

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 3<sup>rd</sup> 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.

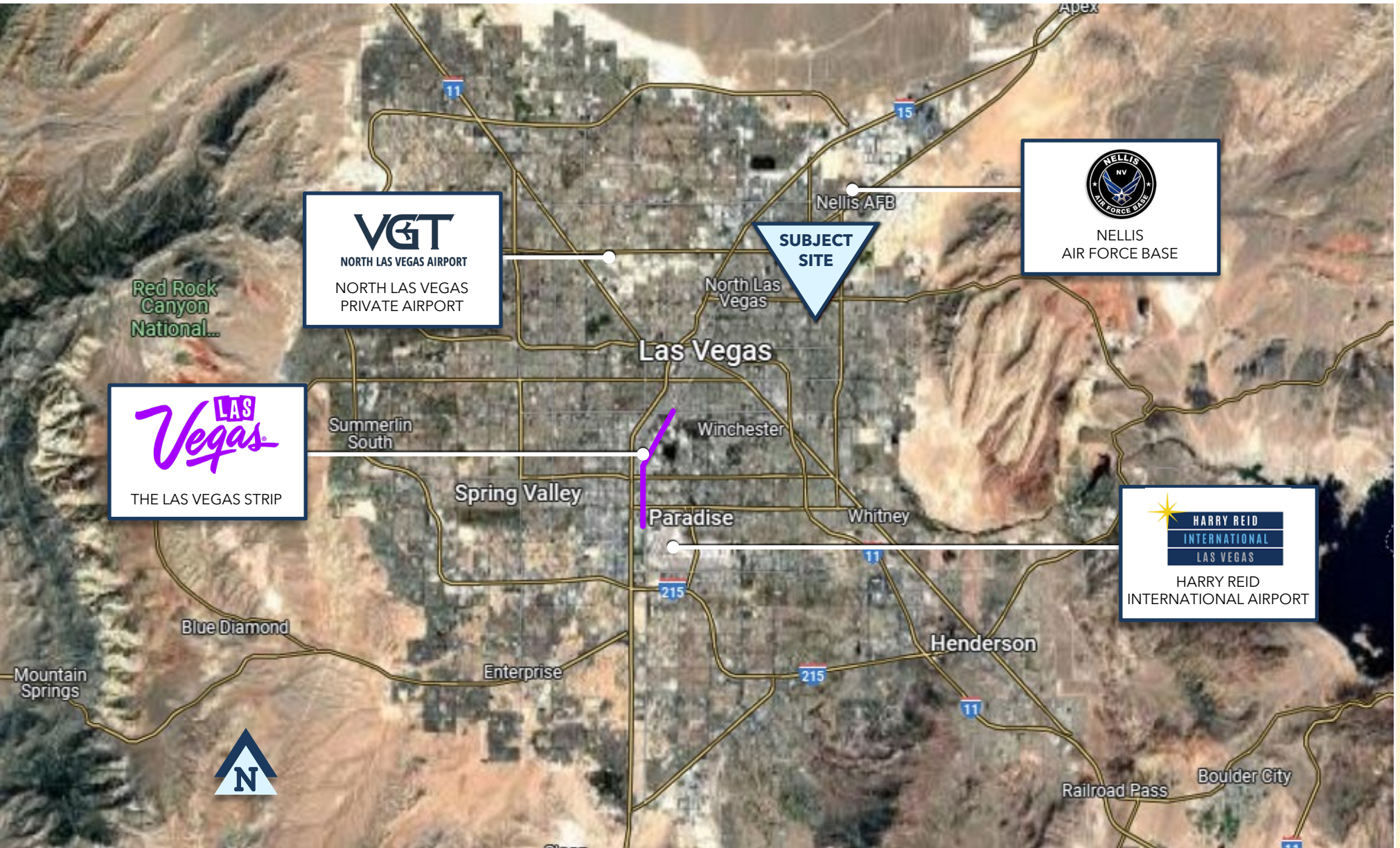
Our 2.41 AC site is a former mobile home park. The site requires minimal off-site utility work. We expect the civil permit and building permits to be received no later than end of April 2025. Construction is expected to take 9 months for a new owner to target the Spring moving season in 2026.

Nearby 2 bd/2 ba apartment rental properties are asking \$1,699/mo in rent as of January 2025. Contact the agent for more information.

## PROPERTY SUMMARY

Price	<b>\$2,651,000 (\$1.1M/AC)</b> <b>including building &amp; civil plans</b> <b>(permits Realty-To-Issue)</b>
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 <b>14 one-bedroom</b> <b>32 two-bedroom</b> <b>8 three-bedroom + den</b>
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 March 2025
QCT Status 2025	Qualified Census Tracts (QCTs) <a href="https://www.huduser.gov/portal/sad_da/sadda_qct.html">https://www.huduser.gov/portal/sad_da/sadda_qct.html</a>
Current Site Status	Former Mobile Home Park demolished and ready for construction.

# LOCATION | CLARK COUNTY

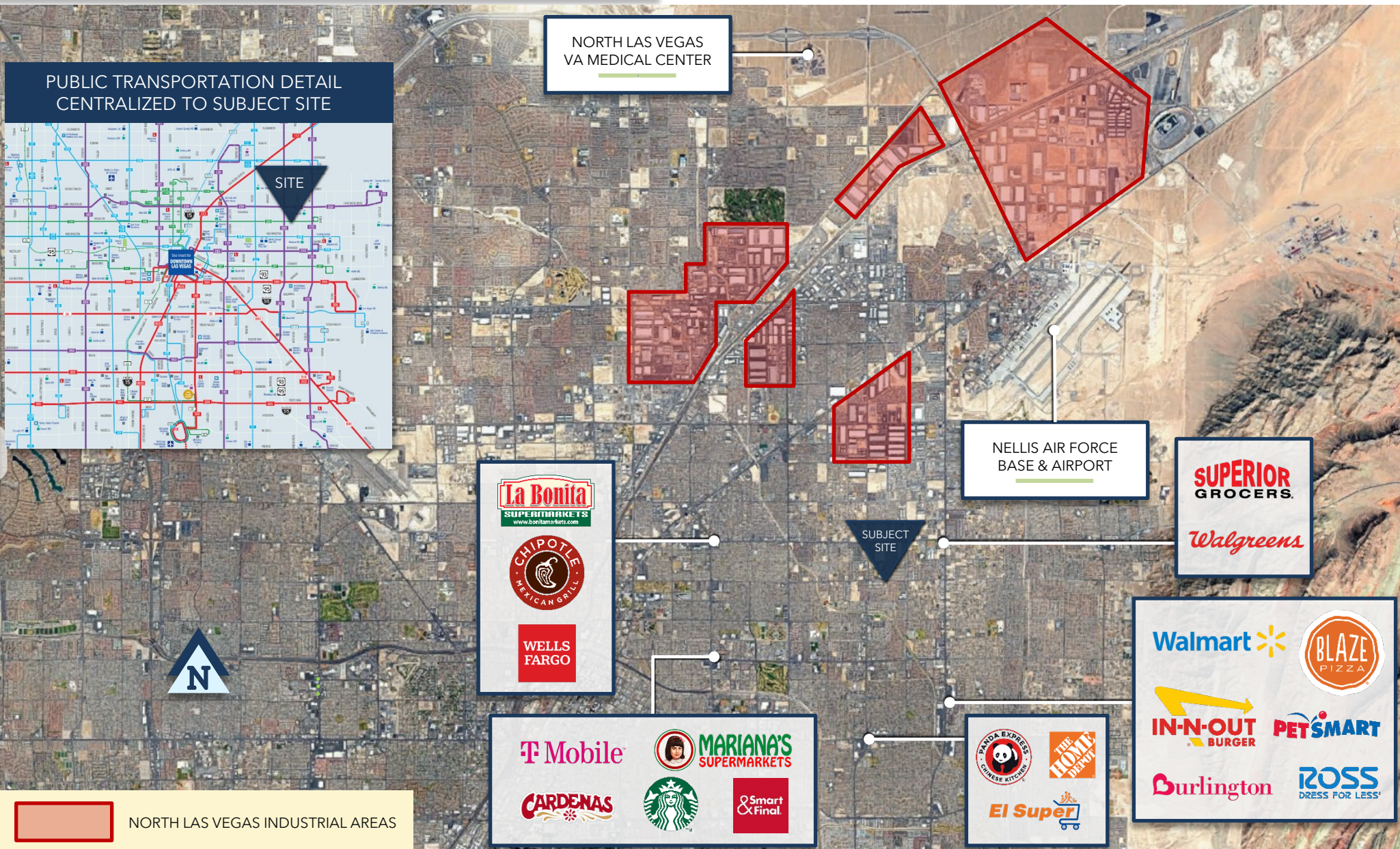


# LOCATION | NEIGHBORHOOD

\*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.



# 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



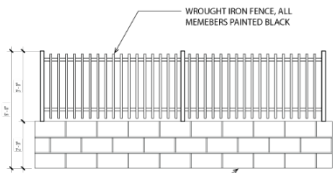
EXISTING SOUTH BLOCK WALL TO REMAIN



EXISTING EAST BLOCK WALL TO REMAIN

EXISTING WEST BLOCK WALL TO REMAIN

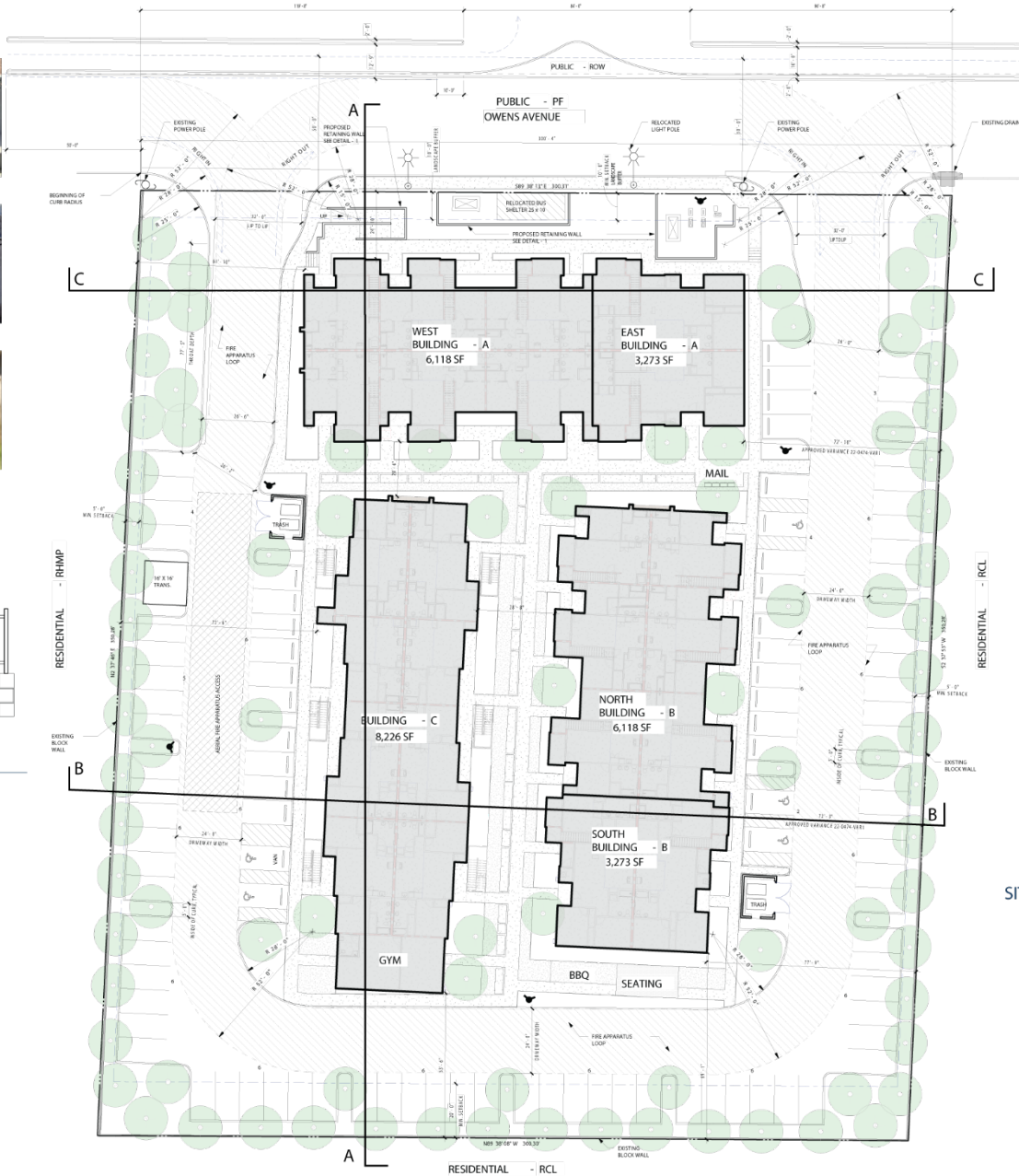
## PROPOSED BOUNDARY WALLS



PROPOSED BLOCK WALL COLOR TO MATCH EXISTING BLOCK WALL

DETAIL - 1

SITE PLAN  
 ■ 16' ■ NORTH



## 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'

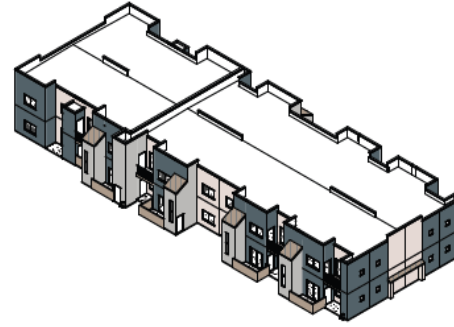
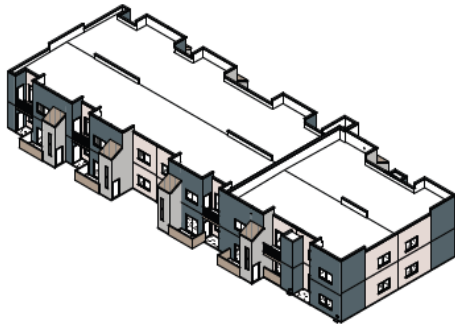
UNITS		
1 BEDROOM (675 SF)	= 14 UNITS	
2 BEDROOM (900 SF)	= 32 UNITS	
3 BEDROOM (1,350 SF)	= 8 UNITS	
<b>TOTAL</b>	<b>= 54 UNITS</b>	
<b>DENSITY</b>	<b>22.4 DU/AC</b>	
PARKING:	REQUIRED	PROVIDED
1 BEDROOM (1.25 PER UNIT) X 14	= 17.5 STALLS	
2 BEDROOM (1.75 PER UNIT) X 32	= 56 STALLS	
3 BEDROOM (2 PER UNIT) X 8	= 16 STALLS	
GUEST (1 PER 6 UNITS)	= 9 STALLS	
<b>TOTAL</b>	<b>= 99 STALLS</b>	<b>100 STALLS</b>
ADA STALLS REQUIRED	= 5 STALLS	5 STALLS (1 VAN)

SITE



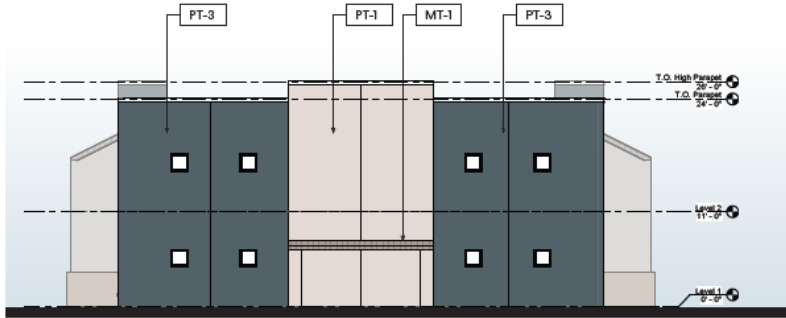
Vicinity Plan  
 ■ INTS ■ NORTH

# ELEVATIONS | BUILDING A & B

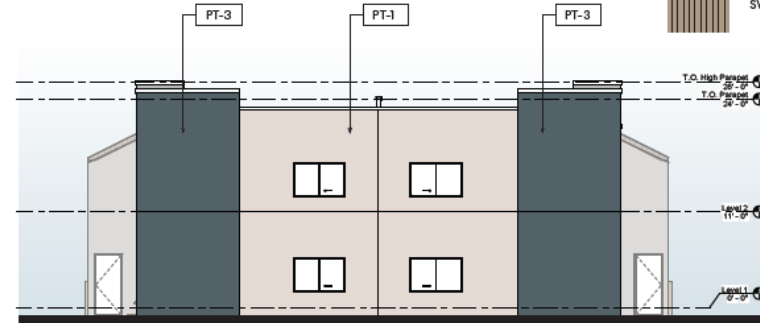


## LEGEND

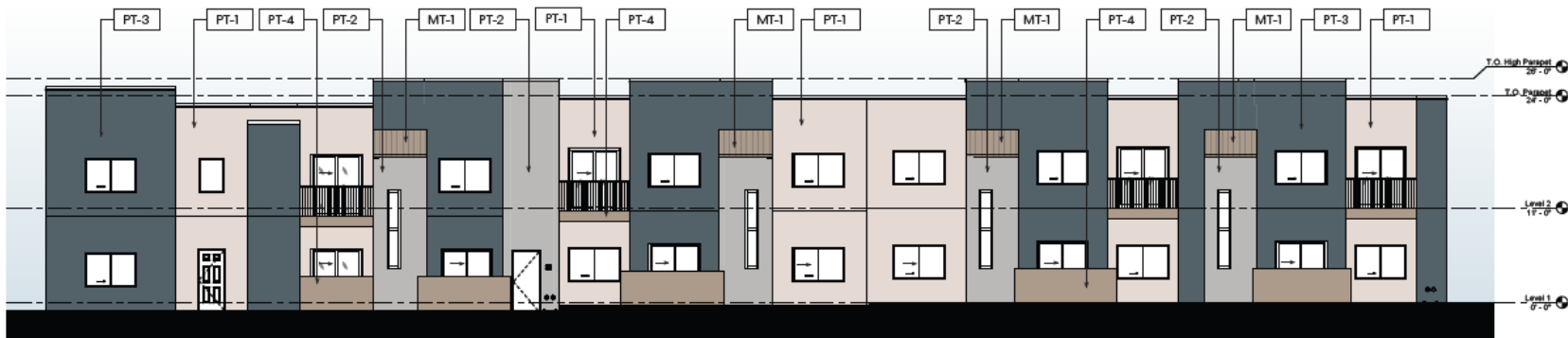
- PT-1  
 STUCCO  
 SW 6021  
 DREAMY WHITE
- PT-2  
 STUCCO  
 SW 7668  
 MARCH WIND
- PT-3  
 STUCCO  
 SW 9639  
 RAIN CLOUD
- PT-4  
 STUCCO  
 SW 7501  
 THRESHOLD TAUPE
- MT-1  
 BERRIDGE STANDING SEAM  
 SW 7501 THRESHOLD TAUPE



NORTH ELEVATION BUILDING B  
WEST ELEVATION BUILDING A



SOUTH ELEVATION BUILDING B  
EAST ELEVATION BUILDING A



EAST ELEVATION BUILDING B  
SOUTH ELEVATION BUILDING A

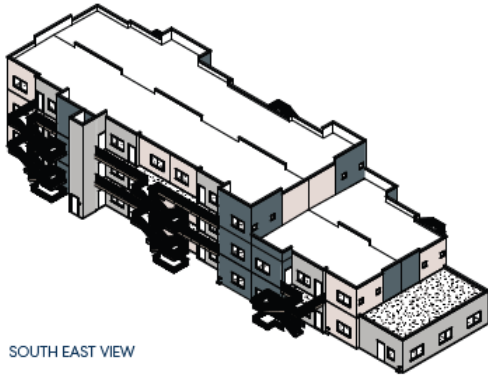
BUILDING B - EXTERIOR ELEVATIONS / VIEWS



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



# ELEVATIONS | BUILDING C



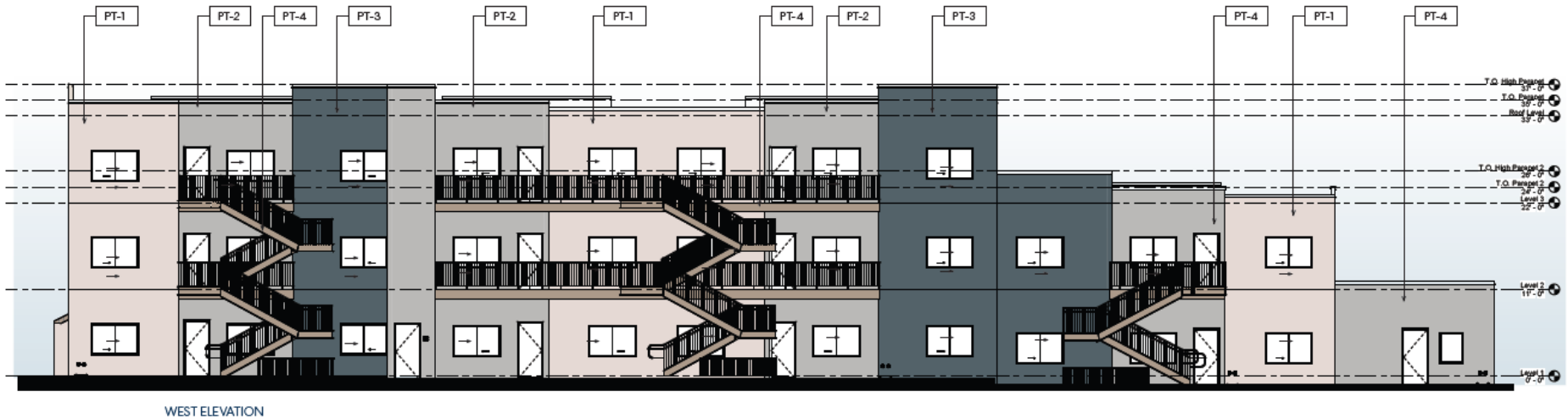
SOUTH EAST VIEW



NORTH WEST VIEW

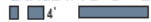
LEGEND

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



WEST ELEVATION

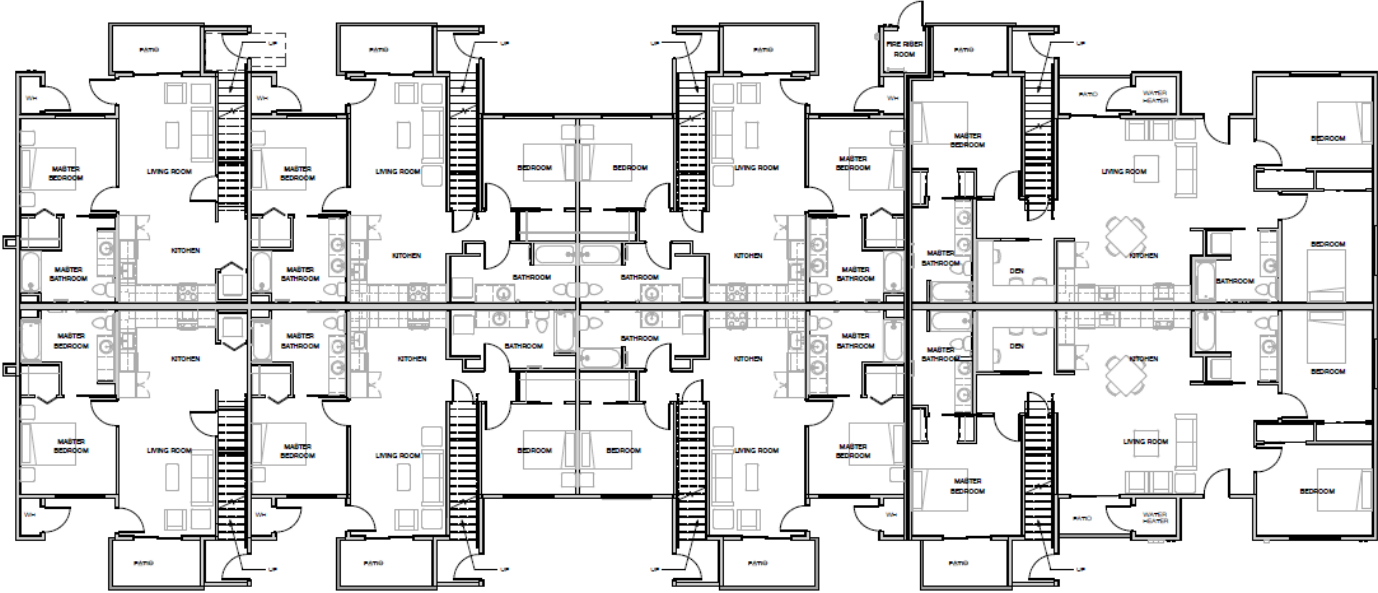
BUILDING C - EXTERIOR ELEVATIONS AND VIEWS



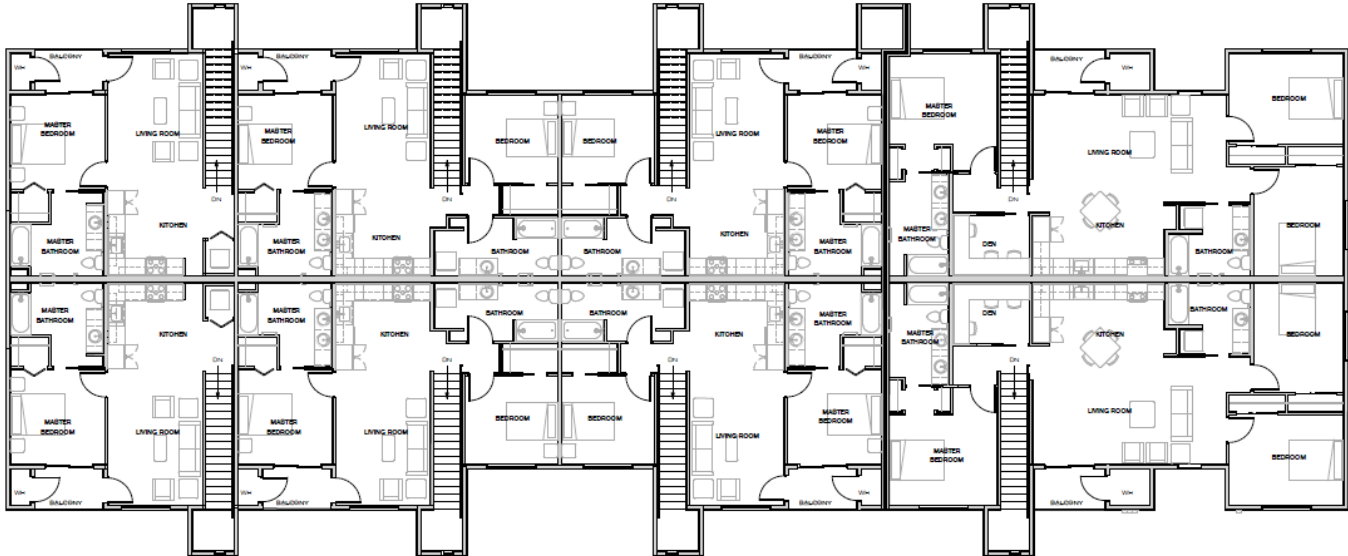
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# FLOOR PLAN | BUILDING A

LEVEL 1

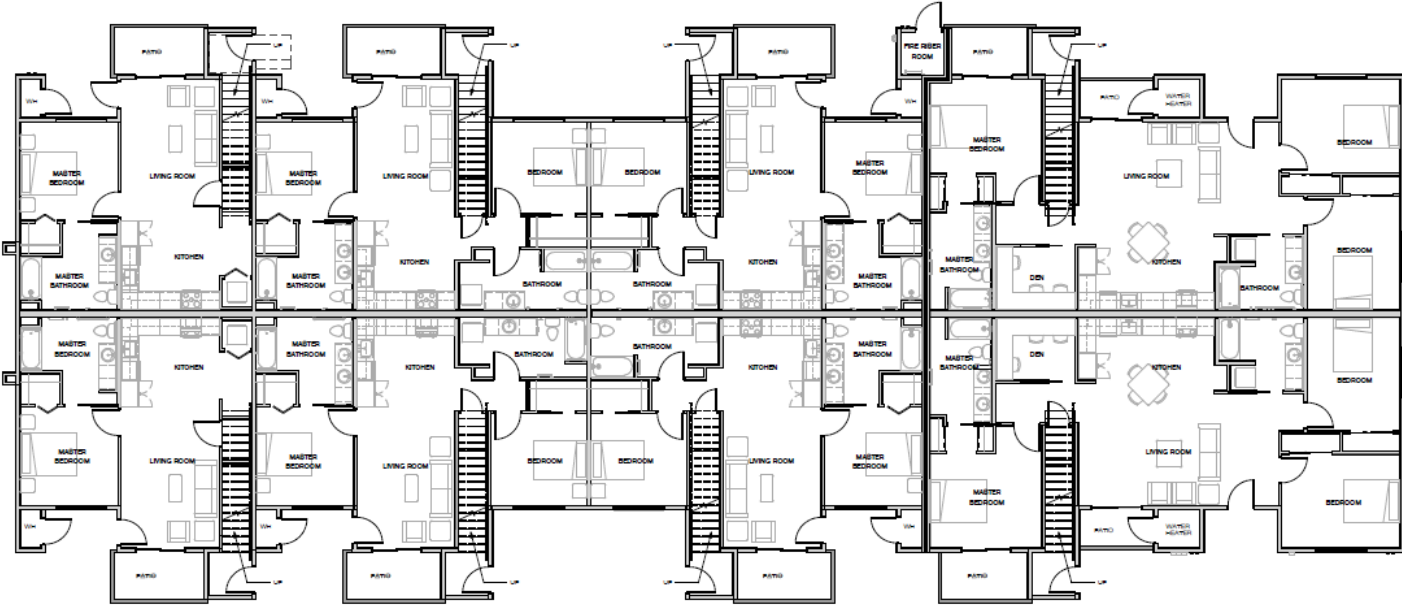


LEVEL 2

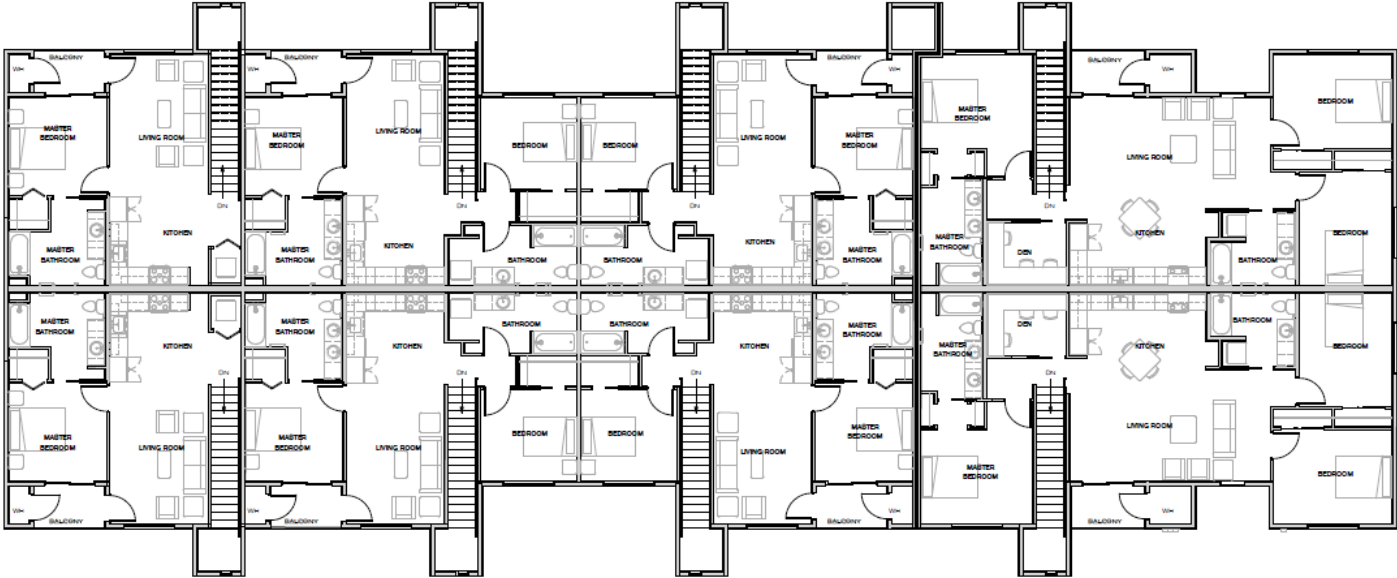


# FLOOR PLAN | BUILDING B

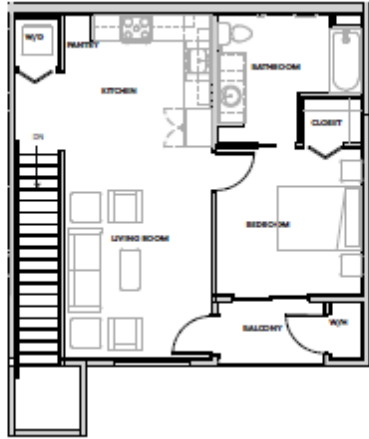
LEVEL 1



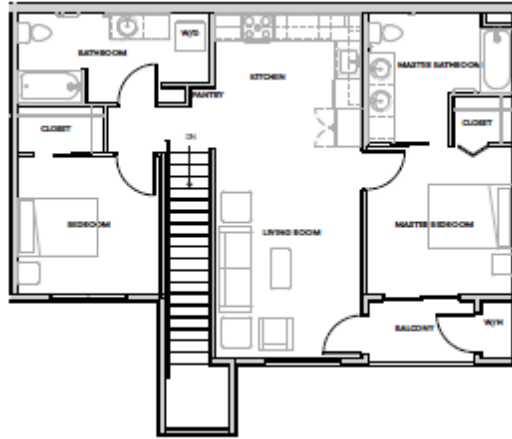
LEVEL 2



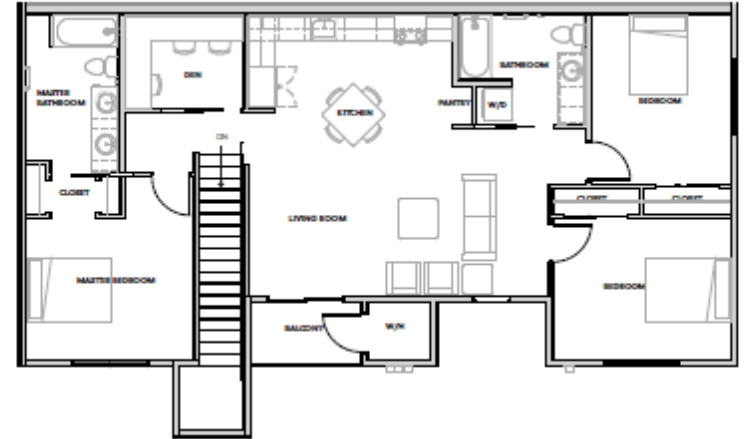
# FLOOR PLAN | BUILDING A & B UNITS



1 BEDROOM UNIT - LEVEL 2



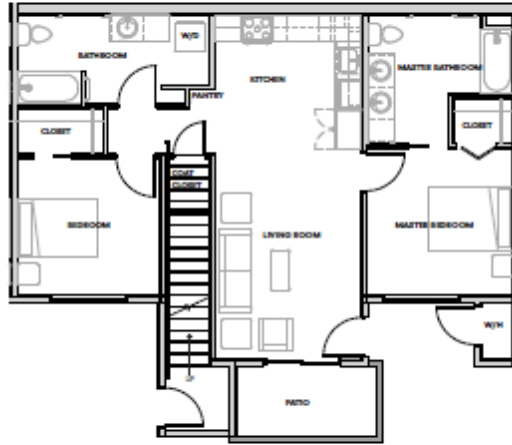
2 BEDROOM UNIT - LEVEL 2



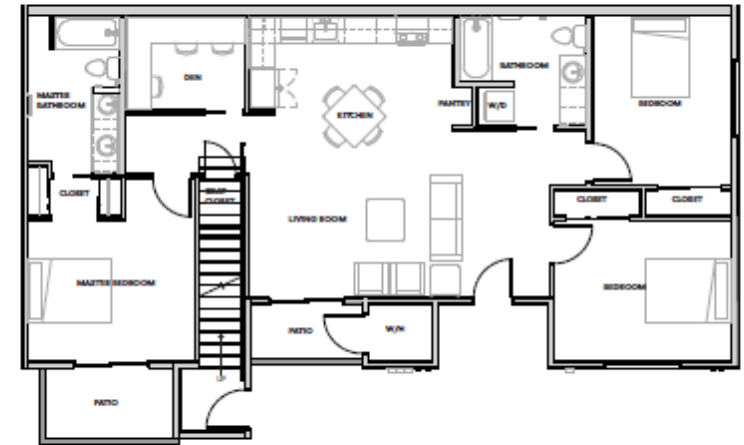
3 BEDROOM UNIT - LEVEL 2



1 BEDROOM UNIT - LEVEL 1



2 BEDROOM UNIT - LEVEL 1



3 BEDROOM UNIT - LEVEL 1

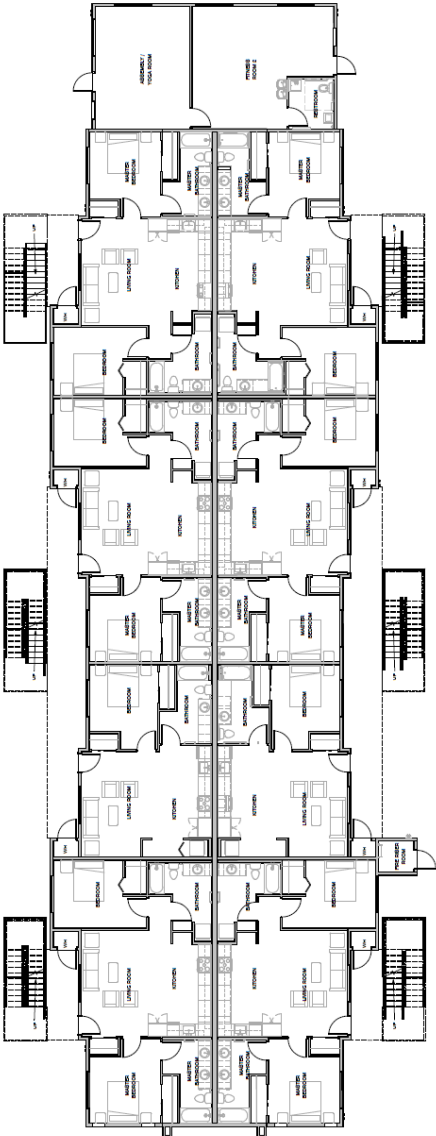
BUILDING A & B  
INDIVIDUAL UNIT PLANS



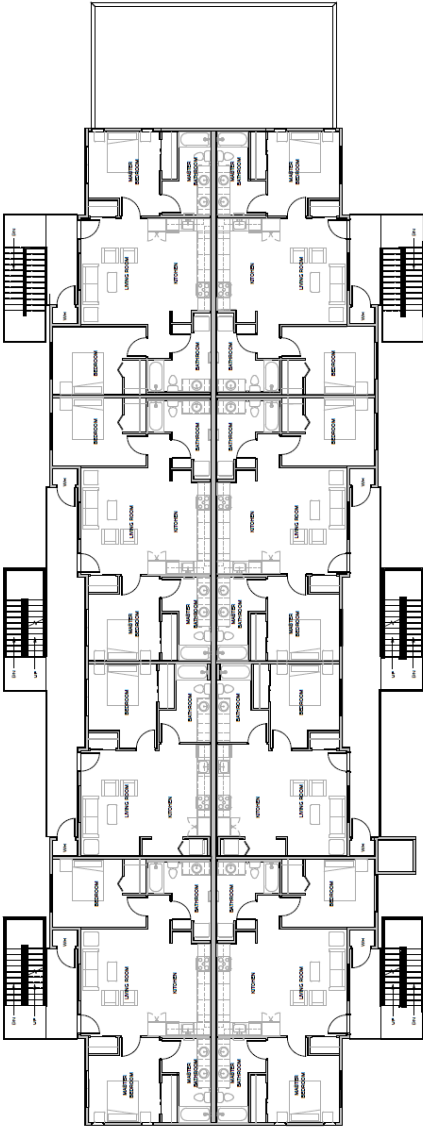
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# FLOOR PLAN | BUILDING C

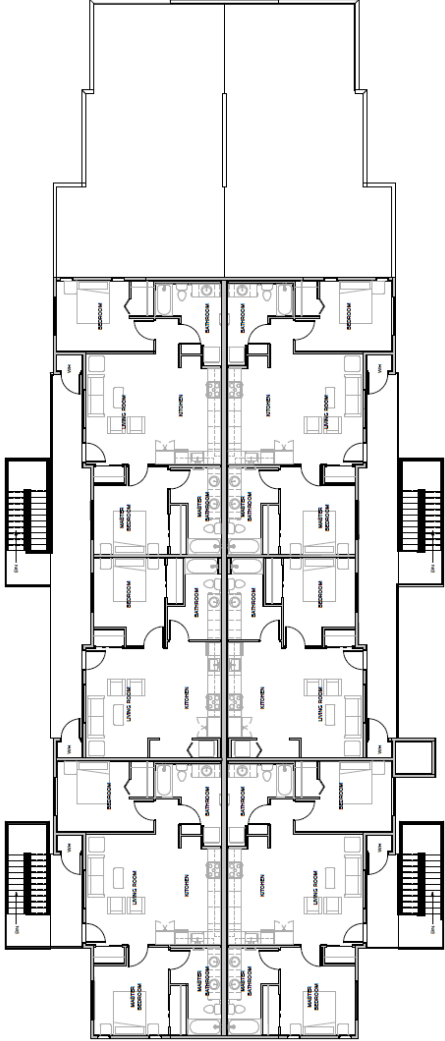
LEVEL 1



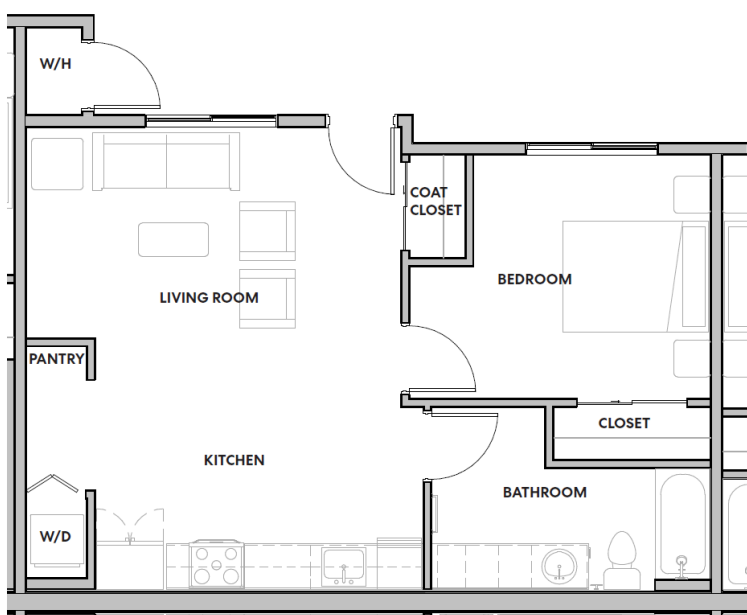
LEVEL 2



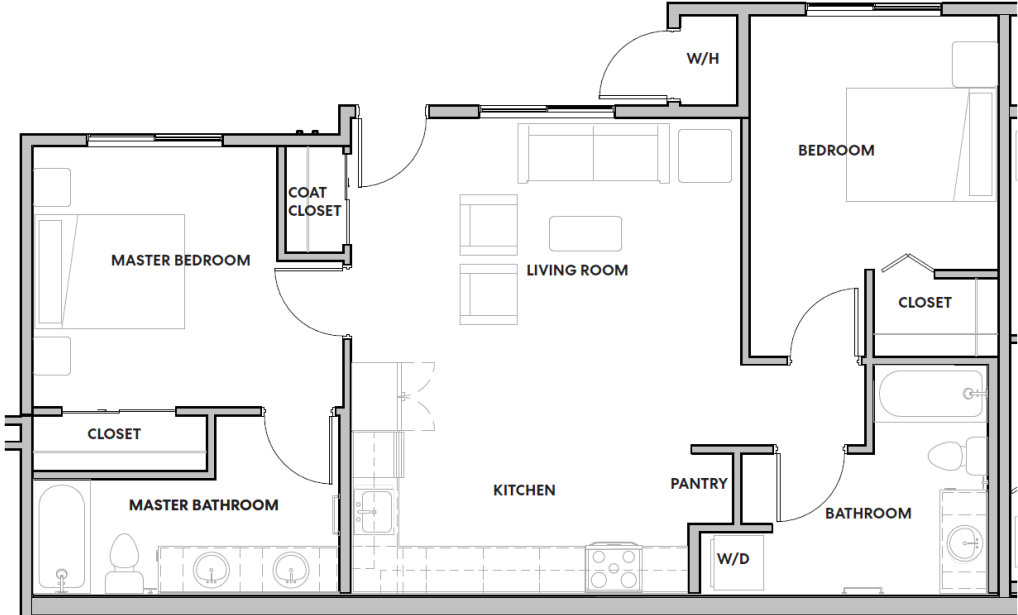
LEVEL 3



# FLOOR PLAN | BUILDING C UNITS



1 BEDROOM UNIT



2 BEDROOM UNIT

BUILDING C  
INDIVIDUAL UNIT PLANS



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