

# For Sale: Hard Corner Buffalo & Alexander, Las Vegas, NV

± .46 Acres | Open To Offers



KEN TEMPLETON REALTY AND INVESTMENT, INC.



presented by **KRIS TEMPLETON**  
 KEN TEMPLETON REALTY AND INVESTMENT, INC | 3311 S Rainbow Blvd, Suite 225, Las Vegas, NV 89146 | www.templetondevelopment.net | (702) 873-6700 ext 160 | kt@ktri.biz





# Property Overview

The Property is generally located in the northwest Las Vegas valley area and consists of ±0.46 Acres (approximately 20,037 SF). It sits at the SEC corner of N Buffalo and W Alexander Rd with excellent visibility/frontage along both corridors. It is adjacent to the Quest Academy along Alexander Road, is a stone's throw away from the W Wayne Bunker Family Park and surrounded by established and mature residential neighborhoods/communities.

The parcel was recently annexed into the City of Las Vegas with recent approvals for a Zone Change to P-O (Professional Office) and a corresponding General Plan Amendment to O (Office)

## Offering Snapshot

### Submit all offers

Offering price

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# .46 +/-

Acres



# Property Details



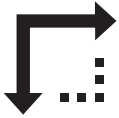
## Location

3998 N Buffalo Dr. Las Vegas, NV 89129



## Parcel Number(s)

13810101001



## Property Size

± .46 Acres



## Traffic Counts

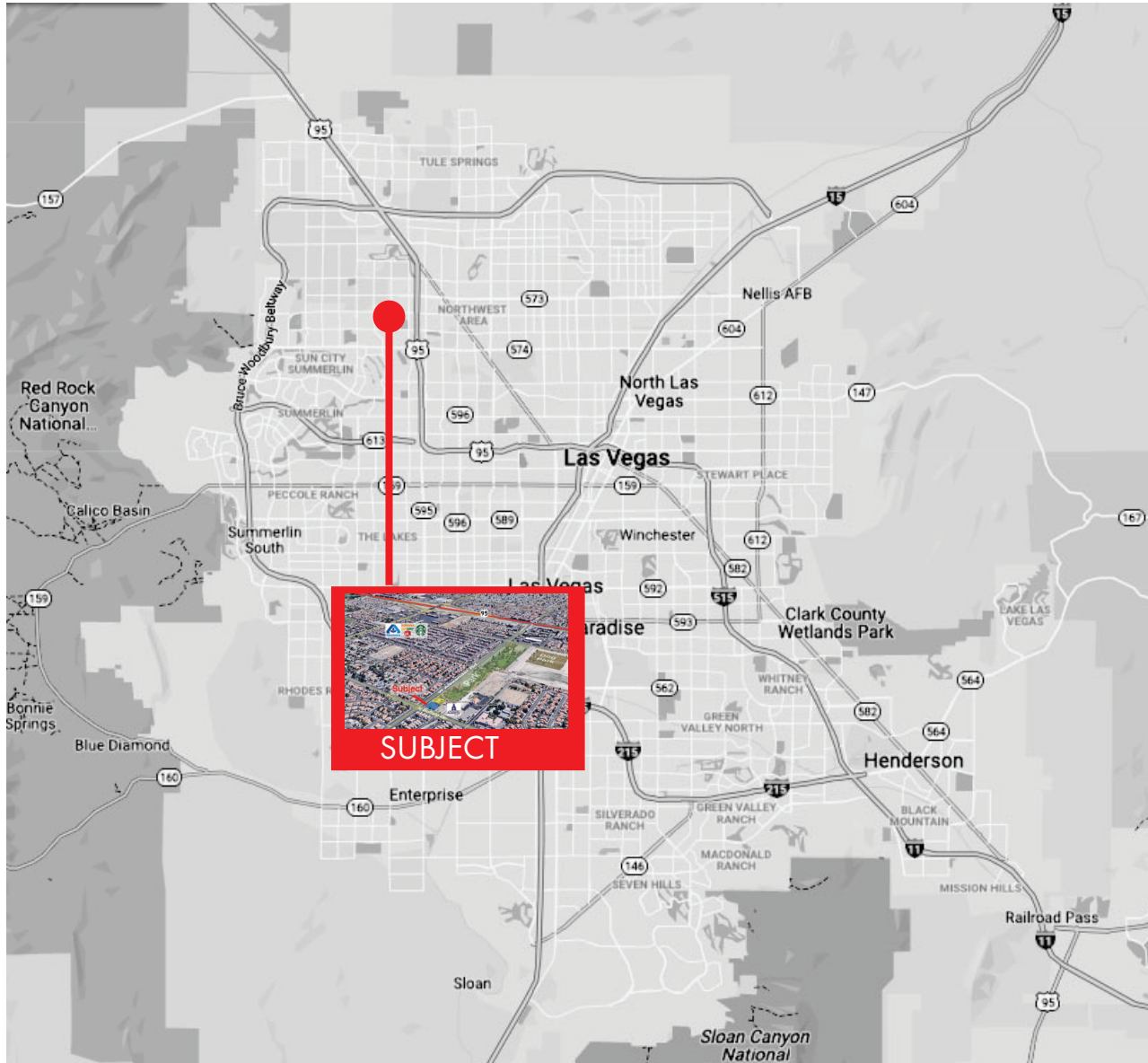
2,573 vehicles Daily



## Zoning & Land use

Zoning= P-O (Professional Office)

Land Use= O- (office)





# Offering Guidelines

Buffalo & Alexander  
Las Vegas, NV



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## Letter of Intent Address:

Ken Templeton Realty & Investment, Inc.  
c/o Kris Templeton  
3311 S. Rainbow Blvd. Ste 225 Las Vegas, NV 89146  
Office: 702-873-6700 Ext. 160  
kt@ktri.biz

## Offer Form:

Buyer to offer price and other business points via Buyer's own form of Letter of Intent (LOI).

## Asking Price:

Submit LOI

## Deal Structure:

Seller will entertain an All-Cash transaction. Buyer to assume site in an As-Is, Where-Is condition.

## Purchase & Sale Agreement:

Seller to provide Buyer with a Purchase & Sale Agreement. Buyer and Seller shall work diligently to have the Purchase & Sale Agreement executed by both parties, within 10-days after delivery.

## Deposits:

A Minimum Initial Deposit of equal to Two and a Half Percent (5%) of the purchase price shall be made at the Opening of Escrow and shall remain refundable during the Due Diligence Period. The Second Deposit shall be placed into Escrow prior to expiration of the Due Diligence Period. The sum of the Initial Deposit and Second Deposit shall equal a Total Deposit of Five Percent (10%) of the Purchase Price. Upon Buyer's approval of its Due Diligence, the Total Deposit shall be released to Seller and shall be non-refundable except for Seller default.

## Due Diligence Period:

Buyer shall have 45 days to perform any studies, investigations, reports and feasibility for buyers intended use.  
(Seller may allow time for a sub-division or parcel map to sub-divide the cell towers)

## Close of Escrow:

The Close of Escrow shall occur within 15 days after due diligence period expiration.





# Zoning Map

Buffalo & Alexander  
Las Vegas, NV



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## Zoning Map Key

 =Residential Neighborhood



# Topo Map

Buffalo & Alexander  
Las Vegas, NV



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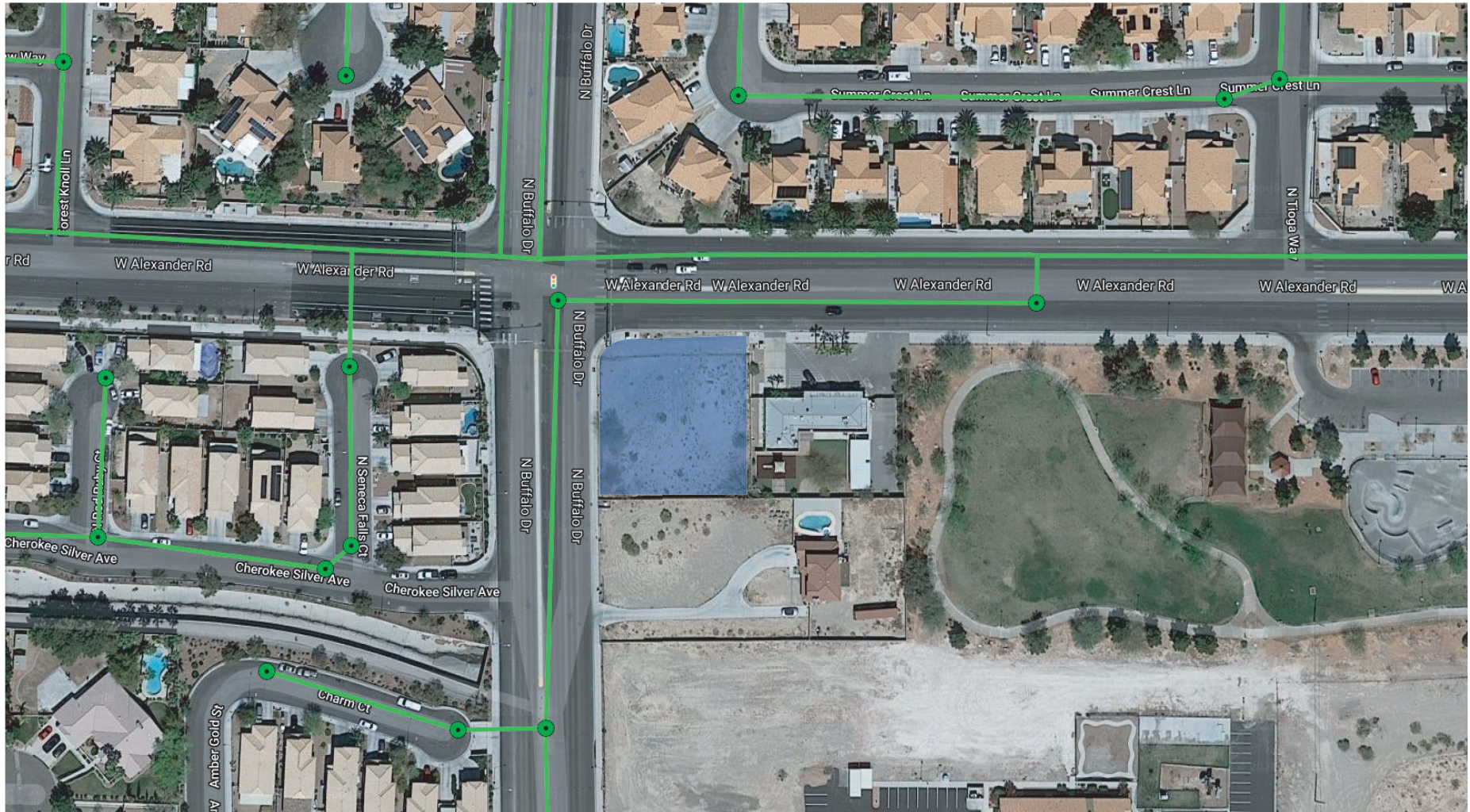


\* 5ft





## Sewer Mains and Sewer Manholes





# Aerial Photo

## Buffalo & Alexander Las Vegas, NV



KEN TEMPLETON REALTY  
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# Aerial Photo

Buffalo & Alexander  
Las Vegas, NV



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Aerial Photo

Buffalo & Alexander  
Las Vegas, NV



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# Aerial Photo

# Buffalo & Alexander Las Vegas, NV



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Aerial Photo

# Boystown Assemblage Las Vegas, NV



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Buyer acknowledges that Ken Templeton Realty & Investment, Inc. is representing the Seller only and may (i) act as an agent for more than one prospective buyer on the Property and/or (ii) act as the agent for both the Buyer and Seller on the Property. Any prospective buyer requesting Ken Templeton Realty & Investment, Inc. to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other Prospective buyers. Such agency relationships will be disclosed and buyer will be given the Duties Owed Form and the Consent to Act Form. Ken Templeton and Kris Templeton are also principals of the Seller and are licensed real estate broker and agent, respectively, in the State of Nevada.

Prospective Buyer,

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