

FOR  
SALE

# ELDORADO VALLEY

amazon

BENTONITE AVENUE

WHIDBEY ROAD

# 162

ACRE INDUSTRIAL SITE  
12801 S. US HIGHWAY 95

HENDERSON, NV 89124

OMP  
OVERTON MOORE PROPERTIES

BLASTCO  
LASER CUTTING

GODFELLOW ROAD

N

## INVESTMENT CONTACTS

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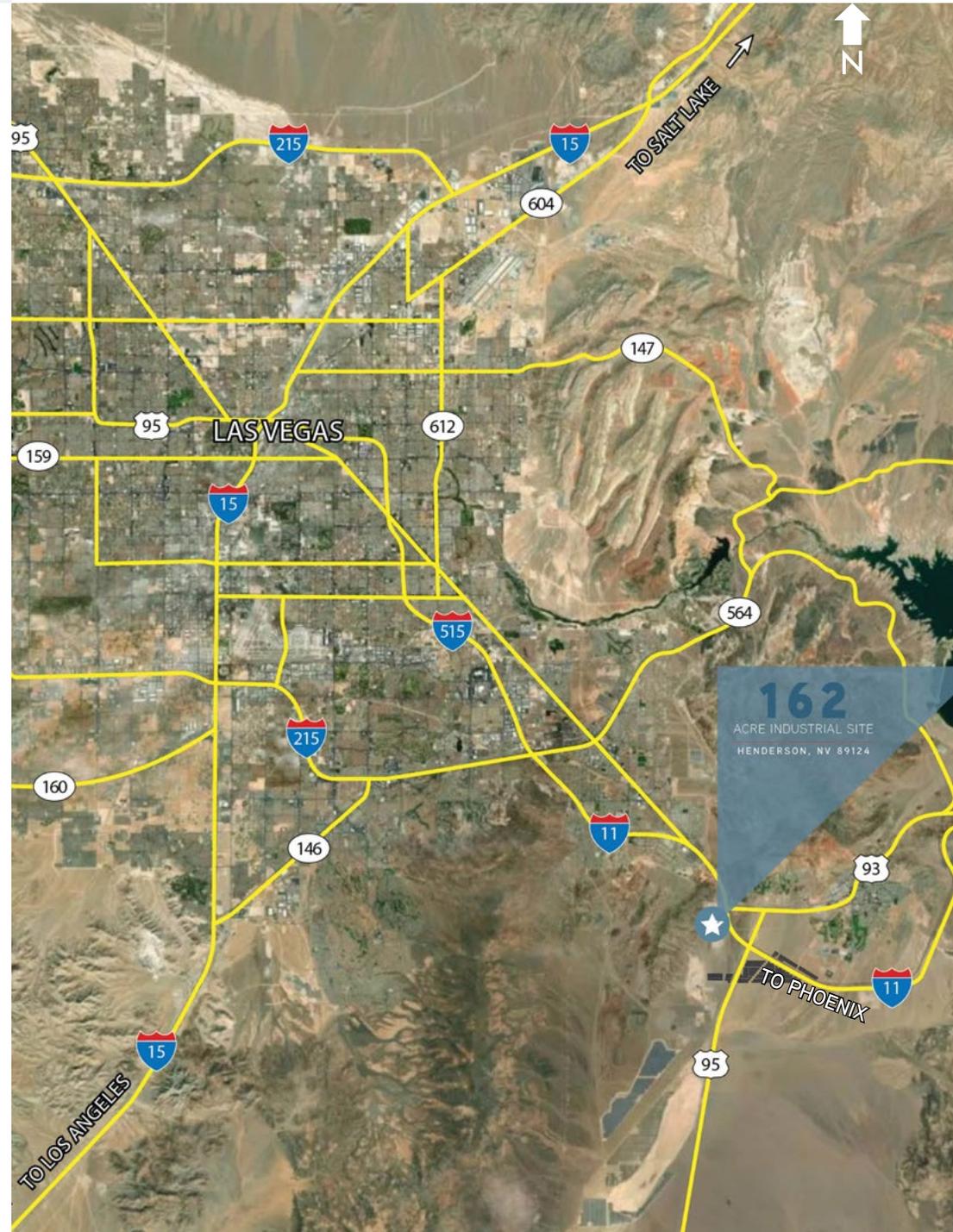
CBRE

# THE OFFERING

CBRE is pleased to exclusively offer for sale a 161.93 Acre Industrial-zoned parcel in Henderson, Nevada, located at 12801 South US Highway 95, adjacent to the new I-11 Freeway. This site is uniquely situated  $\pm 24$  minutes from Harry Reid International Airport,  $\pm 56$  minutes from the CA/NV border, 4 hours 35 minutes to the Port of Long Beach and 4 hours 4 minutes to Phoenix, Arizona.

## PROPERTY HIGHLIGHTS

- |   |   |
|---|---|
|  <b>SIZE</b><br>161.93 Net Acres  |  <b>WET UTILITIES</b><br>City of Henderson Sewer                               |
|  <b>DIMENSIONS</b><br>$\pm 2600'$ long x $\pm 2600'$ wide   |  <b>POWER UTILITY</b><br>110 MW Spring Canyon Substation (2027)                |
|  <b>ADJACENT</b><br>I-11 Freeway  |  <b>GAS UTILITY</b><br>Southwest Gas Corp                                      |
|  <b>APN</b><br>189-11-401-001   |  <b>ALTA SURVEY</b><br>Yes   |
|  <b>ZONING</b><br>City of Henderson (IG) General Industrial   |  <b>GRADING</b><br>COH Approved Property for Grading-Level                   |
|  <b>IMPROVEMENTS</b><br>Property Includes an a $\pm 91,000$ SF Warehouse/ Manufacturing Building and a 4,500 SF Club House Building with Bar. |  <b>ENVIRONMENTAL REPORTS</b><br>NDEP Approved Remediation Action Plan (RAP) |
|  <b>PRIVATELY OWNED AND OPERATED</b>  |  <b>GEOTECHNICAL REPORTS</b><br>Yes  |





564



Henderson

582



College Dr



582



**162**  
ACRE INDUSTRIAL SITE  
HENDERSON, NV 89124

93

Boulder City

95

DISTANCES TO	MILES
Harry Reid Int'l Airport	21.8
The Las Vegas "Strip"	2.6
I-215 Freeway	1.3
I-15 Freeway	1.3
CA/NV Border	57.6
AZ/NV Border & miles	1.3



# SITE MAP

USA/  
BLM  
LAND

ATLAS INDUSTRIAL PARK

OMP GATEWAY 11

1846,380 SF

TravelCenters of America

1102,440 SF

Goodfellow Corp

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WHIDDEY ROAD

BENTONITE AVE



CITY OF  
BOULDER

CITY OF  
BOULDER  
CITY

CITY OF  
BOULDER  
CITY

NVE SPRING  
CANYON  
SUBSTATION

SOLO INVESTMENTS  
301 Acres

ALLUVIAL HILLS AVE

AMAZON  
297 Acres

OLD US 95

US 95

IMPACT SAND ROAD

ROGER RAY I.D

Elderado Valley  
Logistics Center (DIV)

USA/  
BLM  
LAND



FUTURE DETENTION BASIN

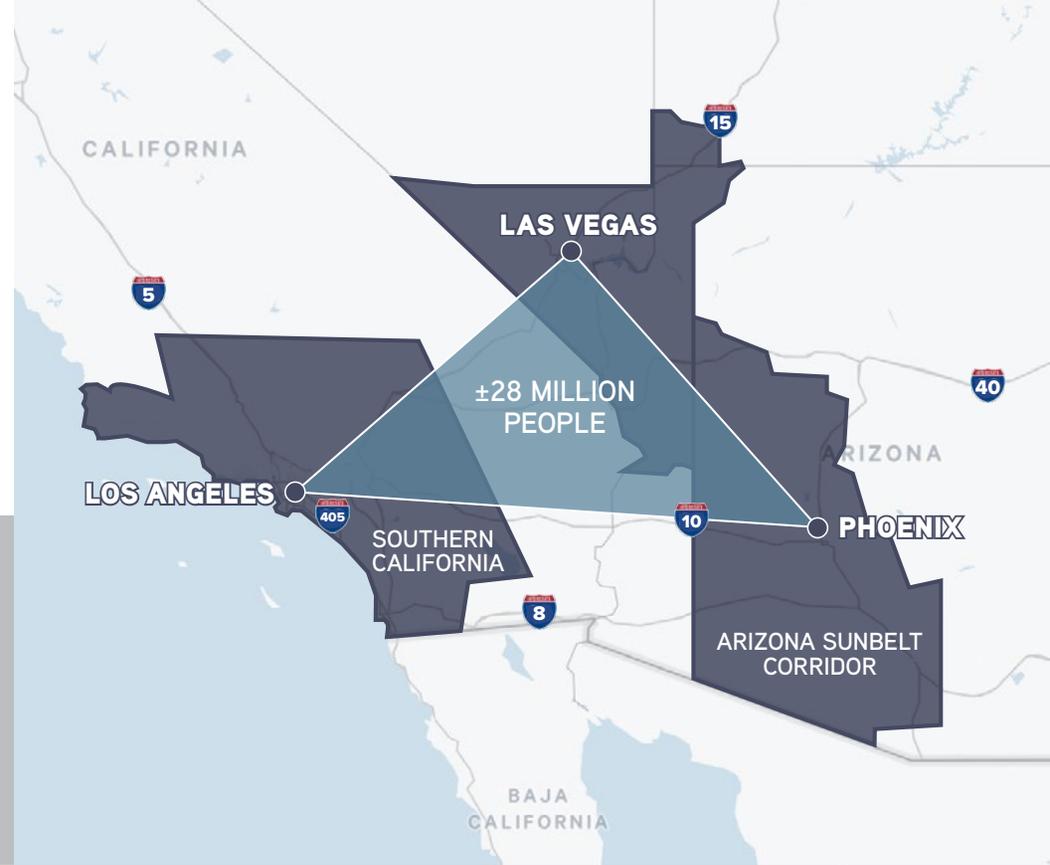
# SITE SURVEY



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# THE SOUTHWESTERN UNITED STATES MEGAPOLITAN LOGISTICS CLUSTER

The new I-11 Freeway provides a high-capacity, access controlled transportation corridor which supports enhanced regional mobility within the Southwest Megapolitan Cluster between Los Angeles, Las Vegas and Phoenix (±28 million people) for Drayage/Logistics by improving travel time, reliability and efficiency.



## TRAVEL SNAPSHOT

**2.9**

MILLION+  
Southern Nevada  
Residents

**39.7**

MILLION+  
2023 Enplaned/Deplaned  
Airline Passengers

**53%**

2023 Evisitors  
Travel By Plane

**30%**

International  
Travelers Visiting  
Las Vegas

## GAMING REVENUE SNAPSHOT

**\$ 12.6**

BILLION  
2022 Clark County  
Gaming Revenue

**\$922.17**

Average Visitor's  
Gambling Spending  
Per Trip

**2.3**

MILLION  
2023 Convention  
Delegates

**40.8**

MILLION  
2023 Las Vegas Visitors

## OCCUPANCY SNAPSHOT

**88.5%**

2022 Weekend  
Occupancy

**69.6%**

2022 U.S National  
Average Hotel  
Occupancy

**72.6%**

2022 Las  
vegas Midweek  
Occupancy

**77.5%**

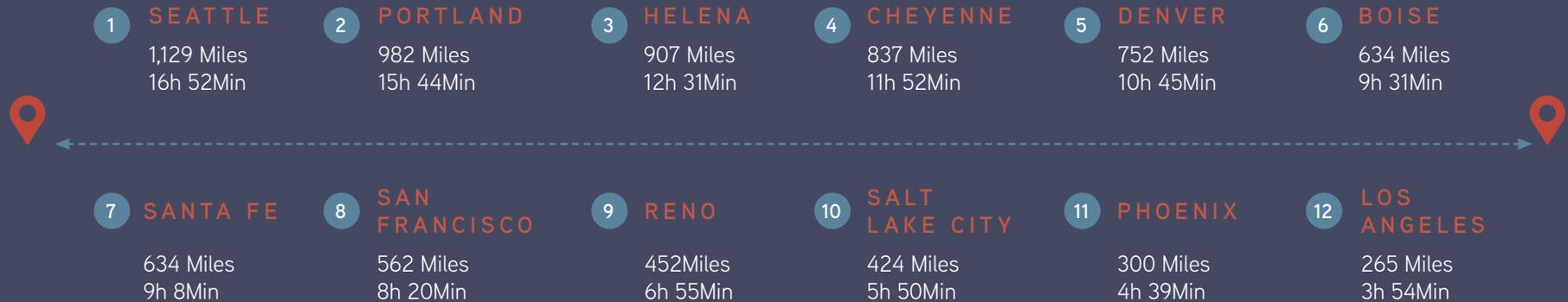
2022 Las Vegas  
City-Wide  
Occupancy

Source: Las Vegas convention and visitors authority

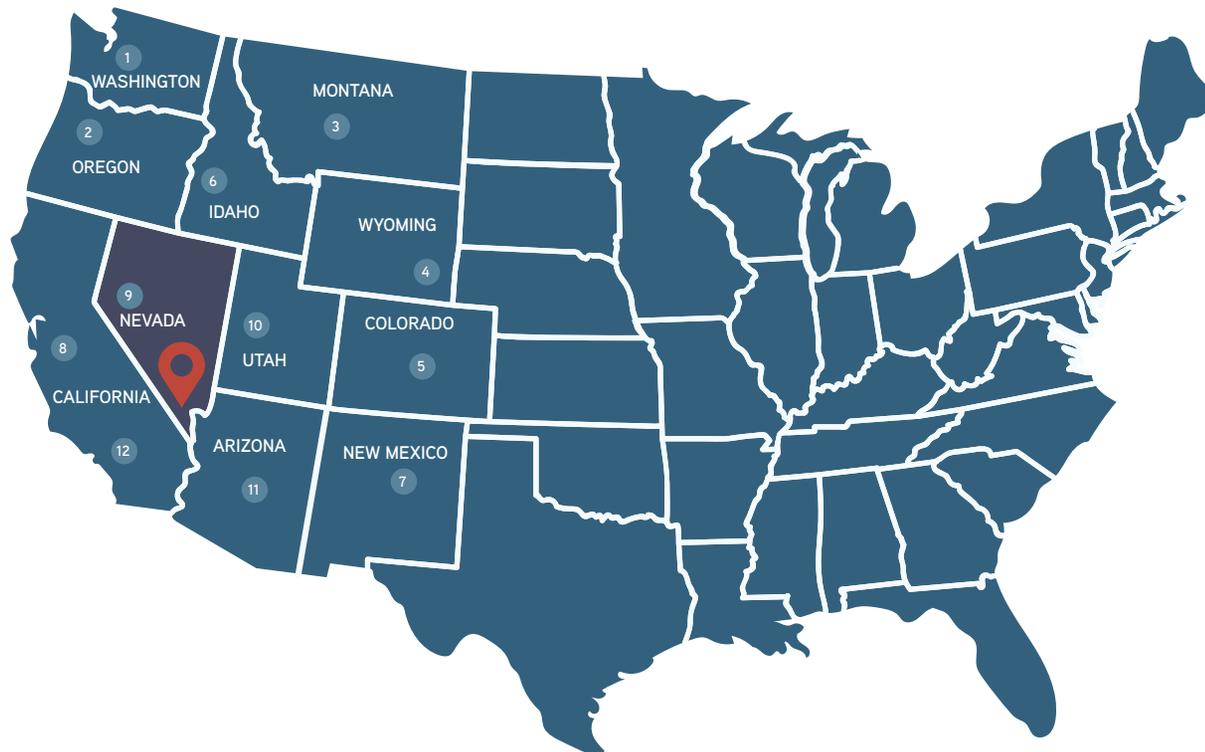
# ONE DAY TRUCK SERVICE

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

## 23.1% OF U.S. POPULATION



## 2.3 MILLION SOUTHERN NEVADA RESIDENTS



### NEVADA TAX CLIMATE

- No corporate income tax
- No admissions tax
- No personal income tax
- No unitary tax
- No franchise tax on income
- No inventory tax

### 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 incentive

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