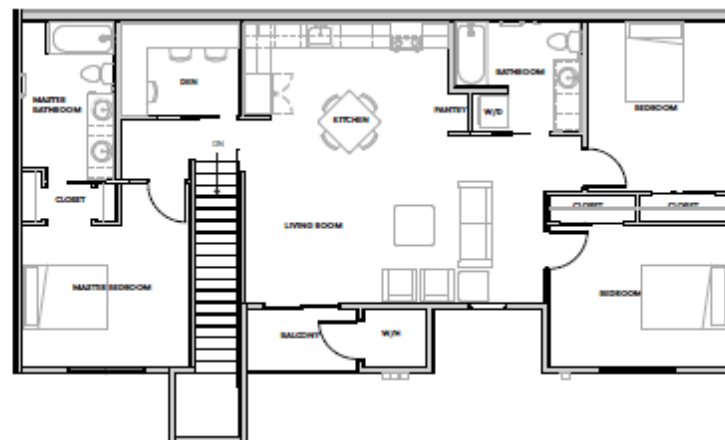
FLOOR PLAN | BUILDING A & B UNITS



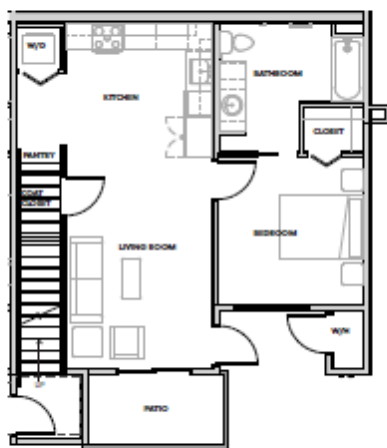
1 BEDROOM UNIT - LEVEL 2



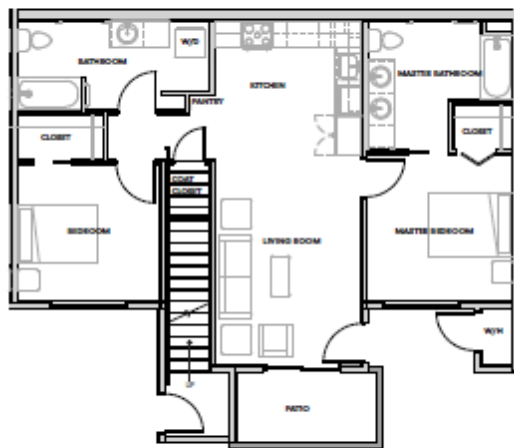
2 BEDROOM UNIT - LEVEL 2



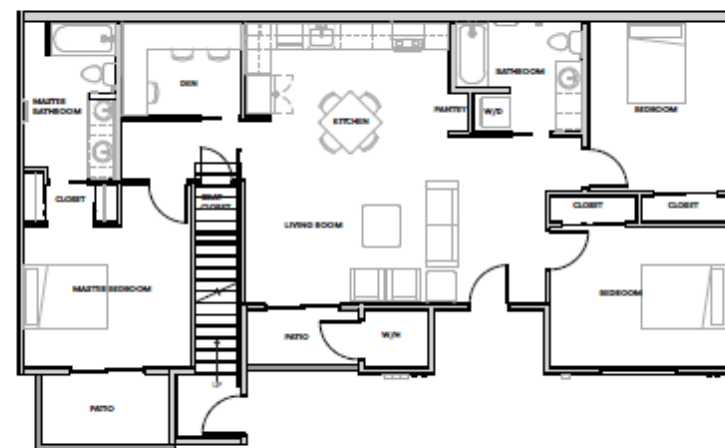
3 BEDROOM UNIT - LEVEL 2



1 BEDROOM UNIT - LEVEL 1



2 BEDROOM UNIT - LEVEL 1



3 BEDROOM UNIT - LEVEL 1

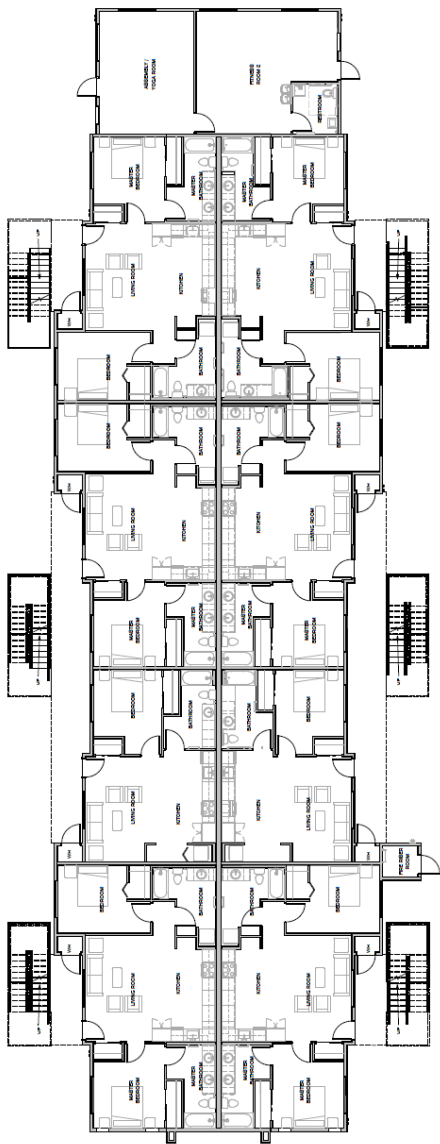
BUILDING A & B
INDIVIDUAL UNIT PLANS



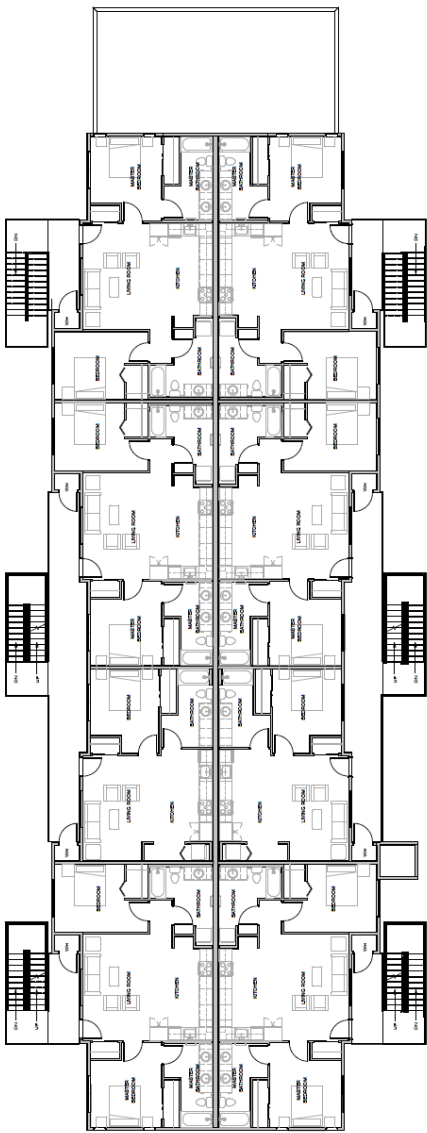
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FLOOR PLAN | BUILDING C

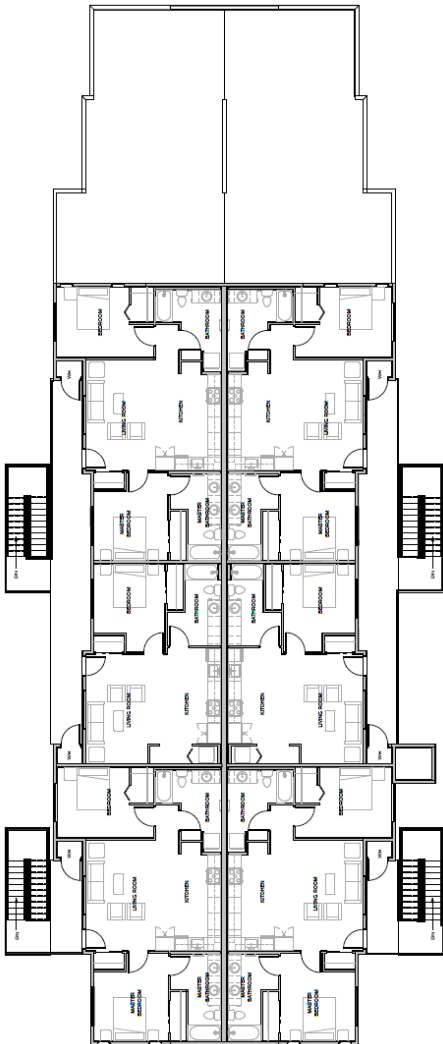
LEVEL 1



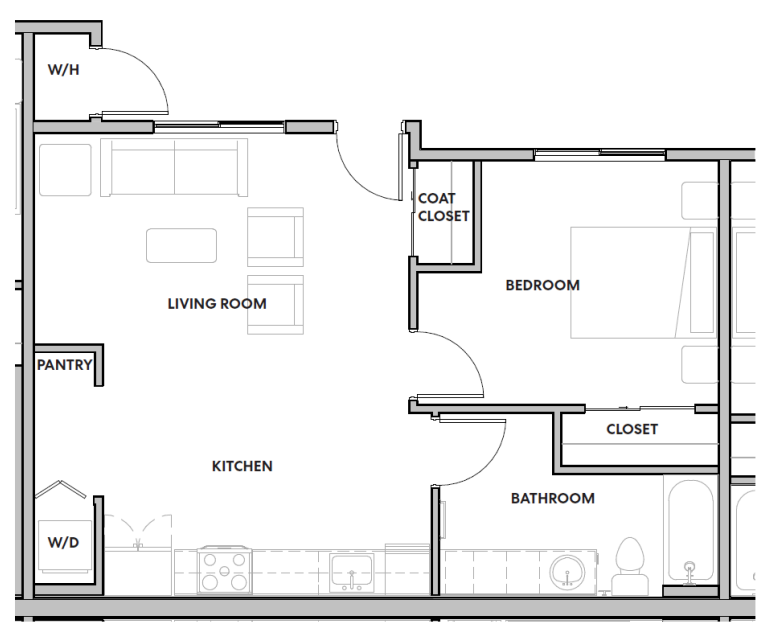
LEVEL 2



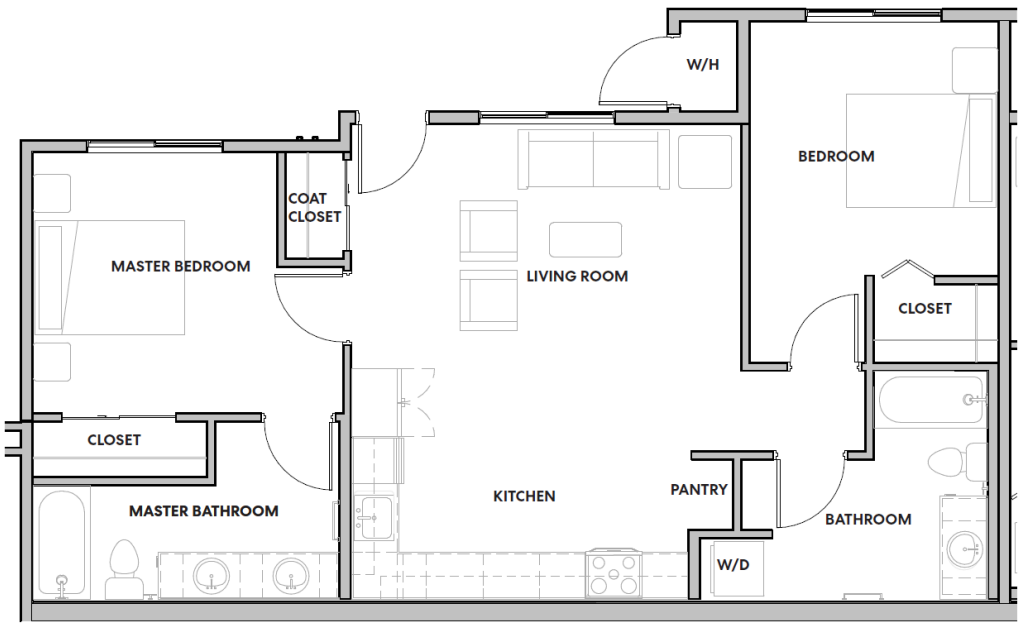
LEVEL 3



FLOOR PLAN | BUILDING C UNITS



1 BEDROOM UNIT



2 BEDROOM UNIT

BUILDING C
INDIVIDUAL UNIT PLANS

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RTI FOR SALE: 54-UNIT MULTI-FAMILY LOT WITH PERMITS & ENTITLEMENTS



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