

STEPHANIE & HORIZON RIDGE

Henderson, NV 89012

AVAILABLE
For Sale

ASK FOR GROUND LEASE
OR BUILD TO SUIT!

HORIZON RIDGE • 23,600 VPD

STEPHANIE • 39,000 VPD

±0.13 ACRES
AVAILABLE

 Albertsons

 MDL Group

5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Suzanne Lea
Senior Associate
Lic#: S.0196578
702.509.0555
slea@mdlgroup.com



Property Highlights

- Prime High-Traffic Location within Horizon Place Plaza, one of Henderson's busiest and most established retail centers
- Exceptional Visibility & Access from Stephanie Street, Arroyo Grande Blvd, and Horizon Ridge Pkwy—three major Henderson arterials
- Ideal for Multiple Uses including coffee kiosk, purified water, EV charging, quick-service restaurant, boutique retail, or small office
- Strong Co-Tenancy with Albertsons, Wells Fargo, PostNet, SuperCuts, Nail Spa, Stephanie Animal Hospital, and more—driving constant customer flow
- Utilities Stubbed to Site, allowing efficient development of the ±0.13-acre rectangular pad currently used for parking
- Upscale Growing Trade Area at the base of Black Mountain, minutes to the 215 Beltway, I-11, and Harry Reid Airport, surrounded by dense, high-income residential communities

Sale Details



\$275,000
Sale Price



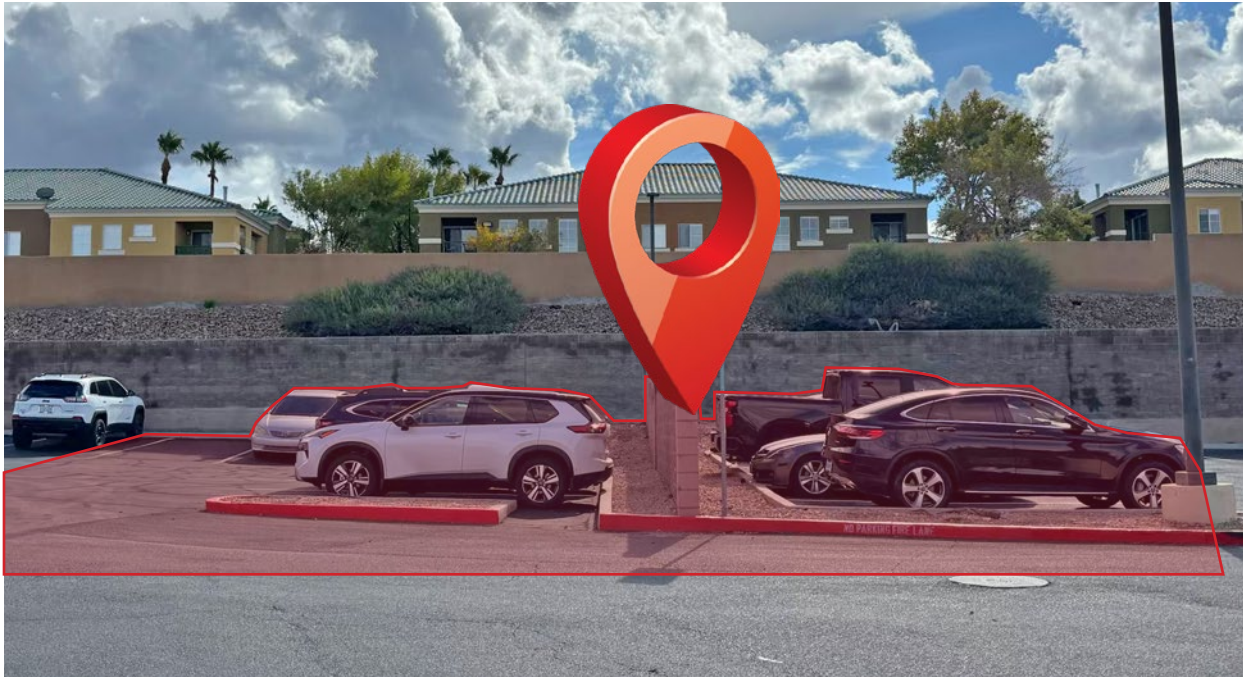
±0.13 Acres
Lot Size



Henderson
Submarket

Demographics

	1 mile	3 miles	5 miles
Population			
2025 Population	19,387	101,549	287,210
Average Household Income			
2025 Average Household Income	\$144,405	\$136,007	\$123,500



PROPERTY NAME

Stephanie & Horizon Ridge

+ Parcel ID	178-21-615-008
+ Zoning	Community Commercial (CC)
+ Lot Size	±0.13 AC
+ Cross Streets	Stephanie & Horizon Ridge
+ Submarket	Henderson
+ Traffic Counts	Stephanie ±39,000 VPD Horizon Ridge ±23,600 VPD

Property Overview

This ±0.13-acre kiosk-ready pad—currently used as plaza parking—offers exceptional visibility and constant foot and vehicle traffic from the high-volume Horizon Place Plaza, with prime access from Stephanie Street, Arroyo Grande Boulevard, and Horizon Ridge Parkway. Ideal for a coffee kiosk, purified-water vendor, EV charging, grab-and-go food, boutique retail, or a small office, the site benefits from strong co-tenancy that drives steady customer activity, including Albertsons, Wells Fargo, PostNet, SuperCuts, and other neighborhood services. Utilities are already stubbed for efficient development, and the location provides quick regional access: 13 minutes to Harry Reid International Airport, 5 minutes to the 215 Beltway, and 7 minutes to Interstate I-11.

Area Overview

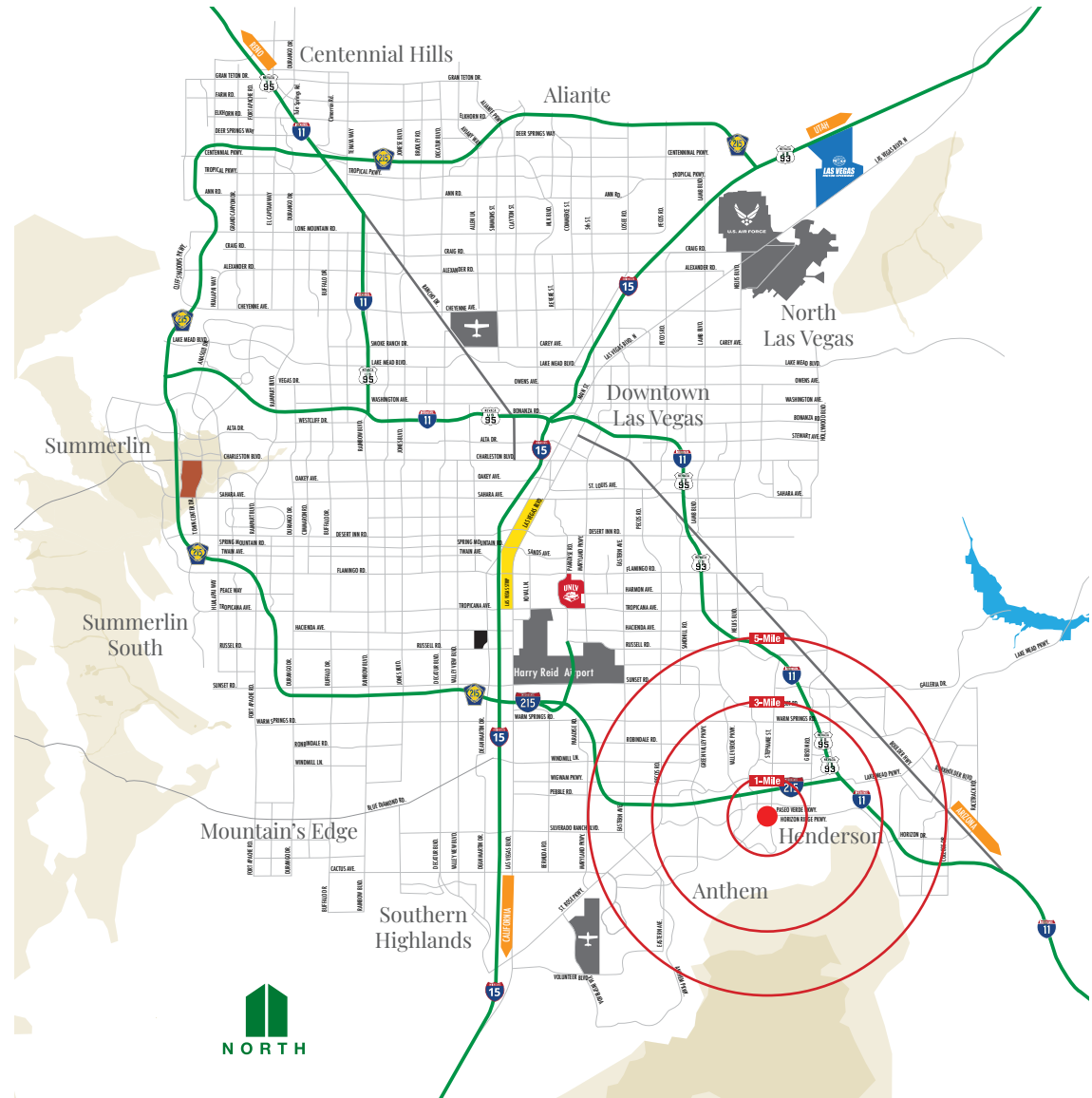
Situated in an upscale and fast-growing area of Henderson, the property sits at the base of Black Mountain, serving both long-established neighborhoods and the many new communities expanding along the mountain's eastern and southern slopes. Horizon Place Plaza is one of the busiest and most stable retail centers in the city, with strong daily traffic counts and a dense surrounding population of homeowners with steady purchasing power. The combination of steady residential growth, high-income demographics, and constant activity from established retailers makes this site an exceptional opportunity for a high-visibility kiosk or small specialty operator.

Population	1 mile	3 miles	5 miles
2010 Population	12,678	82,597	238,090
2020 Population	18,700	98,957	273,794
2025 Population	19,387	101,549	287,210
2030 Population	20,485	104,788	298,065
2010-2020 Annual Rate	3.96%	1.82%	1.41%
2020-2025 Annual Rate	0.69%	0.49%	0.92%
2025-2030 Annual Rate	1.11%	0.63%	0.74%
2025 Median Age	39.8	43.0	41.3

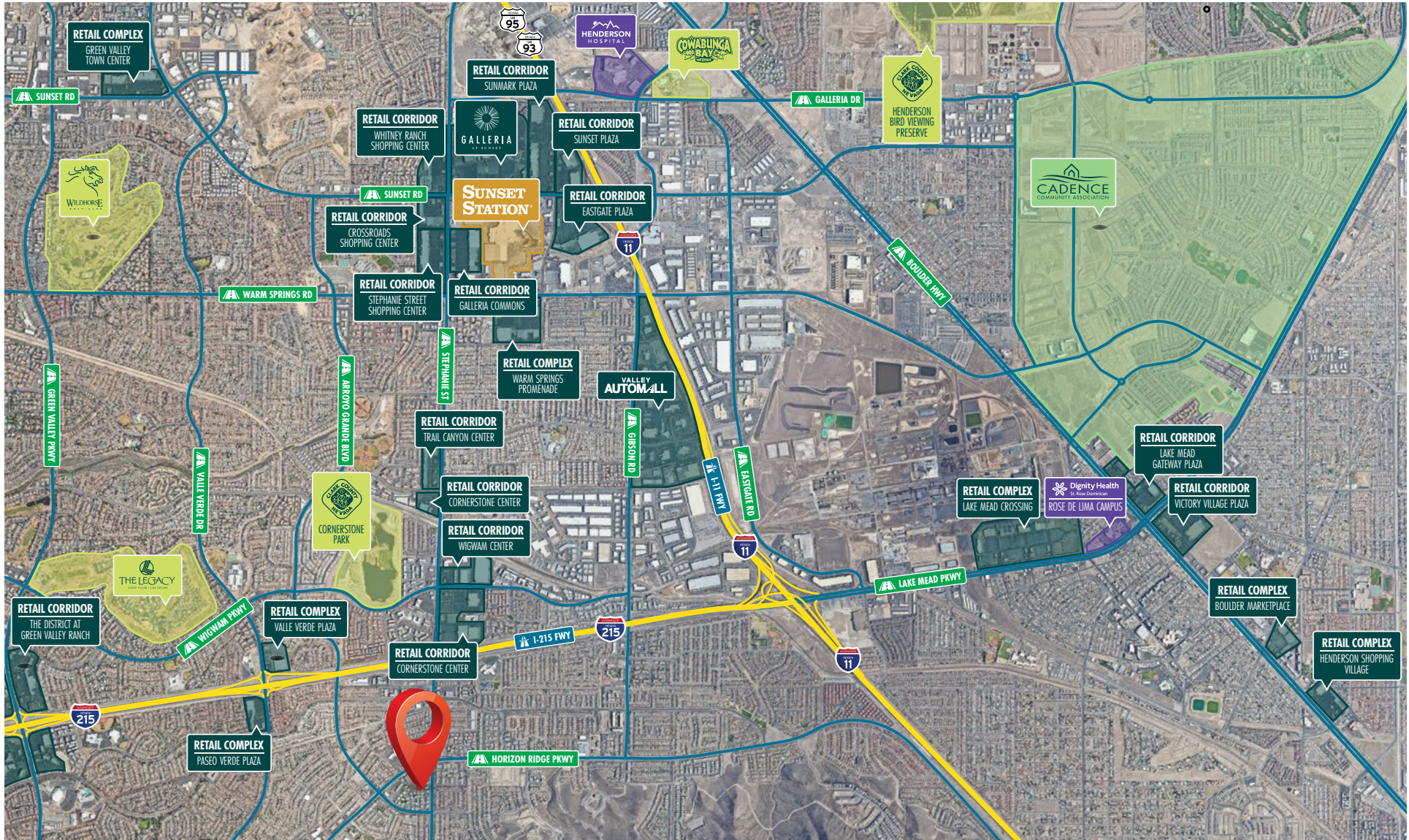
Households	1 mile	3 miles	5 miles
2025 Wealth Index	115	119	105
2010 Households	4,843	33,219	93,548
2020 Households	7,755	40,689	109,837
2025 Total Households	8,124	42,491	117,158
2030 Total Households	8,677	44,259	122,812
2010-2020 Annual Rate	4.82%	2.05%	1.62%
2020-2025 Annual Rate	0.89%	0.83%	1.24%
2025-2030 Annual Rate	1.33%	0.82%	0.95%

Average Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$144,405	\$136,007	\$123,500
2030 Average Household Income	\$159,823	\$150,754	\$137,034
2025-2030 Annual Rate	2.05%	2.08%	2.10%

Housing	1 mile	3 miles	5 miles
2010 Total Housing Units	5,382	36,843	103,676
2020 Total Housing Units	8,423	43,809	117,227
2025 Total Housing Units	8,784	45,249	124,246
2025 Owner Occupied Housing Units	4,138	26,267	69,209
2025 Renter Occupied Housing Units	3,986	16,224	47,949
2025 Vacant Housing Units	660	2,758	7,088
2030 Total Housing Units	9,220	47,092	130,406
2030 Owner Occupied Housing Units	4,524	27,931	73,674
2030 Renter Occupied Housing Units	4,153	16,328	49,138
2030 Vacant Housing Units	543	2,833	7,594



● Power Retail ● Hotel & Casino ● Hospital ● Parks & Recreation



Photos



Clark County Nevada


Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Henderson




Synopsis

The City of Henderson is nestled among three of the most renowned man-made attractions – the neon of Vegas, the engineering marvel of the Hoover Dam and the tranquil beauty of Lake Mead. As a vibrant and inviting residential and business community, Henderson offers an abundance of cultural events, special attractions, miles of trails and open spaces, and outstanding recreational facilities, as well as renowned resorts, restaurants and shopping.

Henderson is one of the fastest growing cities in Nevada, offering a nationally acclaimed quality of life, Henderson continually attracts young energetic talent to the region, while a robust training ecosystem develops and delivers workforce skills aligned to industry needs.

Quick Facts

 **331,415**
Population as of 2022

 **2,984**
Pop. Density (Per Sq. Mi.)

Source: www.wikipedia.com
Source: www.hendersonnow.com

In 2024, Henderson was awarded the prestigious Malcon Baldrige National Quality Award.

This is one of the highest recognition for performance excellence in the United States, bestowed by the President. This award highlights Henderson's exceptional commitment to resilience and long-term success, evaluating its processes, data-driven decision-making, and overall excellence.

Professional Sports

Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



Nevada Tax Advantages

NEVADA

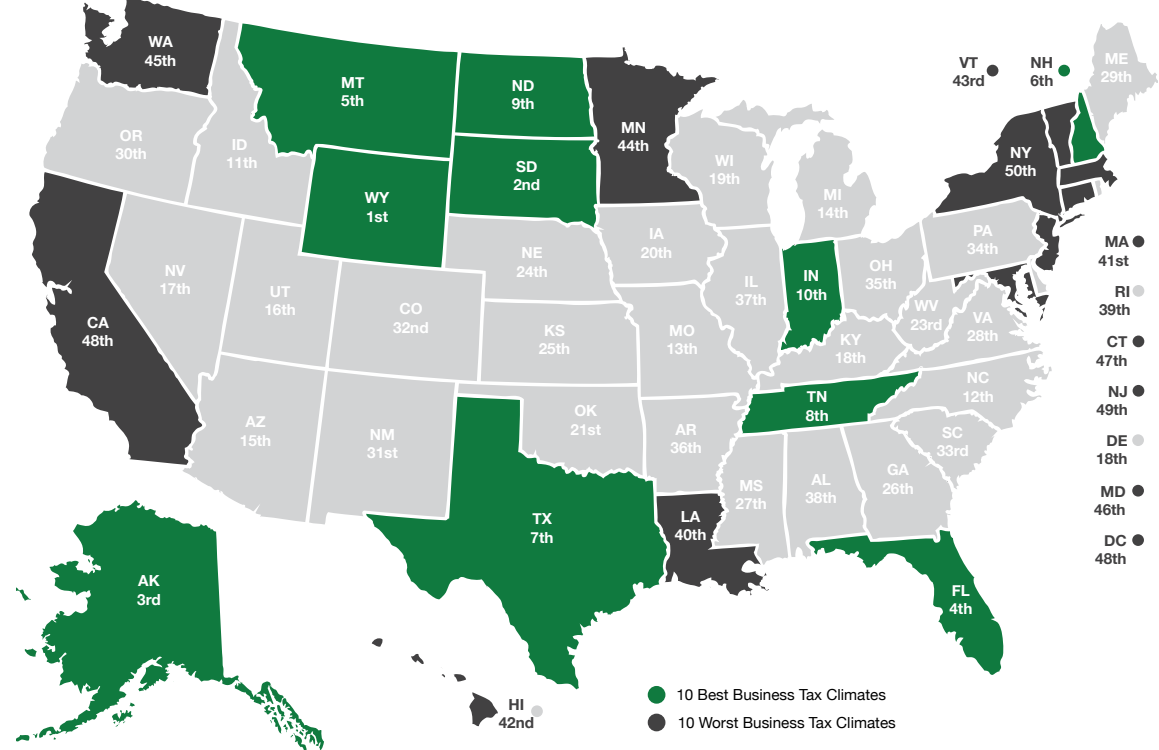
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 16th, Oregon 28th and Utah 8th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2024 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 7th in the Tax Foundation’s 2020 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



Service you deserve. People you trust.



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Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)