

13172 S Las Vegas Blvd

13172 S Las Vegas Blvd
Henderson, NV 89044

Land for Sale

\$7,650,000



Leasing Information:
702.221.8226

Chris Beets
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Lincoln

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Las Vegas, NV 89013

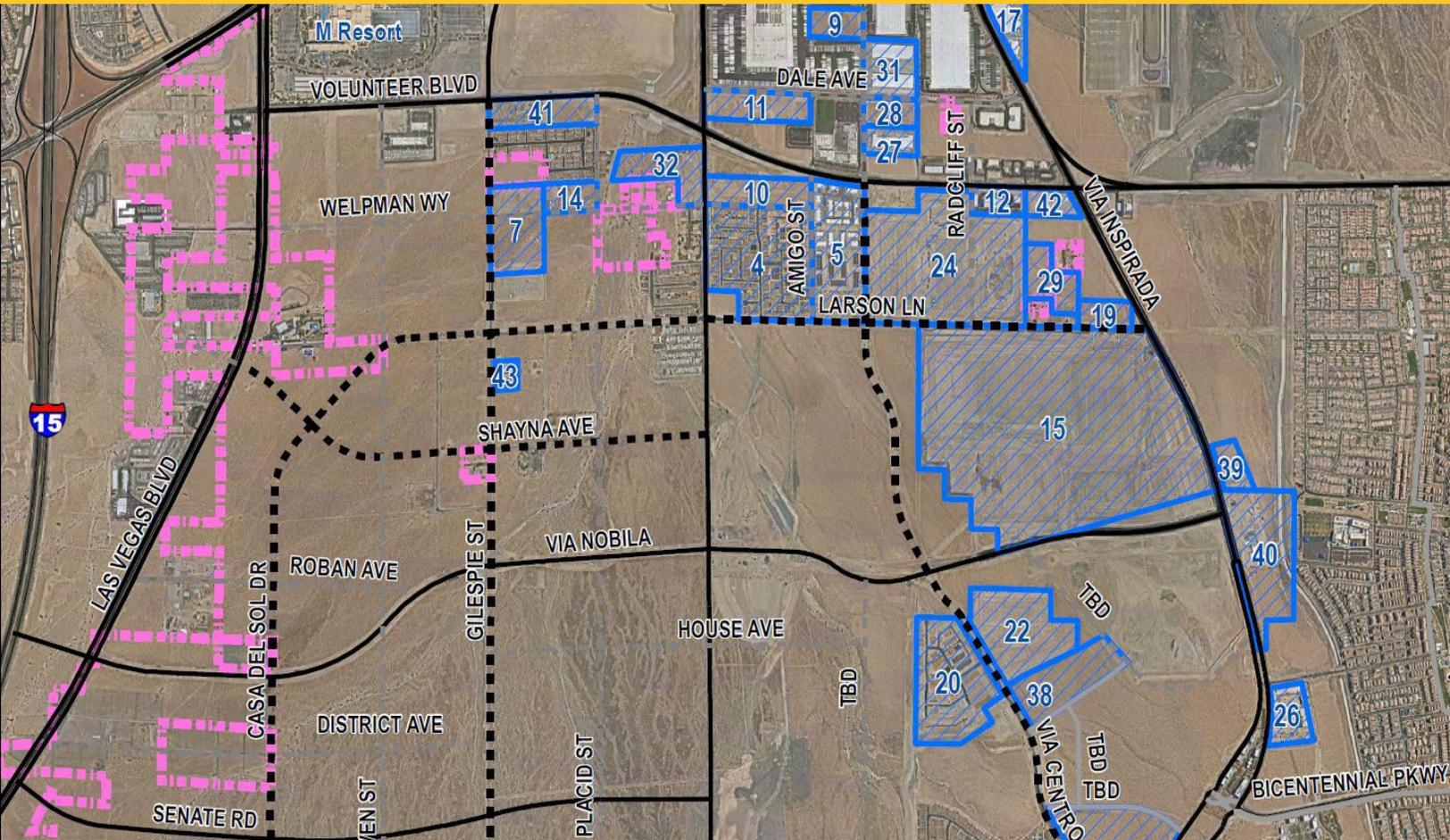
www.lpc.com

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Property Overview

- Approved for Office & Fleet Services Facility
- Sale: \$8,250,000
- +/- 6.44 acres

Highlights

- Office with mezzanine storage
- Entertainment Mixed-Use (EM), General Highway Frontage
- (H-2) Industrial Light (IL)
- Approved 14,800 SF consisting of +/-2,400 SF office, tire storage, 1 wash bay, 2 sweep, out bays, 1 tire bay, and 3 maintenance bays. 2 bay fueling station
- 47 employee parking, 59 total truck parking spaces with 35 pull-through truck spaces

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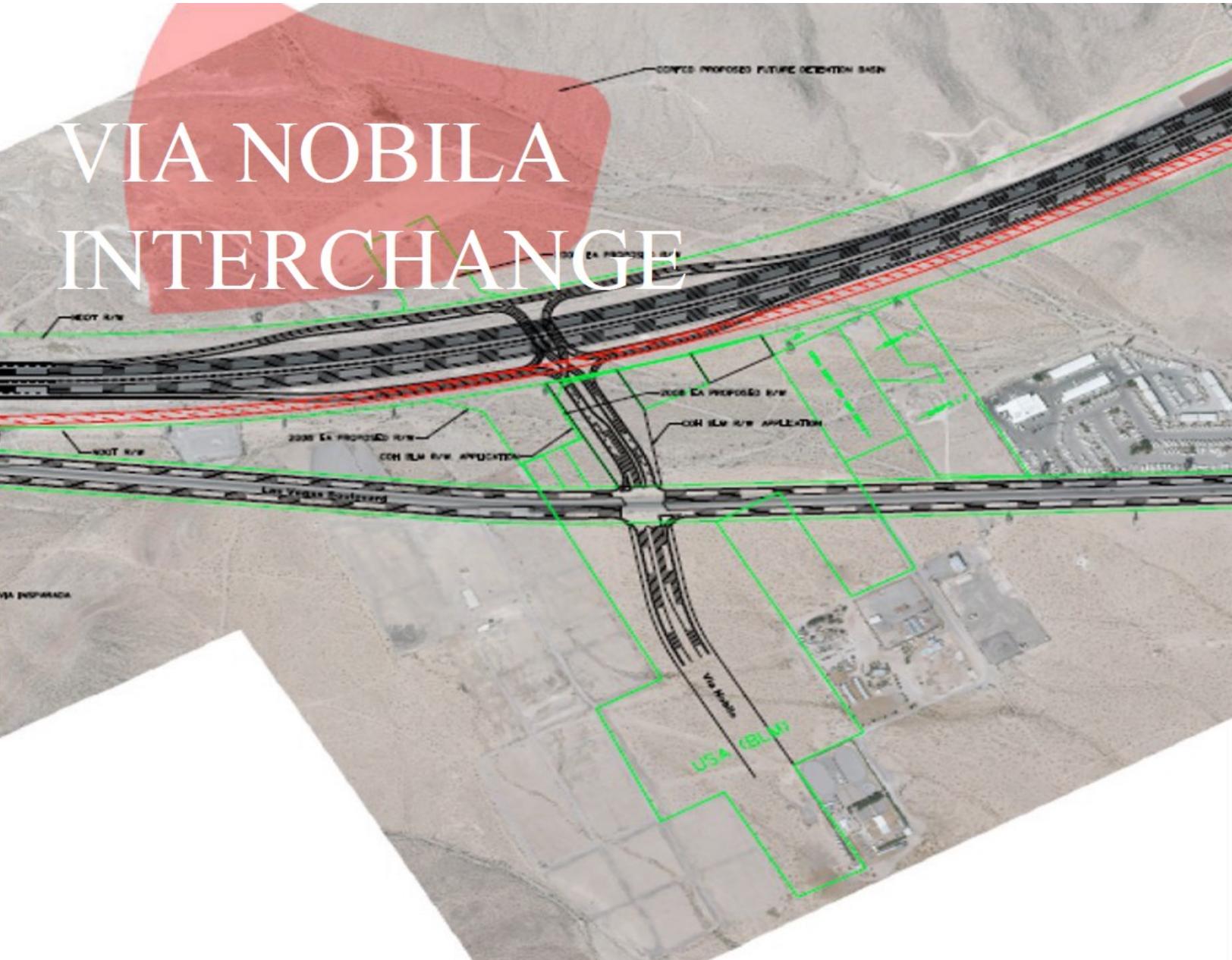
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VIA NOBILA INTERCHANGE



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NO	PROJECT	ACRES	TYPE
1	Air Pac Heights	21	342,000 sq. ft. industrial/warehouse; 6 buildings
2	Airport Five, LLC	5	High-end self-storage
3	Alper Airport Center	14	Retail center and 5-story office building
4	Amigo and Larson	36	280-unit single family attached and detached residential
5	Amigo Multifamily	24.5	454-unit apartment complex
6	Bruner Marketplace	3.6	34,000 sq. ft. retail center and gas
7	Calvary Chapel	16.2	Church, school and daycare; 135,000 sq. ft. total
8	Centurion	24	764-unit mixed use retail, townhouse and apartments
9	Chaparral 5	5	75,000 sq. ft. industrial/warehouse, 1 building
10	D.R. Horton Battista Welpman	8.4	130 townhome subdivision
11	Diamond Bermuda	9	128,000 sq. ft. 12-building industrial center
12	Executive Commercial Center	4	48,000 sq. ft. retail center; 3 buildings
13	Gilespe and Bruner	5	31-lot residential subdivision
14	Gilespe and Welpman North	4.1	29-lot residential subdivision
15	Haas Automation	167	2.3M sq. ft. manufacturing/warehousing/office
16	Henderson 10	10	150,000 sq. ft. industrial/warehouse; 2 buildings
17	Henderson Executive Ind Park	7	102,000 sq. ft. warehouse; 24,000 sq. ft. 2-story office building
18	Henderson West	102	2,920-unit; mixed-use, residential, retail and entertainment;
19	Inspirada Auto Lofts	5	54-unit private auto storage/condominium (non-residential)
20	Inspirada Town Center Parcel 1	27.5	152 single family; 93 townhome subdivision
21	Inspirada Town Center Parcel 19	6	98-unit townhome subdivision
22	Inspirada Town Center Parcel 2A	23	105-unit single family residential
23	Inspirada Town Center Parcel 5	9	121-unit single family residential
24	LogistiCenter	53	1,050,000 sq. ft. warehouse/industrial; 4 buildings
25	Matter Park	38.3	297,000 sq. ft. flex/industrial; Las Vegas Aces Headquarters
26	Mera Inspirada	7	189-unit senior apartments
27	Odyssey Volunteer	4.4	66,000 sq. ft. industrial building
28	Respects	4	77,000 sq. ft. industrial assembly and packaging
29	Roman Catholic Church	8	Religious facility
30	Seven Hills Apartments II	9.4	237-unit apartment complex
31	Silver and Black Industrial Center	9	Two 75,000 square-foot warehouse buildings
32	Sonoma Partners Apartments	9.6	305-unit apartment building; 5-story
33	South 15 Airport Center F, G, H	40	860,000 sq. ft. industrial/warehouse; 3 buildings
34	St Rose Square (Costco)	67.6	454,000 sq. ft. retail
35	St. Rose and Bruner	10	238-unit apartment complex
36	Sunridge Place Mixed-Use	8	236-unit, 3,000 sq. ft. dining; 4-story mixed-use
37	The Village	12.6	550,000 sq. ft. medical/office, retail, restaurant
38	Via Centro North Apartments	13	284 apartment units
39	Via Inspirada Center for Excellence	3.5	21,000 sq. ft. public workforce development facility
40	Via Inspirada Police Station	10	City police station and cadet training facility
41	Volunteer Marketplace	10.1	Retail, gas and fast-food
42	Volunteer Via Inspirada	4	Retail and gas
43	Wat Nevada Dhammaram Temple	2.5	Religious facility
44	West Henderson Hospital	40	550,000 sq. ft. hospital, 3 medical office buildings

HENDERSON APPROVED DEVELOPMENT PROJECTS WEST HENDERSON

Master Transportation Plan (MTP) Streets
 - - - - - Par Development Stds
 - - - - - Minor Collector
 - - - - - Major Collector
 - - - - - Minor Arterial
 - - - - - Major Arterial
 - - - - - Railroad

3/13/2022
 MAP NOT TO SCALE
 Maps available on the web at
www.cityofhenderson.com/planning
 This map is offered as a general reference
 guide only. Neither warranty of accuracy is
 intended nor should any be assumed.
 Based on Projected Coordinate System:
 NAD83, StatePlane NV East FIPS 2791 Feet

City of Henderson
 Community Development & Services
 240 Walter Street
 P.O. Box 95058
 Henderson, NV 89009-5058
 Tel. (702) 267-1500
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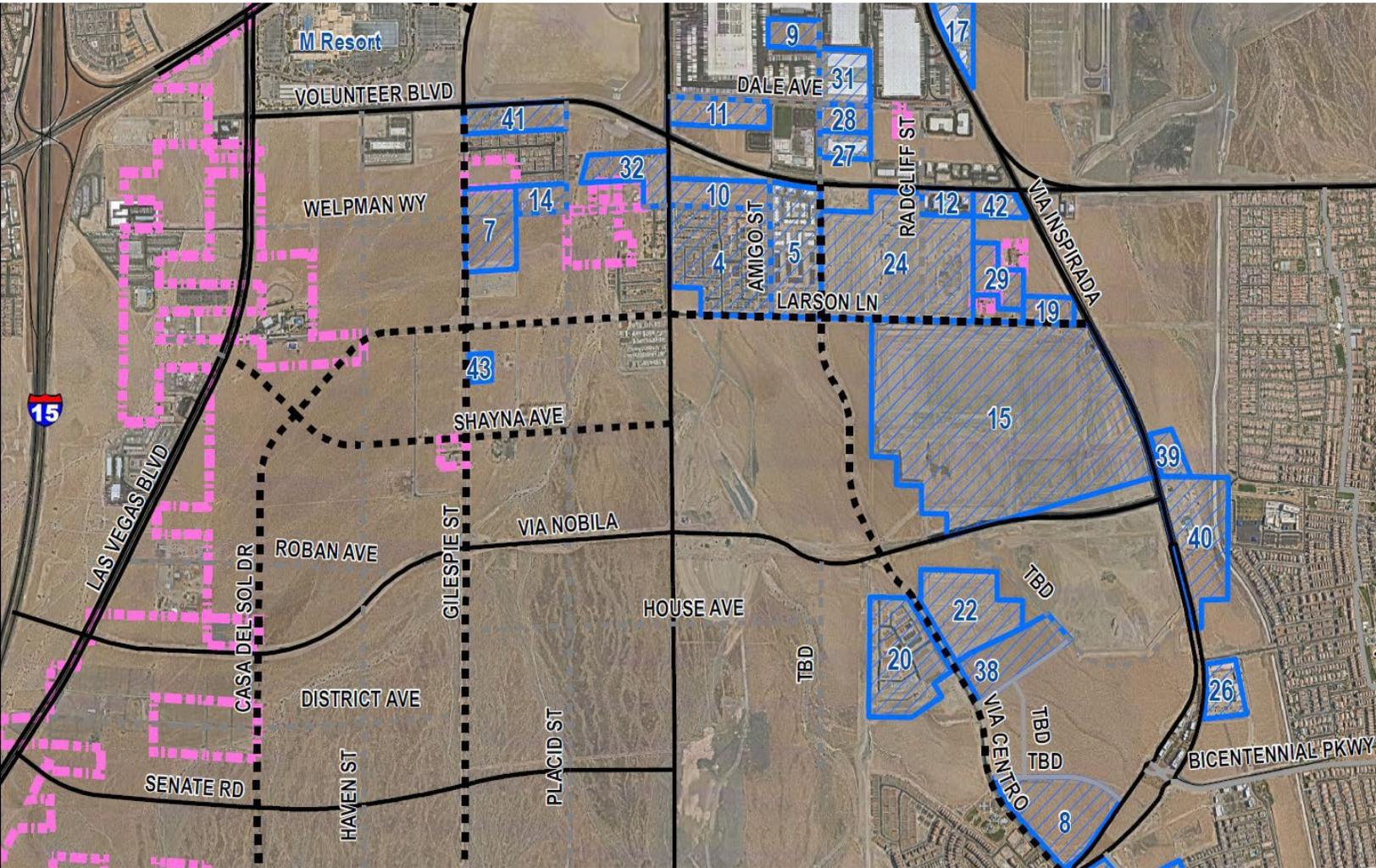
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This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:11,117 ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV
 Briana Johnson - Assessor

T23S R61E

5176	177	178
3192	191	190
3204	205	206

17

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

S 2 NE 4

191-17-6

CLARK COUNTY
 NEVADA

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAWD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PAWD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBRED NUMBER
- PS 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 015 GOV. LOT NUMBER

Scale: 1" = 200'
 Rev: 2/13/2024



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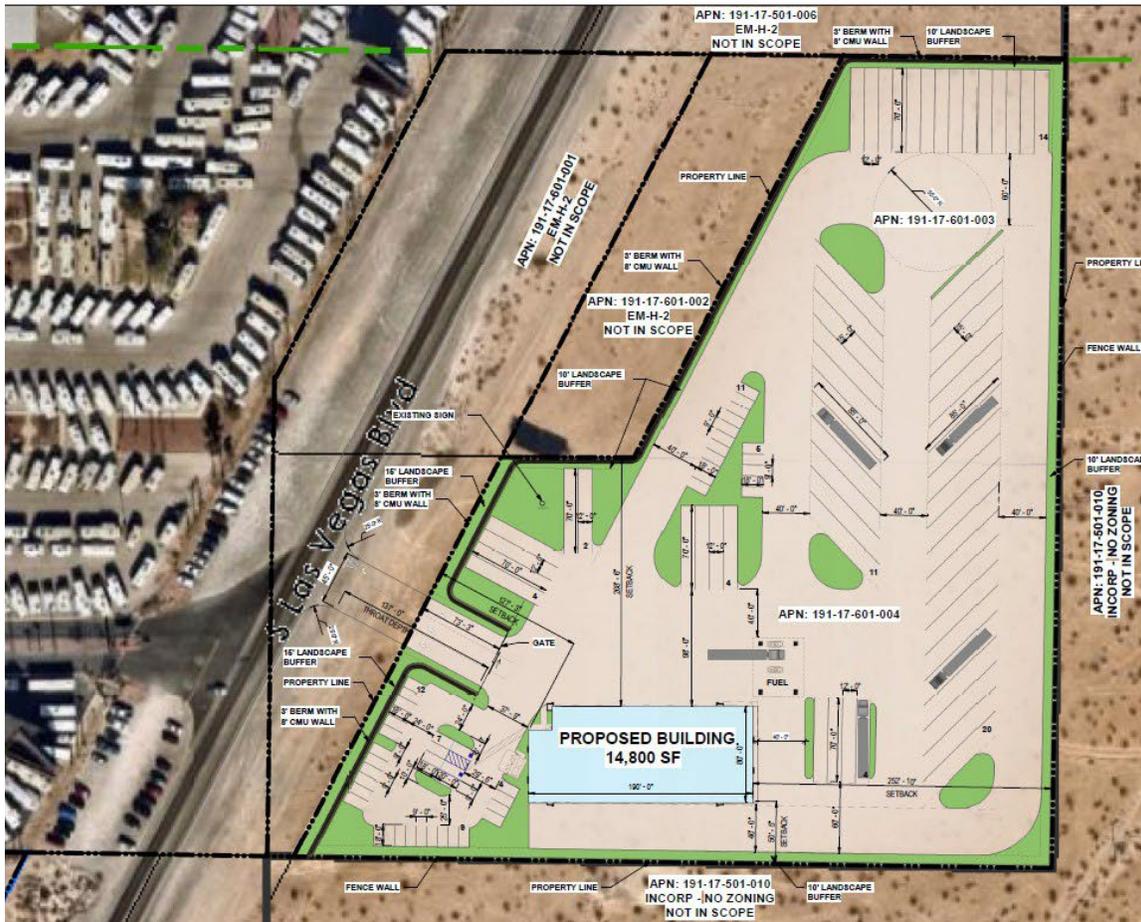
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SITE SUMMARY:

LEGAL DESCRIPTION

PARCEL: 191-17-601-003, 191-17-601-004
 AHJ: CC

TOTAL LAND: 7.05 ACRES - 307,098 SF

CURRENT ZONING: GENERAL HIGHWAY FRONTAGE H-2

BUILDING 14,800 SF
 BUILDING TO LAND RATIO 0.048

PARKING CALCULATIONS:

TECHNICAL USES
 OUTSIDE STORAGE, VEHICLE DISMANTLING
 1:7,000 SF UP TO 42,000 SF
 OFFICE 4:1,000 SF

REQUIRED PARKING:
 TECHNICAL USES - 12,400 SF 2 SPACES
 OFFICE - 2,400 SF 10 SPACES
 TOTAL REQUIRED PARKING 12 SPACES

PROVIDED PARKING:
 EMPLOYEE PARKING : 47 SPACES
 TOTAL TRUCK PARKING : 59 SPACES
 PULL-THRU TRUCK SPACE : 35 SPACES

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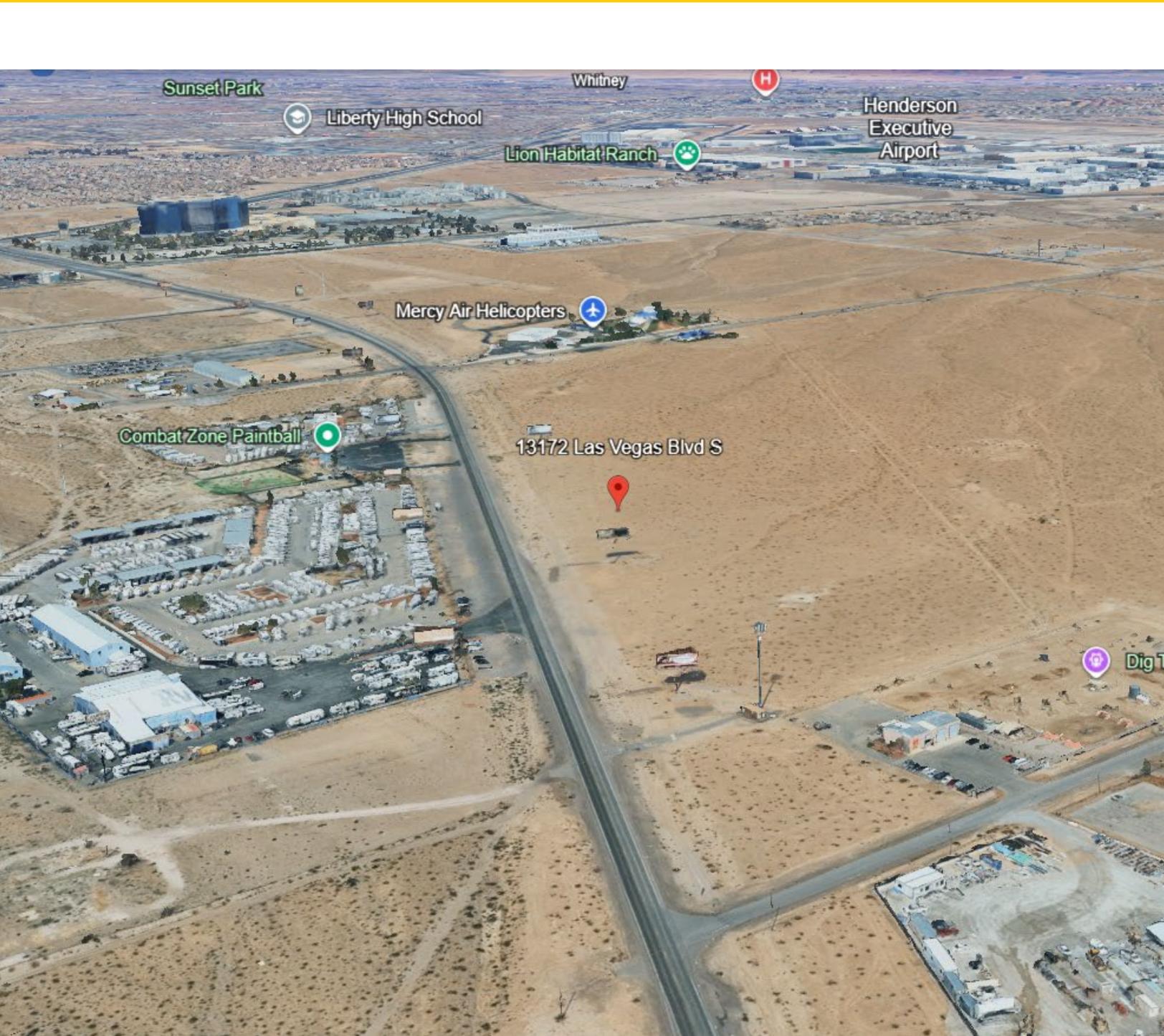
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Demographics — 13172 South Las Vegas Boulevard

Demographic Metric	1 Mile	3 Miles	5 Miles
2024 Population	1,940	41,696	169,842
2020 Census (Population)	1,600	30,203	149,810
Population Growth (2020–24)	5.3%	9.5%	3.3%
2020 Households	685	14,902	65,729
2024 Avg. HH Income	\$176,862	\$125,779	\$113,275

Traffic Counts

Street	Cross Street	Count Year	Avg. Daily Volume
Interstate-15	Hwy 161 SW	2024	55,197
Volunteer Boulevard	S. Las Vegas Boulevard W	2025	11,781
Las Vegas Freeway	Hwy 161 SW	2025	56,013
S. Las Vegas Boulevard	Saint Rose Parkway N	2025	15,404
Saint Rose Parkway	State Hwy 146 NW	2025	36,220
Saint Rose Parkway	State Hwy 146 SW	2025	35,160

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Radius	1 Mile			3 Miles			5 Miles		
	Employees	Businesses	Employees / Business	Employees	Businesses	Employees / Business	Employees	Businesses	Employees / Business
Service-Producing Industries	228	19	12	3,471	405	9	23,482	2,790	8
Trade, Transportation & Utilities	124	6	21	384	57	7	2,608	305	9
Information	3	1	3	121	8	15	424	52	8
Financial Activities	27	3	9	304	66	5	3,648	465	8
Professional & Business Services	9	1	9	424	93	5	2,000	436	5
Education & Health Services	4	1	4	572	72	8	4,953	895	6
Leisure & Hospitality	57	6	10	1,374	71	19	6,351	332	19
Other Services	4	1	4	248	36	7	3,393	297	11
Public Administration	0	0	-	44	2	22	105	8	13
Goods-Producing Industries	10	3	3	386	61	6	1,492	236	6
Natural Resources & Mining	4	1	4	11	3	4	16	5	3
Construction	6	2	3	241	49	5	1,170	190	6
Manufacturing	0	0	-	134	9	15	306	41	7
Total	238	22	11	3,857	466	8	24,974	3,026	8

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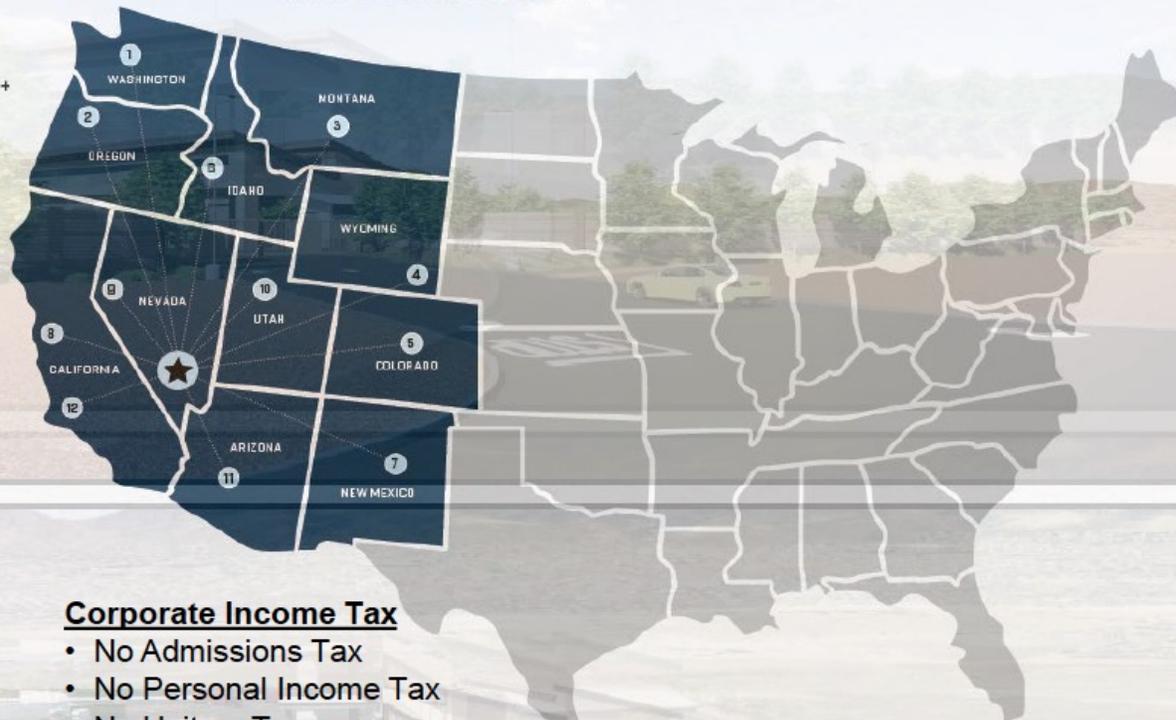
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Approved for Office & Fleet Services Facility

One Day Truck Service

Access to serving over 77 million+
people within a one day truck drive.

LABOR COSTS AMONG THE LOWEST
IN THE SOUTHWEST REGION



Corporate Income Tax

- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Inventory Tax

Nevada is at the forefront of the nation with one of the most favorable tax climates for businesses and employees.

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