



LEAD AGENT

CHRIS JACKSON CCIM CPM®
Broker | CEO
NV LIC #B.0144856.LLC
chris.jackson@nac-re.com

KEVIN JACKSON
Senior Associate
NV LIC #s.0191427
kevin.jackson@nac-re.com

ANTHONY BATTISTI
Associate
NV LIC #s.0200033
anthony.battisti@nac-re.com

 **NORTH AMERICAN**
COMMERCIAL
AVAILABLE FOR SALE

PROPERTY DETAILS

Situated on	±1.99 Acres
APN:	176-12-501-027
Built in:	TBD
Gated Entry:	Yes
Land Square Footage:	± 86,684.40
Offsites:	TBD
Onsites:	TBD
Storage:	Vehicle, Equipment, etc
Zoning:	BE/RE - Business Employment
Submarket:	Southwest
Utilities:	TBD
Access:	Ingress & Egress access

- Close proximity to the Freeway
- Large Yard access and frontage
- High Visibility Property with a gated lot
- Parcel is fully enclosed
- Located in an extremely low vacancy region
- Property is currently vacant land

Buyer to verify all land aspects pertaining to the purchase

ASKING PRICE
\$3,000,000

TOTAL AC
±1.99 ACRES

Low vacancy area/High Profile

±1.99-acre gated parcel located on Mardon Avenue in Las Vegas. The site is zoned RE with a planned use designation of Business Employment, offering flexibility for a variety of commercial or employment-oriented uses (subject to approvals). This site is Fully gated plus the property provides controlled access, privacy, and a strategic infill location suitable for users seeking yard space or future development potential.

Sale Type: Owner User



MARKET SUMMARY

Southwest Las Vegas, NV

Las Vegas's industrial land market remains one of the strongest in the nation, driven by a diversified economy, population growth, and strategic geographic positioning. The city's continued investment in infrastructure and logistics facilities ensures that demand for industrial land will remain robust. Additionally, the influx of businesses relocating from neighboring states for cost advantages reinforces the stability and growth potential of this market

INVESTMENT UPSIDE

The Southwest is one of the fastest-growing cities in Nevada, with a booming economy, excellent schools, and a vibrant residential community. This property places you within reach of key business centers, local amenities, restaurants, and a wealth of services.

Whether you're looking to establish your business in a dynamic location or seeking an investment with long-term potential, this office space offers unmatched value in a thriving market. Don't miss out on this incredible opportunity to secure a space in one of the most desirable commercial areas in the Valley!





SITUATED IN THE HEART OF THE HIGHLY DESIRABLE SOUTHWEST SUBMARKET

The property is strategically located within the Southwest Submarket, one of Las Vegas's most dynamic and sought-after commercial property hubs. The surrounding businesses help shape the surrounding area as a thriving commercial hub with a blend of retail, healthcare, professional services and entertainment options.

Vacancy Rates: The Southwest submarket continues to see historically low vacancy rates, currently hovering around 7%, indicating strong tenant demand and limited available inventory.

Proximity to Amenities: Granello Bakery, 7/11 Gas Station, Jones access to the freeway. Switch Development is also located in the area for high security purposes and data consolidation.

Nearby Businesses: Major corporations and logistics hubs, including UFC, FedEx, UPS, and Raiders Stadium. as well Gaming copmanies operate in the vicinity, highlighting the submarket's appeal for businesses.



LAS VEGAS BUSINESS INFORMATION

Business Assistance

- 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

Nevada Tax Climate:

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income

LABOR OVERVIEW

- **Southern Nevada features some of the lowest labor costs in the region.**
- **The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.**
- **Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.**
- **Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.**
- **Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.**
- **By the end of 2023, employment growth in Las Vegas reached 4.1%**



FOR SALE

Decatur Blvd

Mardon Avenue

ABOUT US

NORTH AMERICAN COMMERCIAL

North American Commercial is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



OUR TEAM



**CHRIS JACKSON CCIM
CPM®**
Broker | CEO
NV LIC #B.0144856.LLC
702-466-9324
chris.jackson@nac-re.com

LEAD AGENT



KEVIN JACKSON
Senior Associate
NV S.0191427
702-573-2025
kevin.jackson@nac-re.com



ANTHONY BATTISTI
Associate
NV S.0200033
702-449-0167
anthony.battisti@nac-re.com

EXCLUSIVELY LISTED BY

CHRIS JACKSON CCIM CPM®

Broker | CEO

NV LIC #B.0144856.LLC

E: chris.jackson@nac-re.com

KEVIN JACKSON

Senior Associate

NV LIC #S.0191427

E: kevin.jackson@nac-re.com

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Associate

NV LIC #S.0200033

E: anthony.battisti@nac-re.com

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