

For Sale or Lease

SEC Raider Way and Executive Terminal Rd. Land



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Jason Otter
Founding Partner
702.954.4109
jotter@logicCRE.com
S.0168161.LLC

Bart DeBuono
Senior Associate
702.954.4129
bdebuono@logicCRE.com
S.0176508.LLC

Cooper Powell
Senior Associate
702.954.4154
cpowell@logicCRE.com
BS.0145955.LLC

Travis Landes, SIOR
Executive Vice President
702.522.5122
travis.land@jll.com
S.177027.LLC

Listing Snapshot



Ground Lease or Build-to-Suit

Lease Type



Contact Broker

Sales Price



± 1.25 - 12.38 AC

Total Acreage



CC (Community Commercial Henderson)

Zoning



191-03-711-005

APN

Property Overview

Premier Location in Henderson's Fastest-Growing Corridor: this development sits in the heart of Henderson's emerging business hub with thriving market demographics — home to the Las Vegas Raiders Headquarters & Practice Facility and surrounded by industry leaders including Amazon, FedEx, Intermountain Health, Costco and other retailers.

Accessibility

- Adjacent to Henderson Executive Airport (HND)
- 10 miles from Harry Reid International Airport
- 12 miles from the Las Vegas Strip
- Close proximity to I-15 and CC-215 Beltway in the rapidly expanding West Henderson Corridor

Pads ranging from ±1.25 to 12.38 acres total, designed for office, retail, and hospital/medical uses. Tavern opportunity.

- Pad A – ± 1.5 Ac (Office/Retail)
- Pad B1 – ± 1.25 Ac (Office/Retail)
- Pad B2 – ± 2.25 Ac (Office/Retail)
- Pad C – ± 1.38 Ac (Retail)
- Pad D – ± 2.15 Ac (Hospital/Office)
- Pad E – ± 3.85 Ac (Office)

Demographics

	1-mile	3-mile	5-mile
2025 Population	6,815	120,579	259,305
2025 Average Household Income	\$138,568	\$134,273	\$138,617
2025 Total Households	2,467	47,437	104,575

Nearby Amenities







Office / Industrial

FedEx Ground

Hotels / Casinos

M RESORT - SPA - CASINO LAS VEGAS

Office / Industrial

amazon

Venues

Raiders Practice Facility

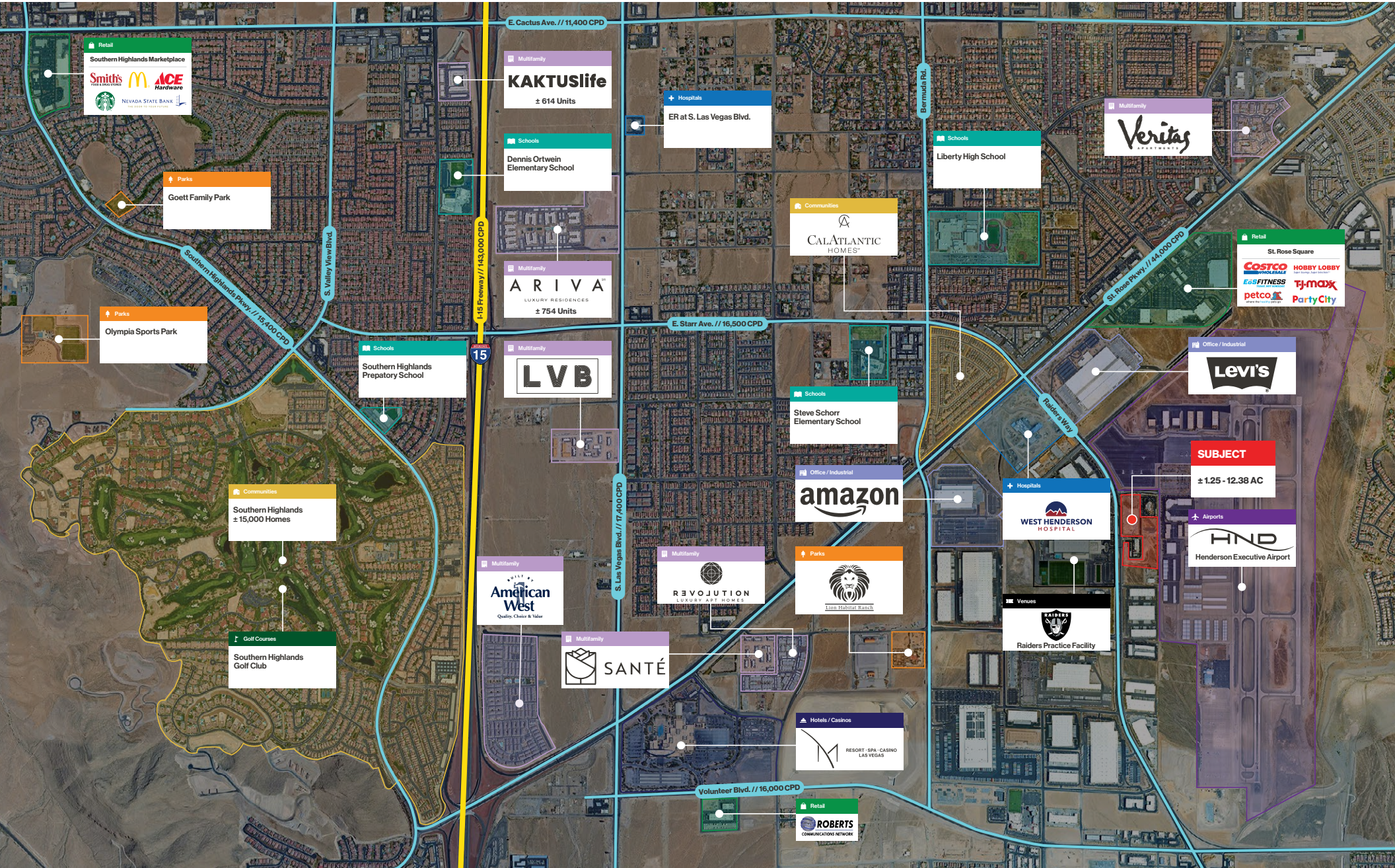
Venues

Las Vegas Ace's HQ

SUBJECT
± 1.25 - 12.38 AC

+ Hospitals

Dignity Health.
St. Rose Dominican











Site Plan

- ±1.25 - 12.38 acres
- CC zoning (Community Commercial - Henderson)
- APN #: 191-03-711-005
- Office, retail and hospital opportunities available
- Power: NV Energy
- Water/Sewer: City of Henderson
- ±14 minutes (±10.7 miles) from the Harry Reid International Airport
- ±17 minutes (±11.7 miles) from the Las Vegas Strip



West Henderson Features

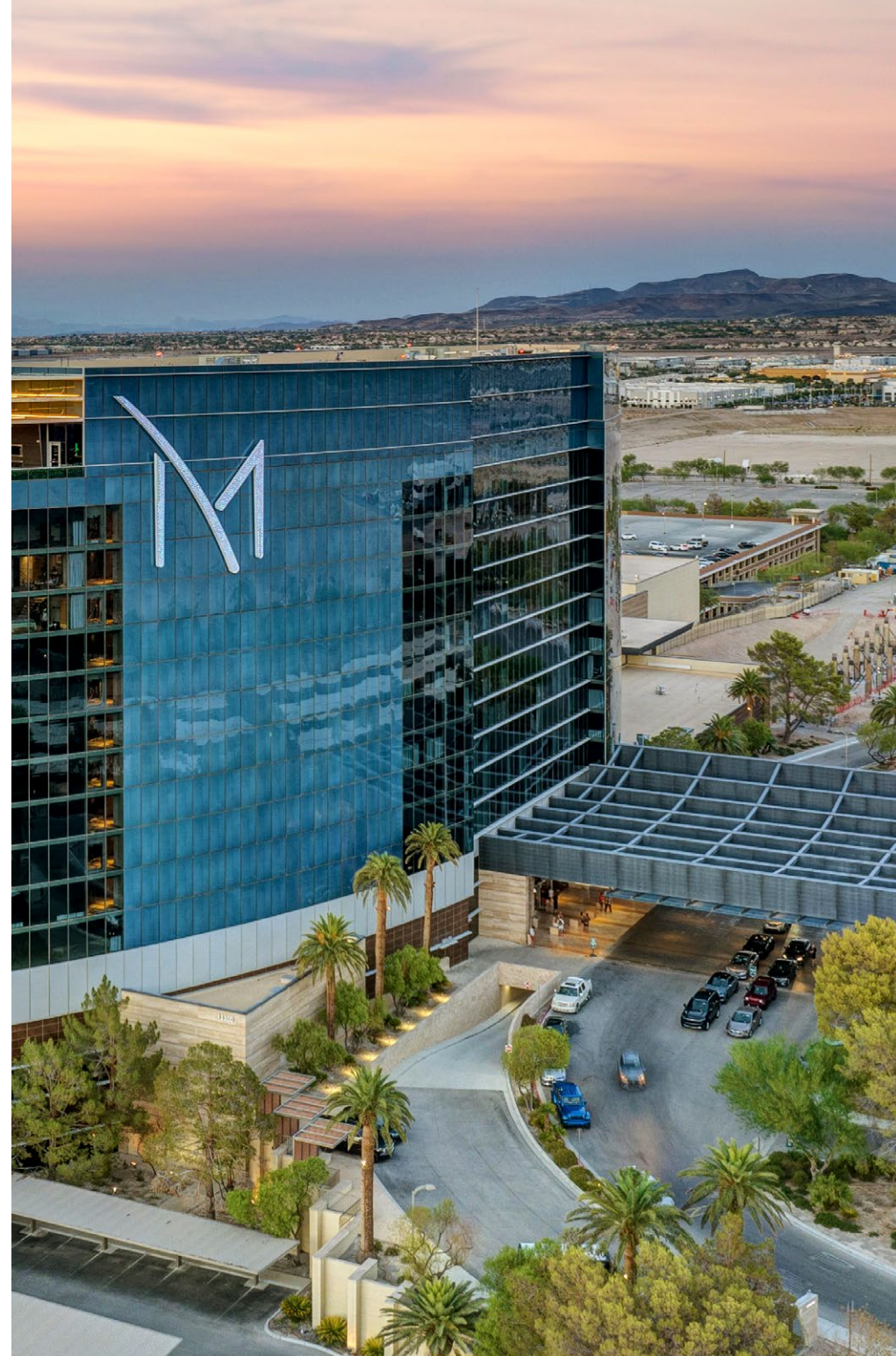
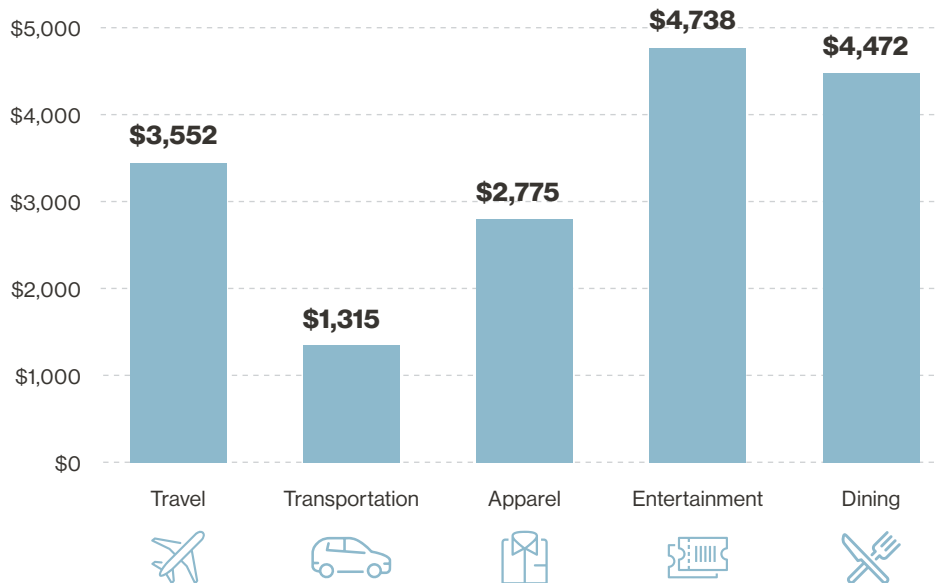
West Henderson has emerged as a premier destination for luxury living in the Las Vegas Valley.

	216K Population		184+ Miles of Award Winning Trails
	± 68,928 AC Total Community Acreage		43,839 Total Employees
	\$130K Average HHI		20+ Neighborhood Parks
	\$490K Median New Home Price		3.11% 2024-2029 Population Growth

Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household





ST. ROSE SQUARE

St. Rose Square is a vibrant power center and dining hub featuring 24 specialty stores, services, and eateries. It offers a diverse mix of national, regional, and boutique restaurants and retailers. With 2,300 linear feet of frontage along St. Rose Parkway, the center is strategically positioned at the signalized intersection of St. Rose and Amigo. Anchored by major tenants including Costco, EOS Fitness, and the soon-to-open Grocery Outlet, St. Rose Square attracts significant traffic, with 53,617 vehicles passing daily according to NDOT. The area is projected to experience over 30% growth in the next five years, making it a prime location for retail and dining establishments.



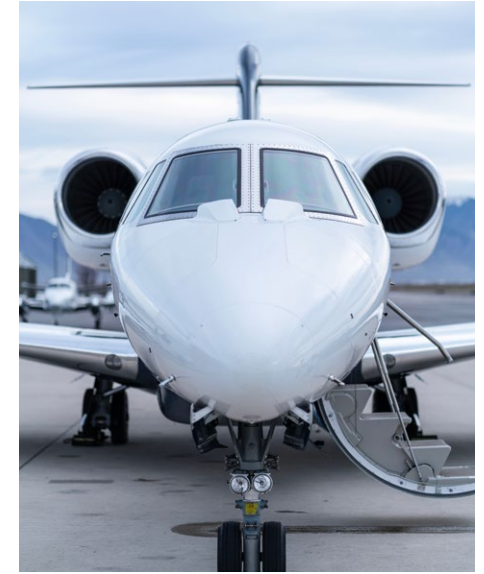
THE M RESORT SPA CASINO

The M Resort Spa Casino is a boutique hotel and casino located eight miles south of the Las Vegas Strip. The property, which includes a 92,000 SF casino and a 16-story tower with 390 rooms, is owned by Gaming and Leisure Properties and managed by Penn Entertainment. Since 2019, the resort has partnered with the Las Vegas Raiders, providing accommodation for the team before games.



THE RAIDERS HEADQUARTERS AND INTERMOUNTAIN HEALTH PERFORMANCE CENTER

The Raiders Headquarters and Intermountain Health Performance Center includes a three-story, 135,000-square-foot office area, along with a 150,000-square-foot field house that houses one-and-a-half indoor football fields. There are three outdoor football fields and a 50,000-square-foot performance center.



HENDERSON EXECUTIVE AIRPORT

Henderson Executive Airport, is a public-use airport managed by the Clark County Department of Aviation. Covering 760 acres, the airport features two asphalt runways and serves as a reliever airport for the Las Vegas area. In the year ending May 31, 2022, it recorded 78,000 aircraft operations, with a mix of general aviation, air taxi, and military flights. The terminal includes amenities such as car rentals, a flight school, line services, and the Landings Restaurant.



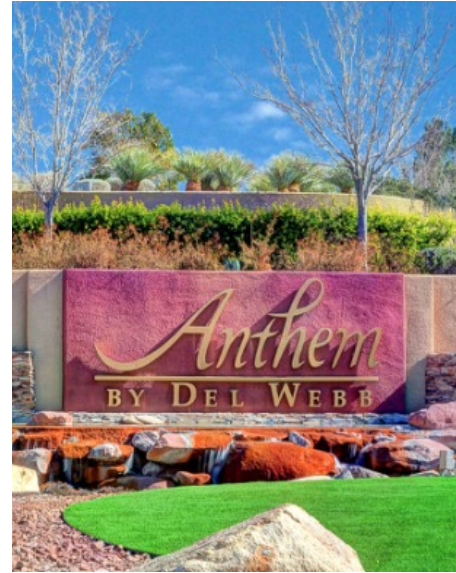
INSPIRADA

Inspirada is a dynamic and fully-planned large-scale community that has been evolving since its opening in 2007. Inspirada is home to more than 9,600 residents and continues to grow, with approvals in place for up to 8,500 homes. Central to Inspirada's appeal is its commitment to outdoor living, with 35 miles of planned trails and parks that span 85 acres.



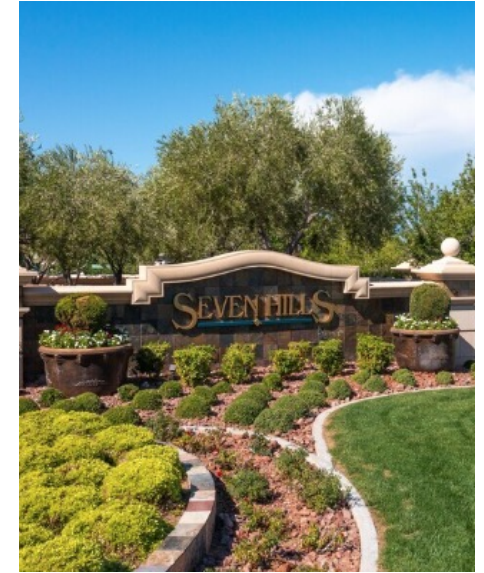
SOUTHERN HIGHLANDS

Developed by Olympia Companies, Southern Highlands is one of Henderson's premier communities, offering luxury living in a picturesque setting. Home to over 9,000 residents, the community is known for its elegant homes, with average prices around \$900,000. Southern Highlands features several parks, walking trails, and recreational facilities, along with the prestigious Southern Highlands Golf Club, an exclusive, private course renowned for its challenging play and luxurious amenities.



ANTHEM

Developed by Del Webb, Anthem is home to over 13,000 residents, with homes averaging around \$600,000, making it a sought-after destination for families, professionals, and retirees alike. Anthem boasts a variety of amenities, including the Anthem Country Club, a private, members-only golf course known for its challenging layout and upscale facilities.



SEVEN HILLS

Seven Hills is a 1,300-acre village in Henderson, Nevada, featuring more than 20 upscale neighborhoods. Drawing inspiration from Italian architecture, the community is home to over 3,000 residences, with an average home value of \$780,576. Centered around the scenic Rio Secco Golf Course, Seven Hills offers residents access to this 18-hole public course. The area also includes five park and is minutes from the 13-mile Black Mountain Trail, and the 48,000-acre Sloan Canyon National Conservation Area, all providing excellent outdoor recreational opportunities.

Key Figures of Southern Nevada

Southern Nevada, site of the world-famous Las Vegas Strip, and home to over **2.46 million residents**. With the 5th busiest airport in the US, Harry Reid International Airport, Southern Nevada welcomes **38.5 million visitors annually**. From the neon lights and bustling casinos to the serene beauty of Red Rock Canyon and Lake Mead, Southern Nevada offers an unparalleled lifestyle and adventure for all.



2025
Travel

38.5_{MM}

Number of Visitors to Las Vegas



2025
Revenue

\$13.7_B

Clark County's Gaming Revenue



2025
Occupancy

88.8%

Las Vegas' Weekend Occupancy

54.9_{MM}

Number of Enplaned/Deplaned
Airline Passengers

\$8.8_B

Las Vegas Strip
Gaming Revenue

80.3%

Las Vegas'
City-Wide Occupancy

± 120

Number of People Moving
To Las Vegas Daily

5.9_{MM}

Number of Convention Visitors

150k

Number of Hotel Rooms

44.0_{MM}

Total Room Nights
Occupied



A Look at Southern Nevada

Clark County

Clark County, home to the renowned Las Vegas Strip, is the **nation's 11th largest county**. With over 3.19 million residents and 41.7 million yearly visitors, it offers various services, including the 8th busiest US airport and the state's largest hospital. Mt. Charleston and skiing are just 45 minutes away, with the Red Rock National Conservation Area nearby.

Las Vegas

Las Vegas ranks as the **24th most populous city in the US**, the largest in Nevada. It anchors the Las Vegas Valley metro area, being the Mojave Desert's largest city. Celebrated globally as a resort destination, it's known for its vibrant gambling, shopping, dining, entertainment, and nightlife scenes, making the Las Vegas Valley the prime financial, commercial, and cultural hub of Nevada.

North Las Vegas

North Las Vegas experienced a population surge over the past 17 years due to factors like low unemployment, a thriving economy driven largely by its industrial development, freeway loop connections, and record home construction. The city, with around **290,000 residents**, hosts Nellis Air Force Base, recognized as the "Home of the Fighter Pilot" and housing the U.S. Air Force Warfare Center, the world's largest and most rigorous advanced air combat training center.

Henderson

As of 2024, Henderson, Nevada, boasting over 350,000 residents, retains its status as Nevada's second-largest city. It continues its legacy of safety, consistently ranking among the nation's top cities. In the most recent FBI Uniform Crime Report, Henderson secured a position in the **top 10 safest cities** in the United States.

Source: lvcva.com | britannica.com



A Look at Southern Nevada

Las Vegas Strip

The Las Vegas Strip, a 4.2-mile stretch in the heart of the city's entertainment and tourism industry, is a bustling epicenter of gaming and hospitality. Lined with extravagant hotels and casinos, and world-class restaurants, the Strip offers an array of experiences for visitors. From high-stakes gaming to captivating stage shows, the Las Vegas Strip continues to allure and inspire travelers.

Downtown Las Vegas

Downtown Las Vegas (DTLV), the historic heart and central business district of Las Vegas, NV, originally served as the city's main gambling area before the Strip emerged. It still maintains its gaming scene and features a blend of high-rise hotels, businesses, cultural centers, historical landmarks, government institutions, and residential and retail developments. Fremont Street, home to most of downtown's hotels and casinos, **drew in 26MM annual visitors.**

Summerlin

Summerlin, an upscale master-planned community in the Las Vegas Valley, borders the Spring Mountains and Red Rock Canyon to the west. It spans both Las Vegas city limits and unincorporated Clark County, covering over ± 24,200 acres. Summerlin boasts 300+ parks, 16+ public and 11 private schools, 15 houses of worship, 10 golf courses, 3 resort hotels, 4 recreational facilities, 125+ retail and entertainment centers, established office parks, and a medical center.

Southwest Las Vegas

Encompassing master-planned developments such as Rhodes Ranch and Mountain's Edge, the Southwest is a distinct corner of the Valley cherished for its bedroom communities and rural allure, forming part of a larger unincorporated Las Vegas stretch striving to preserve its rural essence. Today, its strategic positioning near freeways yet distant from The Strip renders it an appealing locale for numerous Las Vegans and prospective home buyers alike.

Source: lvcva.com | britannica.com



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Jason Otter
Founding Partner
702.954.4109
jotter@logicCRE.com
S.0168161.LLC

Bart DeBuono
Senior Associate
702.954.4129
bdebuono@logicCRE.com
S.0176508.LLC

Cooper Powell
Senior Associate
702.954.4154
cpowell@logicCRE.com
BS.0145955.LLC

Travis Landes, SIOR
Executive Vice President
702.522.5122
travis.landес@jll.com
S.177027.LLC