

For Sale 2.44 +/- Acres

US 95 & DURANGO



SITE

DURANGO ROAD

OSO BLANCO

ELKHORN ROAD



NEWMARK

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Contents

01	Property Overview
02	Aerials
03	Exhibit
04	Las Vegas Map
05	Recent Transactions

Property Overview

US 95 & DURANGO

Acres

2.44 +/- Acres

APN's

A portion of 125-17-703-002

Utilities

All utilities are in Oso Blanco and need to be extended laterally into the site. To be verified by Buyer.

Links

Open Web: Click [HERE](#) Google Maps: Click [HERE](#)

Benefits

- Dedicated Signalized Access to Property
- Pylon Signage on US 95
- Close to Centennial Hills Hospital
- Immediate access to US 95 on Durango Drive
- Park and Ride Directly Across the street

Zoning Classification

Town Center District (T-C)

Asking Price

\$25.00 PSF



Aerial



FOR MORE INFORMATION

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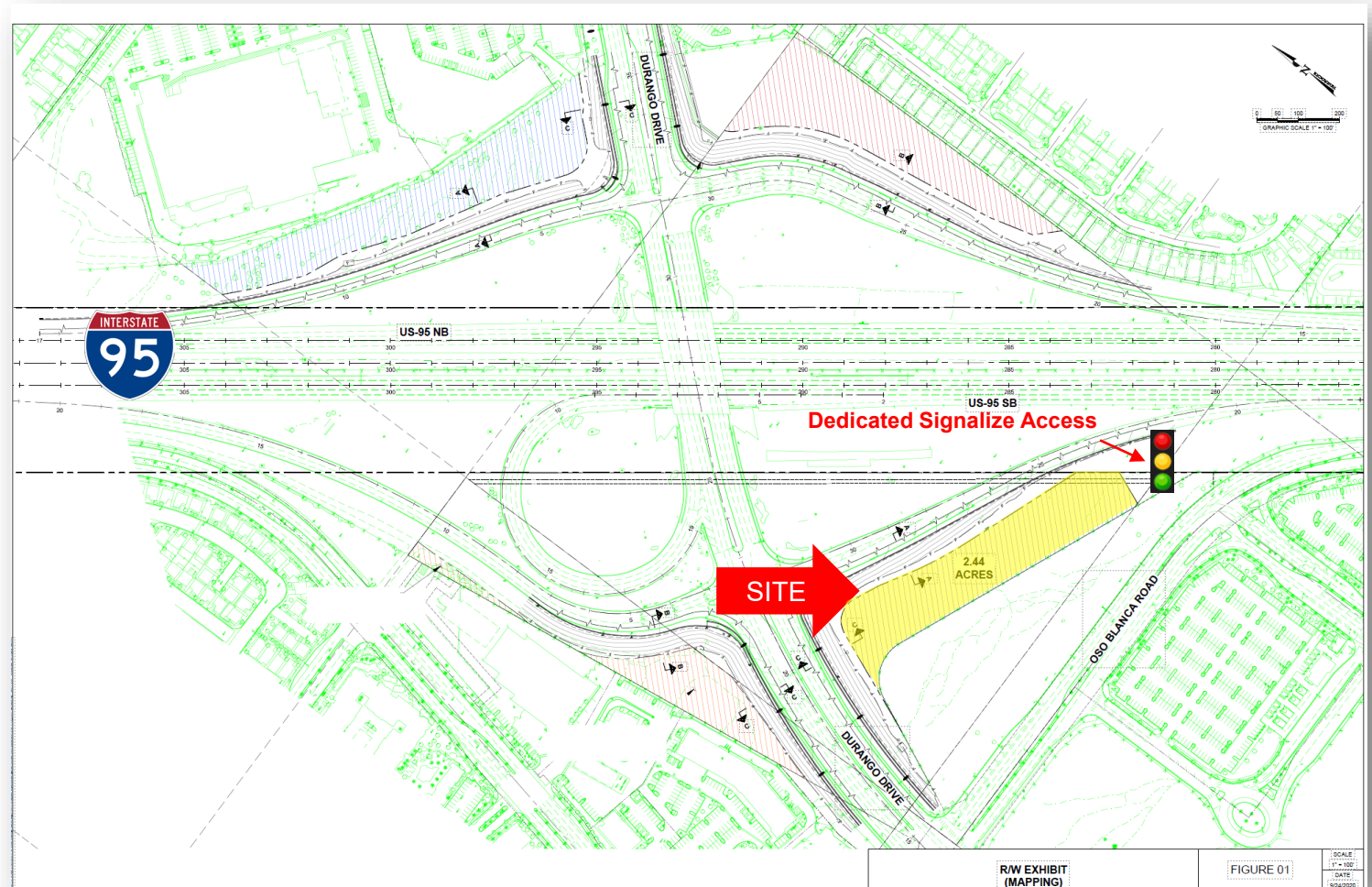
Aerials



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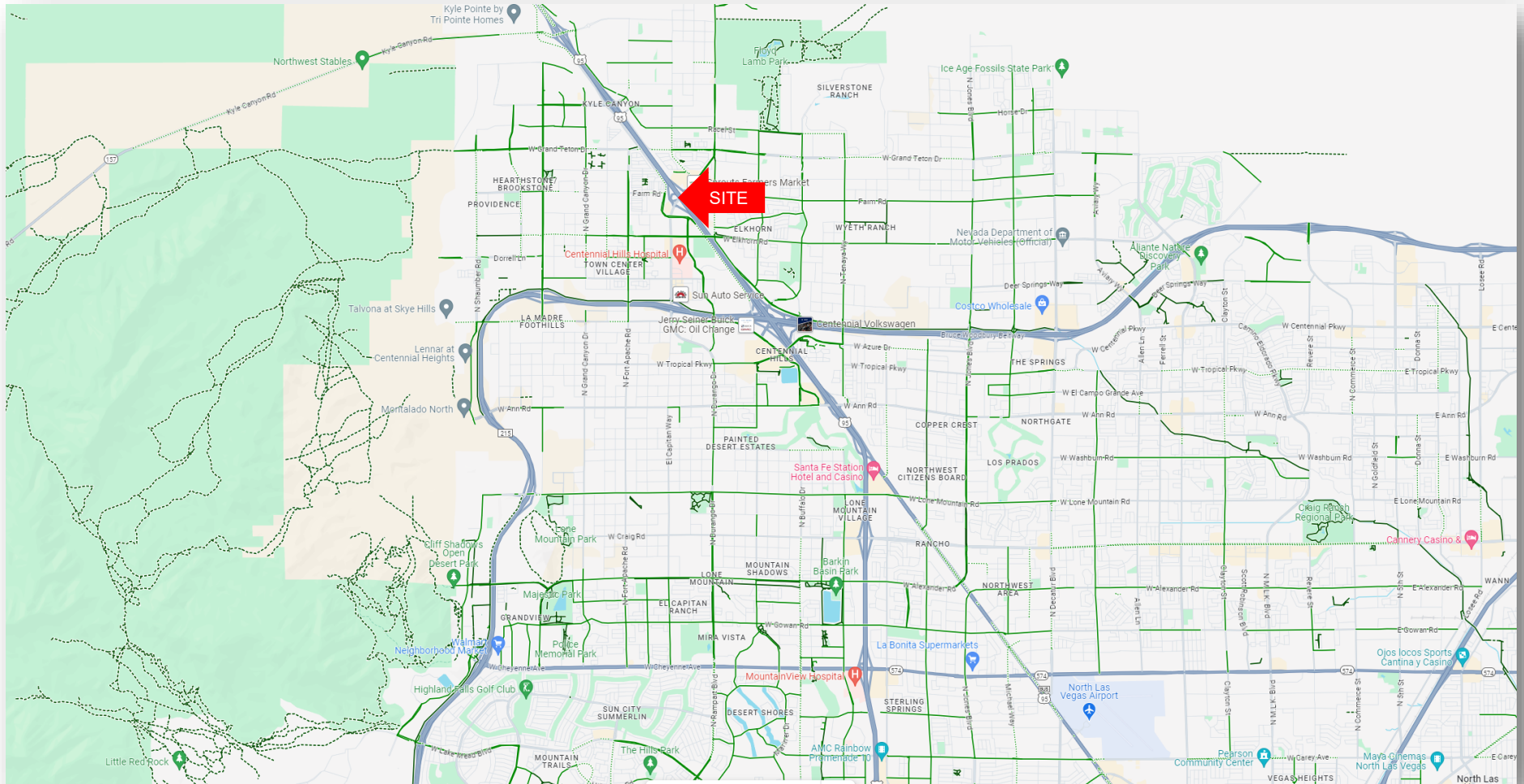
Exhibit



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Las Vegas Map



Relevant Transactions

RECENT TRANSACTIONS



Valley Vista / Park Highlands
Master Plan Land Sale

North Las Vegas, NV

346 Acres

\$75,000,000

2019



UnCommons
Land Assemblage Sale

Las Vegas, NV

40 Acres

\$40,000,000

2019



Las Vegas Blvd South
Land Sale

Las Vegas, NV

150 Acres

\$75,000,000

2018



Lakemoor / 3 Kids Mine
Master Plan Land Sale / Remediation

Henderson, NV

1,165 Acres

\$350,000,000

2024



Las Vegas Boulevard
Bankruptcy Sale

Las Vegas, NV

38.50 Acres

\$75,000,000

2020



Inspirada Town Center
Bankruptcy Sale

Henderson, NV

83.39 Acres

\$52,500,000

2021



Kimball Hill Homes
Bankruptcy Sale

Las Vegas Valley

1,082 Lots

\$25,000,000

2010



Amazon Fulfillment Center
Land Assemblage

Henderson, NV

56 Acres

\$20,000,000

2019

US 95 & DURANGO DRIVE

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