

Re-Development Opportunity in Hen...

Portfolio of 2 Properties for Sale



Re-Development Opportunity in Henderson

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Portfolio Properties

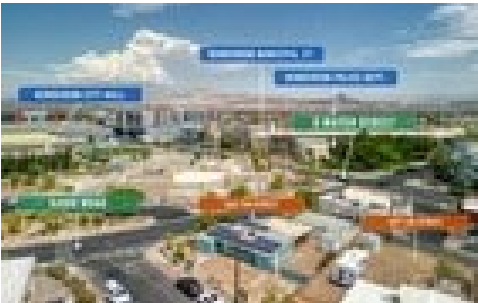


Property Name / Address, City, State	Property Type	Size	Year Built	Individual Price
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303 Tin St, Henderson, NV

Office

1,768



307 Tin St, Henderson, NV

Office

730

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Location



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Property Photos



307 Tin St



307 Tin St Drone 1

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Property Photos



307 Tin St Drone 2



307 Tin St Drone 3

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Property Photos



drone (1)



drone (2)

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Property Photos



drone (3)



drone (4)

Re-Development Opportunity in Henderson

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Property Photos



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Property Photos



drone (7)



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Property Photos



drone (9)

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Once-in-a-Generation Development Opportunity – Downtown Henderson's Water Street District
Some opportunities simply can't be recreated. After 84 years, two adjoining properties are available to be purchased together, creating a ±0.40-acre redevelopment site in the heart of the rapidly transforming Water Street District. Located at 303 Tin Street and 307 Tin Street, this assemblage occupies one of the most strategic locations in downtown Henderson—directly across from the Henderson Convention Center, the Henderson Justice Facility, and just steps from the home of the Henderson Silver Knights.

The Water Street Renaissance Is Here

Water Street has become one of Southern Nevada's hottest destinations, attracting thousands of visitors each week for its award-winning restaurants, craft breweries, wine bars, festivals, live entertainment, and community events. Demand continues to grow, while development opportunities continue to disappear.

Property Highlights

- ±0.40 acres assembled for redevelopment
- Existing improvements include two homes and a detached casita
- Exceptional visibility in Henderson's civic and entertainment district
- Walking distance to restaurants, nightlife, festivals, and major public venues

Unlimited Development Potential

- Boutique restaurant or brewery
- Retail or mixed-use development
- Professional office or medical office
- Multifamily or workforce housing (subject to approvals)
- Parking facility to support the growing downtown district
- Custom owner-user development

Why This Site Stands Out

- One of the few remaining redevelopment sites adjacent to Water Street
- Surrounded by millions of dollars in public and private investment
- Outstanding pedestrian and vehicle traffic
- Irreplaceable location in Henderson's fastest-growing entertainment district
- A true long-term investment in one of Southern Nevada's most exciting urban corridors

This isn't just another land listing—it's an opportunity to become part of the future of downtown Henderson. Sites with this location, size, and redevelopment potential are exceptionally rare, and once

Price:	\$1,300,000
Price / SF:	\$520.42 / SF
Sale Type:	Investment
Status:	Active
Number of Properties:	2
Total Building Size:	2,498 SF



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they're gone, they're gone.

- Redevelopment opportunity in downtown Henderson near Water St.
- 303 Tin St can be assembled with 307 Tin St for a .40 acre development site
- Ideal site for a parking facility, retail, restaurant, office or multi-family development