



NEC 215 Beltway & Revere St., North Las Vegas, NV 89084

Tule Springs Master Plan

Pads Available For Lease

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Pads Available For Lease

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Sale Price / Lease Rate

Contact Broker



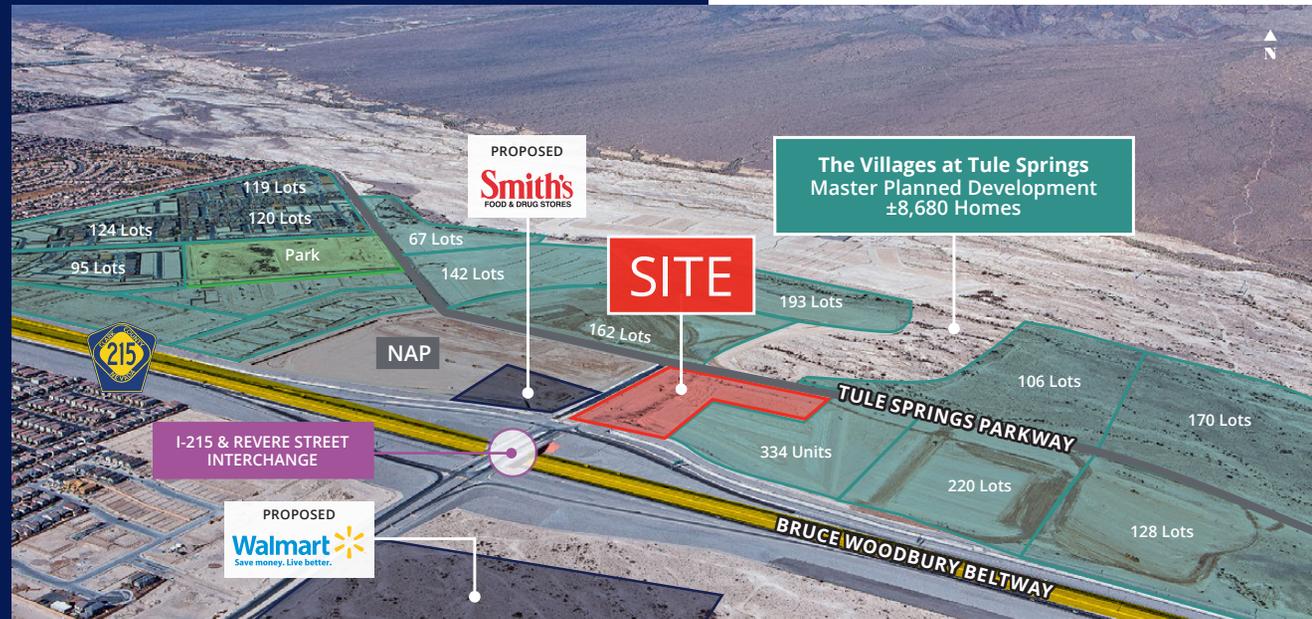
Land Size

±9.21 AC



Parcel Number

124-15-314-001



Property Highlights

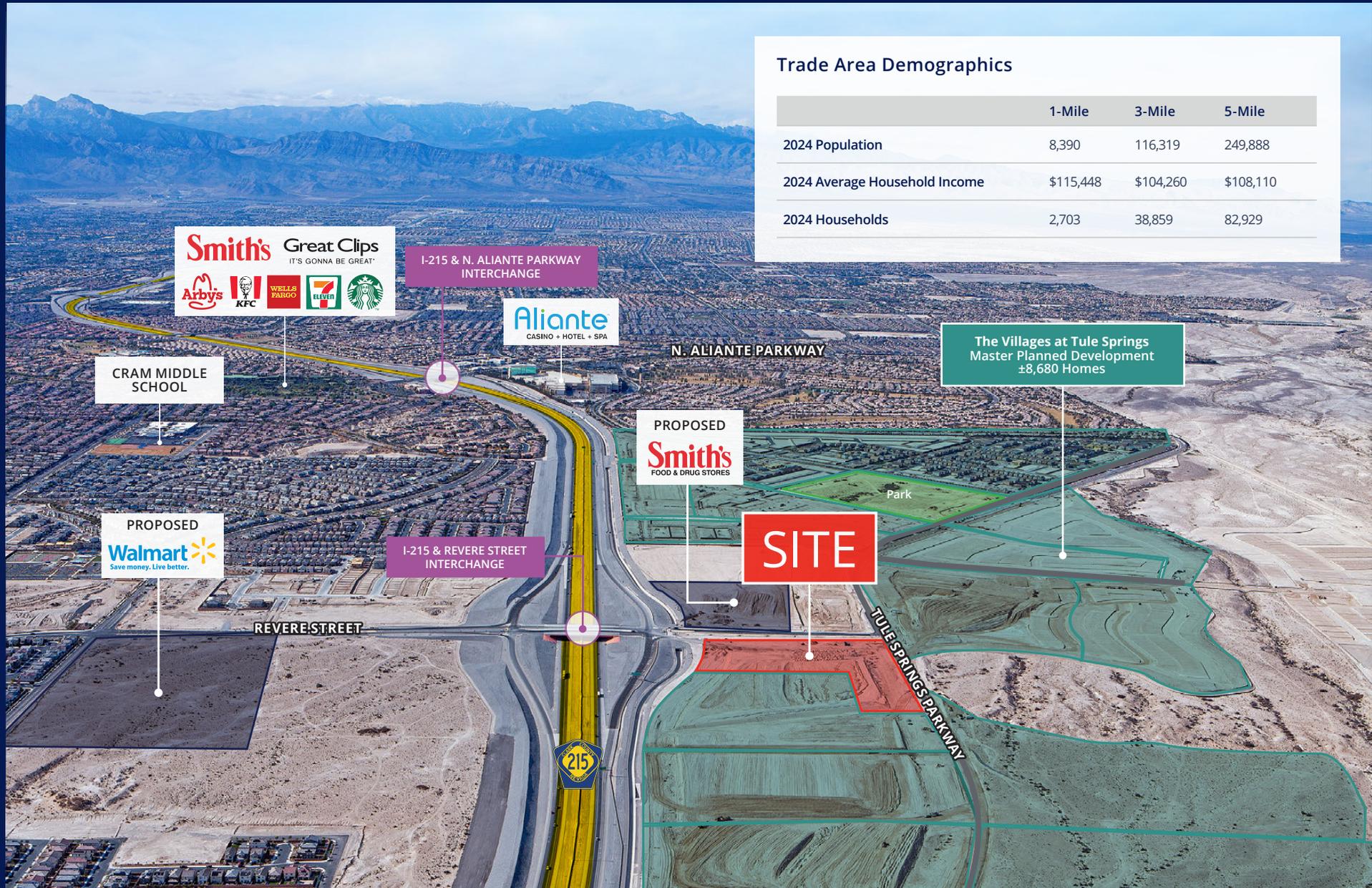
- ±9.21 Acre Commercial Parcel
- 215 Beltway & Revere Street Interchange
- Pads Available for Ground Lease
- Zoned Planned Community District General Commercial (C-2 PCD)
- Ideal for Convenience Store, Gas, Fast Feeders, Sit Down Restaurants, Service Retail

Tule Springs Master Plan

- Comprised of four Villages, consisting of nearly 1,200 developable acres with approx. 8,700 homes when fully developed
- **Village 1** – 2,920 total units when fully developed, Total closed homes: 856
- **Village 2** - Planning and development in process. Final map 454 gross acres, with 380 developable acres and 3,750 units when completed
 - Owned/controlled by KB Home with phased takedowns
 - **Phase 1:** 180 developable acres and 1,500 units
 - **Phase 2:** 100 developable acres and 1,380 units
 - **Phase 3:** 100 developable acres and 870 units
- **Village 2** – Includes 66 acres of casino land purchased by Station Casinos in December 2022. Current plans are to build a 600-room hotel/casino with 75,700 SF of casino space with restaurants, movie theaters, bowling alley and other amenities
- **Village 3** - Fully developed and sold. Broke ground in mid-2017; approx. 200 acres and 1,100 units built by KB Home, Tri Point Homes and Lennar
- **Village 4** - Fully developed and sold. Broke ground in late 2018; approx. 120 acres and 960 units built by KB Home

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Trade Area Demographics

	1-Mile	3-Mile	5-Mile
2024 Population	8,390	116,319	249,888
2024 Average Household Income	\$115,448	\$104,260	\$108,110
2024 Households	2,703	38,859	82,929

Pads Available For Lease

Listed By: 



Subject Property

Listed By: 



Photographed June 2025

Southeast Facing Aerial View 

North Facing Aerial View



South Facing Aerial View



East Facing Aerial View

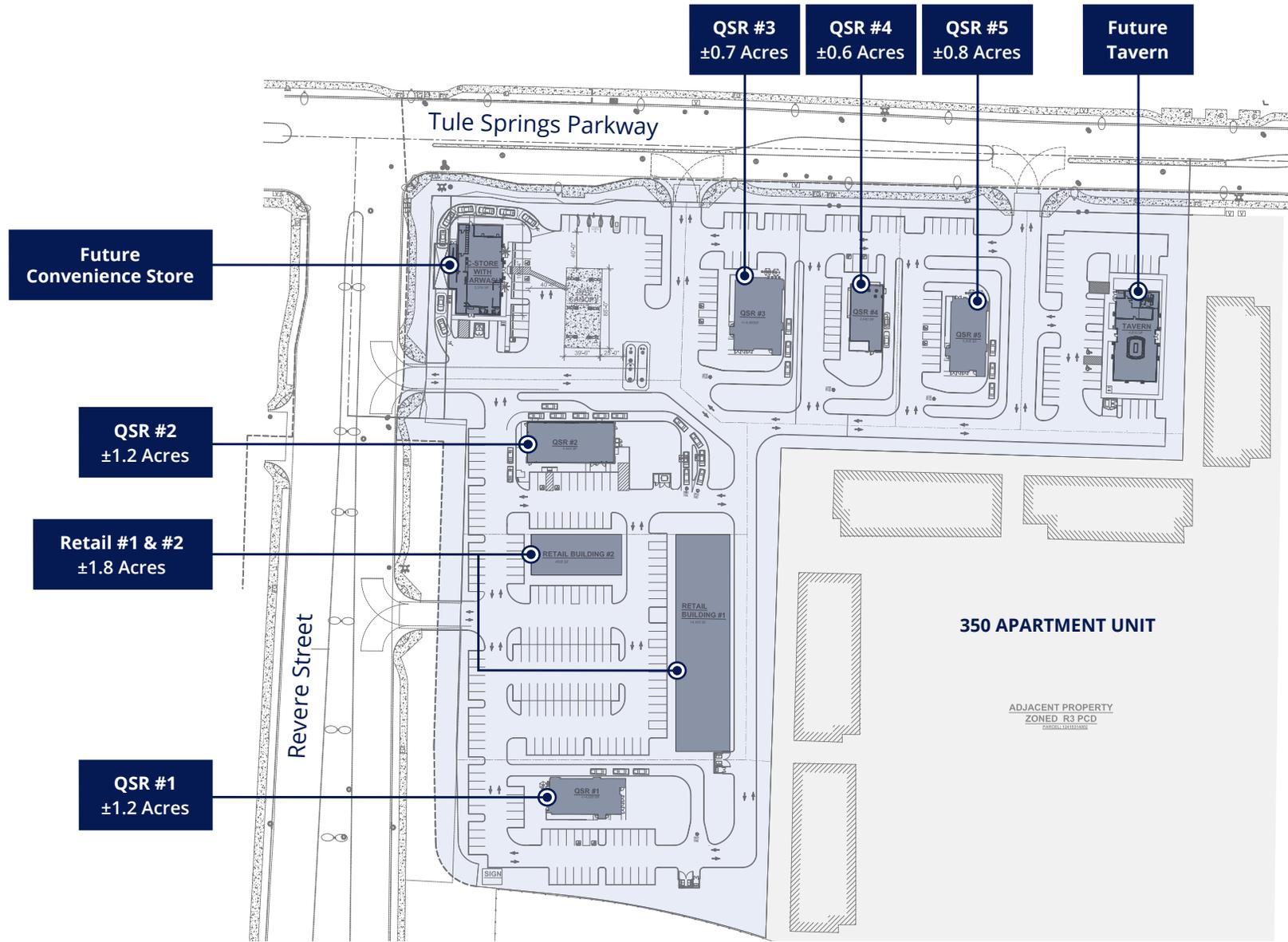


West Facing Aerial View



Pads Available For Lease

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The Villages at Tule Springs

Master Planned Development
±8,680 Homes

Listed By: 



Pads Available For Lease

Listed By:



Demographics

Listed By:



Population Summary	1 MILE	3 MILE	5 MILE
2024 Total Population	8,390	116,319	249,888
2024 Total Daytime Population	4,899	74,571	173,491
Workers	857	14,681	45,198
Residents	4,113	62,606	133,928
2029 Total Population	9,244	124,379	263,009
2010 Census Population	3,068	74,934	180,759
2000 Census Population	2	16,963	61,572
2023-2028 Total Projected Population Change	10.2%	6.9%	5.3%
2010-2023 Total Estimated Population Change	173.5%	55.2%	38.2%
2000-2010 Total Population Change	153,300.0%	341.7%	193.6%
2024 Total Daytime Population	4,899	74,571	173,491
Workers	857	14,681	45,198
Residents	4,042	59,890	128,293
Household Summary	1 MILE	3 MILE	5 MILE
2024 Total Households	2,703	38,859	82,929
2029 Total Households	3,019	42,023	88,231
2010 Total Households	931	24,593	59,300
2000 Total Households	1	5,383	20,549
2023-2028 Total Projected Household Growth	11.7%	8.1%	6.4%
2010-2023 Total Estimated Household Growth	190.3%	58.0%	39.8%
2000-2010 Total Household Growth	93,000.0%	356.9%	188.6%
Family Household Summary	1 MILE	3 MILE	5 MILE
2024 Total Family Households	2,230	28,947	62,081
2029 Total Family Households	2,479	31,250	65,920
2010 Total Family Households	779	18,684	45,548
2000 Total Family Households	1	4,451	16,462
2023-2028 Total Projected Family Household Growth	11.2%	8.0%	6.2%
2010-2023 Total Estimated Family Household Growth	186.3%	54.9%	36.3%
2000-2010 Total Family Households Growth	77,800.0%	319.8%	176.7%

Demographics

Listed By:



2024 Population by Sex	1 MILE	3 MILE	5 MILE
Total Population	8,390	116,319	249,888
Male Population	50.1%	49.4%	49.5%
Female Population	49.9%	50.6%	50.5%
2024 Households by Income	1 MILE	3 MILE	5 MILE
Total Households	2,703	38,859	82,929
<\$15,000	5.2%	5.5%	4.9%
\$15,000 - \$24,999	0.8%	2.8%	3.2%
\$25,000 - \$34,999	1.7%	5.8%	5.5%
\$35,000 - \$49,999	7.3%	10.8%	9.7%
\$50,000 - \$74,999	14.6%	17.4%	17.5%
\$75,000 - \$99,999	11.7%	15.3%	16.0%
\$100,000 - \$149,999	34.1%	24.3%	24.1%
\$150,000 - \$199,999	18.8%	10.6%	10.6%
\$200,000+	5.9%	7.6%	8.5%
Average Household Income	\$115,448	\$104,260	\$108,110
Median Household Income	\$107,815	\$85,976	\$87,400
2024 Households by Type	1 MILE	3 MILE	5 MILE
Total Households	2,703	38,859	82,929
Family Households	82.5%	74.5%	74.9%
Non-Family Households	17.5%	25.5%	25.1%
2024 Population 15+ by Marital Status	1 MILE	3 MILE	5 MILE
Total	6,555	92,922	200,446
Never Married	41%	34%	34%
Married	47%	51%	51%
Widowed	4%	4%	4%
Divorced	8%	11%	11%

Demographics

Listed By:



Households by Type Details	1 MILE	3 MILE	5 MILE
2024 Total Households (Esri)	2,703	38,859	82,929
Households with 1 Person	10.6%	16.8%	16.3%
Households with 2+ People	89.2%	83.2%	83.7%
Family Households	83.7%	76.0%	76.8%
Husband-wife Families	65.5%	56.4%	56.2%
With Related Children	39.7%	31.1%	30.3%
Other Family (No Spouse Present)	18.2%	19.6%	20.6%
Other Family with Male Householder	5.9%	6.2%	6.5%
With Related Children	4.0%	4.1%	4.2%
Other Family with Female Householder	12.2%	13.4%	14.2%
With Related Children	9.2%	9.7%	10.0%
Non-family Households	5.7%	7.2%	6.9%
All Households with Children	53.6%	45.6%	45.2%
Multi-generational Households	7.5%	6.7%	7.1%
Unmarried Partner Households	7.9%	8.3%	8.3%
Male-female	7.1%	7.3%	7.3%
Same-sex	0.9%	1.0%	1.0%
Household Size	1 MILE	3 MILE	5 MILE
2010 Average Household Size	3.3	3.0	3.0
2024 Average Household Size	3.1	3.0	3.0
2029 Average Household Size	3.1	3.0	3.0
2010 Average Family Size	3.5	3.4	3.4
2024 Average Family Size	3.4	3.4	3.5
2029 Average Family Size	3.4	3.4	3.4
Poverty Status (ACS 2017-2021)	1 MILE	3 MILE	5 MILE
Households Below the Poverty Level	7.5%	8.4%	8.4%
Households at or Above the Poverty Level	92.5%	91.5%	91.6%
Married Couple Families below Poverty Level	0.6%	1.9%	1.6%

Demographics

Listed By:



2024 Population by Age	1 MILE	3 MILE	5 MILE
Total	8,391	116,319	249,887
0 - 4	6.8%	6.4%	6.1%
5 - 9	7.5%	6.6%	6.5%
10 - 14	7.6%	7.1%	7.1%
15 - 19	7.0%	7.0%	7.1%
20 - 24	5.8%	7.0%	6.7%
25 - 29	6.3%	7.7%	7.2%
30 - 34	8.8%	8.3%	7.9%
35 - 39	8.8%	7.5%	7.3%
40 - 44	8.2%	7.1%	7.0%
45 - 49	6.8%	6.1%	6.2%
50 - 54	6.1%	6.1%	6.3%
55 - 59	4.8%	5.2%	5.6%
60 - 64	4.5%	4.9%	5.3%
65 - 69	3.9%	4.3%	4.5%
70 - 74	3.0%	3.7%	3.8%
75 - 79	2.2%	2.7%	2.9%
80 - 84	1.2%	1.4%	1.5%
85+	0.8%	0.9%	1.0%
2024 Median Age	35.1	35.0	35.9
2024 Population 25+ by Educational Attainment	1 MILE	3 MILE	5 MILE
Total	5,476	76,625	165,948
Less than 9th Grade	4.9%	4.1%	4.0%
9th - 12th Grade, No Diploma	5.0%	5.0%	5.3%
High School Graduate	25.7%	29.0%	29.1%
Some College, No Degree	16.0%	23.2%	23.9%
Associate Degree	11.3%	11.2%	11.0%
Bachelor's Degree	21.6%	16.4%	15.4%
Graduate/Professional Degree	11.7%	7.8%	7.7%

Demographics

Listed By:



2024 Employed Population 16+ by Occupation	1 MILE	3 MILE	5 MILE
Total	4,413	58,849	128,128
White Collar	55.1%	53.4%	54.1%
Architecture/Engineering	2.8%	1.3%	1.6%
Arts/Design/Entertainment/Sports/Media	1.5%	2.3%	2.1%
Business/Financial	5.2%	5.1%	5.0%
Community/Social Service	3.2%	2.6%	1.5%
Computer/Mathematical	3.2%	2.6%	2.9%
Education/Training/Library	2.7%	4.5%	4.7%
Healthcare Practitioner/Technician	9.2%	5.7%	4.6%
Legal	0.2%	0.8%	0.7%
Life/Physical/Social Science	1.8%	0.7%	0.7%
Management	9.3%	8.5%	8.8%
Office/Administrative Support	9.1%	12.5%	13.0%
Sales and Sales Related	7.0%	8.0%	8.5%
Blue Collar	22.9%	22.9%	22.6%
Construction/Extraction	7.6%	5.8%	5.4%
Farming/Fishing/Forestry	0.5%	0.1%	0.1%
Installation/Maintenance/Repair	4.3%	3.4%	3.2%
Production	1.6%	2.4%	2.8%
Transportation/Material Moving	8.8%	11.1%	11.1%
Other	22.0%	23.7%	23.3%
Building/Grounds Cleaning/Maintenance	3.2%	3.6%	4.1%
Food Preparation/Serving Related	7.8%	7.5%	7.9%
Healthcare Support	2.6%	3.4%	3.0%
Personal Care/Service	5.9%	4.4%	4.4%
Protective Service	2.5%	4.8%	4.0%

Demographics

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Occupied Housing Units by Vehicles Available (2017-2021)	1 MILE	3 MILE	5 MILE
Total Households	2,375	32,329	75,548
Owner Households	1,971	22,198	53,146
No Vehicles	0.3%	1.2%	1.5%
1 Vehicle	18.5%	23.3%	22.2%
2 Vehicles	49.6%	46.4%	43.5%
3 Vehicles	23.2%	20.3%	21.3%
4 Vehicles	5.4%	6.7%	8.9%
5 or More Vehicles	3.0%	2.2%	2.6%
Renter Households	404	10,131	22,402
No Vehicles	6.2%	5.8%	6.9%
1 Vehicle	57.9%	39.7%	38.6%
2 Vehicles	20.8%	41.4%	40.1%
3 Vehicles	11.9%	10.0%	10.4%
4 Vehicles	3.0%	3.1%	3.8%
5 or More Vehicles	0.0%	0.1%	0.3%
Workers Age 16+ by Transportation to Work (2017-2021)	1 MILE	3 MILE	5 MILE
Workers Age 16+	3,760	45,589	106,799
Worked in State and County of Residence	97.5%	98.6%	98.8%
Worked in State but Outside County of	0.1%	0.1%	0.2%
Worked Outside State of Residence	2.3%	1.3%	1.1%
Drove Alone to Work	75.8%	77.5%	78.7%
Carpooled	10.4%	10.7%	9.8%
Took Public Transportation	2.2%	1.4%	1.4%
Took a Taxicab	0.0%	0.1%	0.1%
Motorcycled	0.0%	0.2%	0.2%
Bicycled	0.0%	0.2%	0.3%
Walked	0.6%	0.5%	0.5%
Took Other Means of Transportation	1.1%	1.2%	1.6%
Worked at Home	9.8%	8.4%	7.4%

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Workers Age 16+ by Transportation to Work (2017-2021)	1 MILE	3 MILE	5 MILE
Travel Time to Work (Did Not Work From Home)			
<5 minutes	0.7%	1.1%	1.0%
5-9 minutes	1.6%	4.7%	4.9%
10-14 minutes	10.1%	8.9%	8.3%
15-19 minutes	7.8%	10.7%	12.0%
20-24 minutes	17.8%	16.6%	16.1%
25-29 minutes	11.4%	10.0%	10.0%
30-34 minutes	18.4%	20.7%	22.0%
35-39 minutes	10.4%	6.0%	5.6%
40-44 minutes	2.8%	5.1%	5.8%
45-59 minutes	10.6%	10.6%	9.4%
60-89 minutes	4.1%	3.1%	3.0%
90 minutes or more	4.3%	2.4%	1.9%
2024 Owner Occupied Housing Units by Value			
Total	2,364	28,696	61,130
<\$50,000	0.9%	1.0%	1.1%
\$50,000 - \$99,999	0%	0%	0%
\$100,000 - \$149,999	0%	0.1%	0.1%
\$150,000 - \$199,999	0.1%	0.3%	0.5%
\$200,000 - \$249,999	0.5%	1.9%	2.5%
\$250,000 - \$299,999	1.8%	4.4%	5.3%
\$300,000 - \$399,999	16.3%	34.2%	32.7%
\$400,000 - \$499,999	44.3%	38.9%	34.5%
\$500,000 - \$749,999	30.2%	6.9%	18.7%
\$750,000 - \$999,999	4.4%	1.7%	2.9%
\$1,000,000 - \$1,499,999	0.1%	0.3%	0.6%
\$1,500,000 - \$1,999,999	0%	0.1%	0.3%
\$2,000,000 +	1.3%	0.2%	0.7%
Average Home Value	\$520,990	\$443,007	\$462,398
Median Home Value	\$468,368	\$420,850	\$422,452



\$4.9B+ Annual revenue
70 Countries we operate in
2B Square feet managed
46,000 Lease/Sale transactions
\$100B+ Assets under management
23,000 Professionals

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