



SITE B

**±2.58
ACRES**

SITE A

**±0.92
ACRES**

SAUSALITO DRIVE

S RACETRACK ROAD

S BOULDER HIGHWAY

Zoning: Corridor/Community Mixed-Use (MC) | For Sale

±0.92 & ±2.58 Acre Land Parcels

Pat Marsh, SIOR
Executive Vice President
Direct: +1 702 836 3741
pat.marsh@colliers.com
License # NV-S.0039553

Grant Traub, SIOR
Executive Vice President
Direct: +1 702 836 3789
grant.traub@colliers.com
License # NV-S.0039295



Accelerating success.

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Zoning: Corridor/Community Mixed-Use (MC) | For Sale

Excellent location with strong demographics in an established submarket of Henderson.

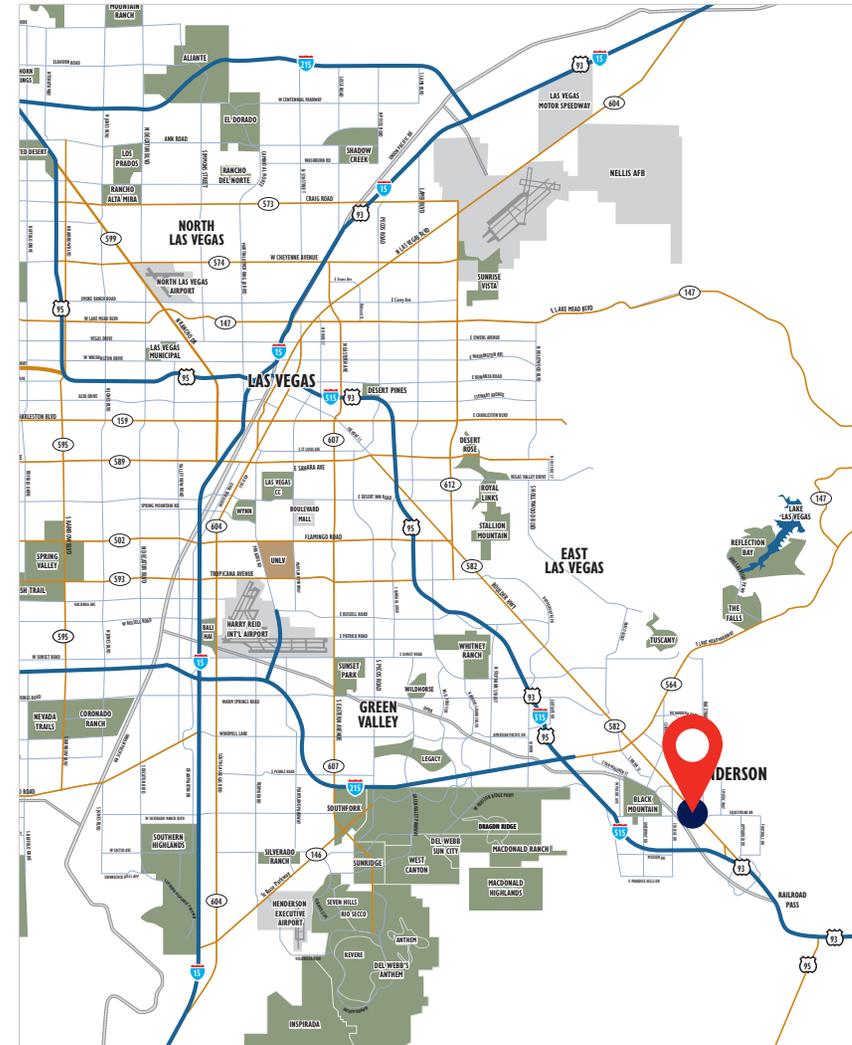
The project is located in an established area of Henderson at the signalized intersection of S. Boulder Highway (State Route 582) and S. Racetrack Road. On average, approximately ±18,900 vehicles per day cross this intersection. Specific traffic drivers include Club Fortune Casino, Camping World Service Center, Albertson's Grocer, Lowes Home Improvement, and shop retailers and restaurants. Nearby, Heritage Park offers soccer & lacrosse fields, as well as a community center for swimming and other public gatherings.

Parcel Highlights

- Zoning: Corridor/Community Mixed-Use (MC)
- Jurisdiction: Henderson
- 18,900 Vehicles per Day (VPD) on S. Boulder Highway
- Excellent location with strong demographics in established submarket of Henderson
- The parcels are in an established area of Henderson at the signalized intersection of S. Boulder Highway (State Route 582) and S. Racetrack Road

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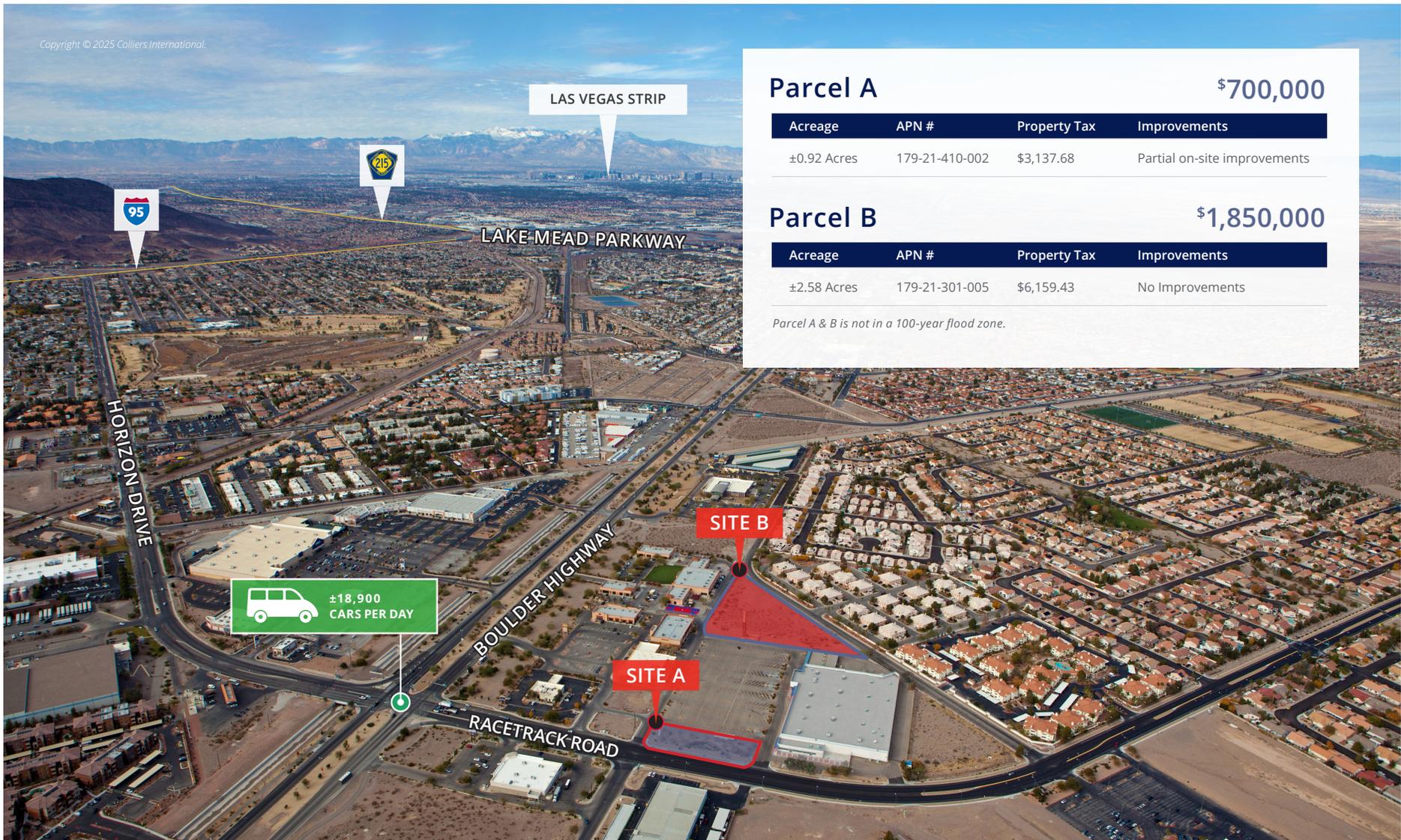
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Parcel A \$700,000

Acreage	APN #	Property Tax	Improvements
±0.92 Acres	179-21-410-002	\$3,137.68	Partial on-site improvements

Parcel B \$1,850,000

Acreage	APN #	Property Tax	Improvements
±2.58 Acres	179-21-301-005	\$6,159.43	No Improvements

Parcel A & B is not in a 100-year flood zone.

±0.92 & ±2.58 Acre Land Parcels



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Trade Area Map



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

BUSINESS FACTS

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 108,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada

BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

NEVADA TAX CLIMATE

- Nevada Tax Abatement Programs
- Workforce Incentive Programs
- No Corporate Income Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inventory Tax
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax
- Competitive Sales and Property Tax Rates
- Minimal Employer Payroll Tax

Demographics

Population Summary			
	2025 Total Population	2030 Est. Total Population	2025-2030 Population Change
1 Mile	15,557	16,218	4.2%
3 Miles	80,337	84,395	5.1%
5 Miles	124,839	134,599	7.8%

Household Summary			
	2025 Total Population	2030 Est. Total Population	2025-2030 Population Change
1 Mile	6,238	6,574	5.4%
3 Miles	30,277	32,211	6.4%
5 Miles	47,419	51,713	9.1%

2025 Household Income Summary			
	Average Household Income	Median Household Income	Per Capita Income
1 Mile	\$108,772	\$86,422	\$43,105
3 Miles	\$115,116	\$87,472	\$43,485
5 Miles	\$126,774	\$97,493	\$48,093

2025 Business Summary		
	Total Businesses	Total Employees
1 Mile	160	1,841
3 Miles	1,306	15,727
5 Miles	2,260	29,671

\$5.0B+ Annual revenue
70 Countries we operate in
2B Square feet managed
46,000 Lease/Sale transactions
\$100B+ Assets under management
24,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS

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