



**SAUNDERS  
REALTY**  
BROKERAGE & DEVELOPMENT

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EXCLUSIVELY OFFERED BY:

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## CACTUS SPRINGS OFFERING MEMORANDUM



The information contained in this Offering has been prepared to provide summary information and to establish a preliminary level of interest in the subject property. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. You should conduct an independent investigation of the property and verify all information. Upon receipt of this Offering you agree to fully release Saunders Realty and hold it harmless from all claims, costs or liability arising from any purchase of the subject property.

# INVESTMENT SUMMARY

**SAUNDERS REALTY**, as the exclusive advisor, is pleased to offer an exceptional opportunity to acquire +/- 49.75 acres

- This unique property is ideal for industrial, commercial and other uses
- This Clark County property has approximately 1,300 feet of highway frontage along US 95 and a short 25-minute drive to Las Vegas
- The site has water rights, NV Energy power and is surrounded on three sides by Creech Air Force Base
- The proposed Bonanza Solar Project is on 5,133 acres and is 1.5 miles west of the site



## POTENTIAL USES

Industrial

Commercial

Parking Lot

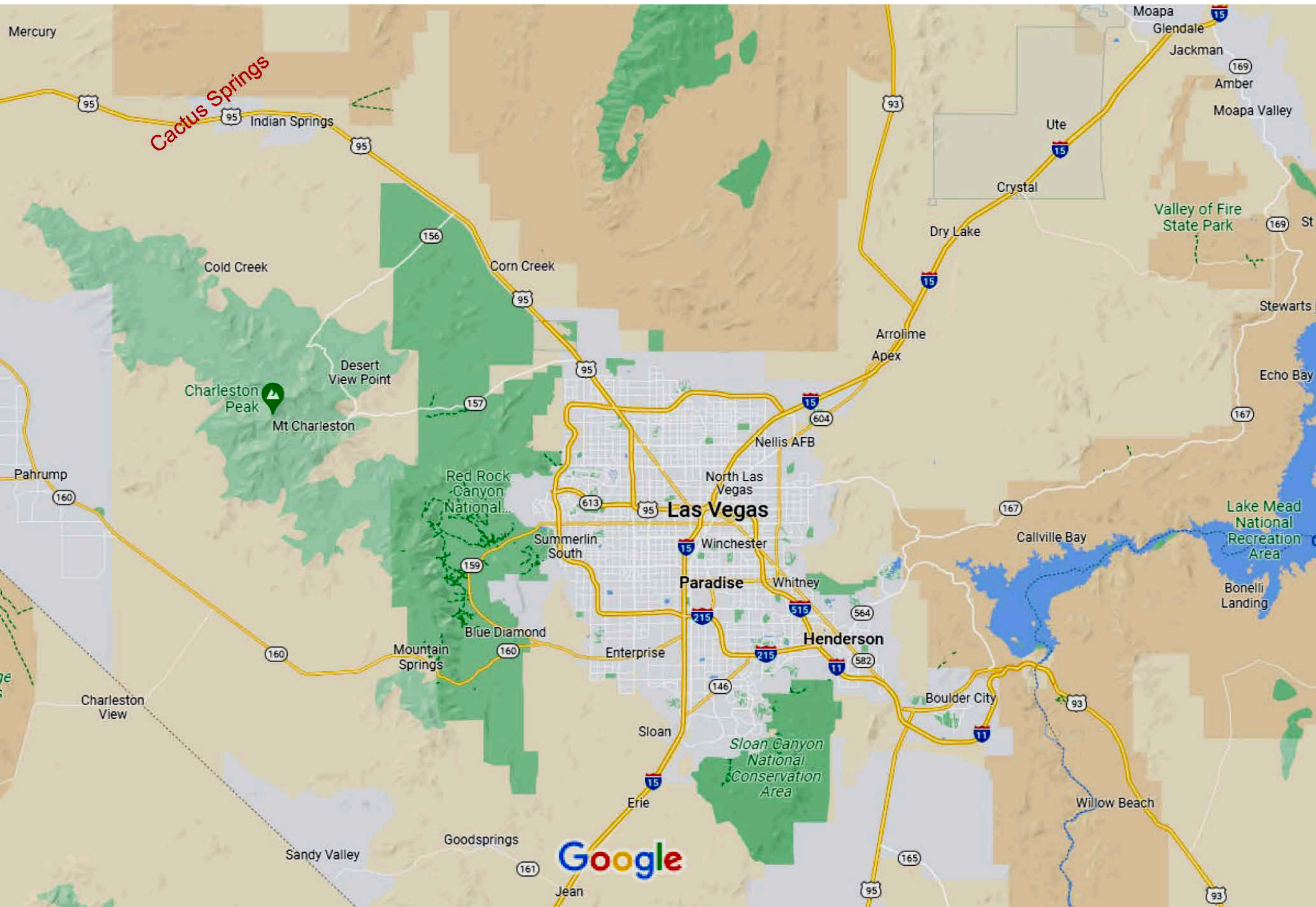
Truck Stop

Agriculture / Farming

Cannabis

RV Park

Land Hold





Site



Sugar Bunker

Coyote Springs

Mercury

Moapa

95

Indian Springs

15

Moapa Valley

ystal

Labbe Camp  
Johnnie

Cold Creek

Corn Creek

Dry Lake

St Thomas

Lee Canyon  
Summer  
Home Area  
Mt Charleston

Apex

Stewarts Point

Echo Bay

Pahrump

Las Vegas

Calico Basin

Callville Bay

Bonelli  
Landing

Temple  
Bar Marina

Mountain  
Springs

Enterprise

Henderson

Charleston  
View

Sloan

Boulder City

93

Willow Beach

Sandy Valley

Goodsprings

Jean

Nelson

White Hills

95

Cycl

# LOCATION OVERVIEW

## Cactus Springs Aerial View

### Creech Air Force Base

4,200 personnel that commute to Las Vegas  
2-minute drive (2 miles)

### Indian Springs

912 residents (Source 2020 U.S. Census)  
2-minute drive (2 miles)

### Southern Desert Correctional Center

270 employees that commute to Las Vegas  
11-minute drive (11.5 miles)

### High Desert State Prison

500 employees that commute to Las Vegas  
13-minute drive (13 miles)

### The Nevada National Security Site

3,000 employees that commute to Las Vegas  
10-minute drive (15 miles)

### Skye Canyon Master Planned Community

6,500 homes planned  
27-minute drive (32.5 miles)

# TRANSIT FROM CACTUS SPRINGS

Destination	+/- Miles
Indian Springs	2
Las Vegas	35
Downtown Las Vegas	46
North Las Vegas	49
Las Vegas Convention Center	50
Los Angeles, CA	312
Phoenix, AZ	345
San Diego, CA	374
Reno, NV	391
Salt Lake City, UT	454
Sacramento, CA	490



**Turn Lane To Site's Frontage Road**



**US 95 and Site's Frontage Road**



**LOOKING WEST**





**LOOKING SOUTH**

# Property Highlights

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**LIST PRICE** **\$4,975,000**

**PRICE PER ACRE** **\$100,000**

**ACRES** **+/- 49.75**

**ADDRESS** **28460 N. US Highway 95  
Cactus Springs, NV 89018**

**CURRENT ZONING** **C-2 and R-U (Clark County)**

**PLANNED LAND USE** **Business Employment  
(Industrial Uses)**

**WATER** **Artesian Well & Water Rights**

**ELECTRICITY** **NV Energy**

**SEWER** **Small Septic Tank**

**APN** **058-00-001-006**

**BILLBOARDS** **Owned by Seller**