

# Boulder Highway Mobile Home Park

Southeast Las Vegas, NV (Clark County)



# Confidentiality Acknowledgement

## Affiliated Business Disclosure

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## Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

## Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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# The Offering

Opportunity to acquire a value-add community with fill and rental rate upside in an infill location within a business-friendly market.

The Boulder Highway Mobile Home Park is a 30-site community with a connecting revenue-producing car lot just 20 minutes from the Las Vegas strip with quick access to the Airport. The all-age, cash-flowing property is serviced with city water and sewer, and direct billed electricity and gas. The purchase price is also inclusive of the approx. half-acre car lot which is currently leased on an annual basis and generating stable income of \$6,950 monthly (currently approx. 1/3 of total property income) in addition to the mobile home park. The listed price per site is a blended representation of the community and car lot. The community has below-market occupancy, currently at approximately 73%, with rents substantially under market averaging \$555, providing a significant opportunity to enhance revenue and unlock value. The community is a short, 15-minute drive from Harry Reid International Airport and in close proximity to multiple services, recreational parks, and schools, including Russell Road Recreation Complex, Whitney Recreation Center, Francis H Courtney Junior High School, and Southeast Career Technical Academy.

Las Vegas boasts a prime geographical location offering numerous advantages. Its central position within the United States provides easy access to major West Coast markets and beyond, while also being a short flight from a quarter of the nation's population. Additionally, the city's proximity to major transportation hubs and a diverse, skilled workforce further enhance its desirability as a business and leisure destination.

*Please do not visit or contact anyone in the community without approval from the listing agents.*



# Offering Overview

## Property Summary – Boulder Highway MHP

Site Address	5959 Dodd Street
City, State, Zip	Las Vegas, NV 89122
County	Clark County
Site Area	+/- 2.42 acres
Total Units	30 MH Sites + 1 Car Lot All-Age Community
Park Owned Units	None
Occupancy	+/- 73%

## Utility & Billing Summary

Service	Provider/Type	Paid By	Tenant Billing
Water	City	Park	N/A
Sewer	City	Park	N/A
Electricity	NV Energy	Tenant	Direct Billed
Gas	Southwest Gas	Tenant	Direct Billed
Trash	Local	Park	N/A

## Listing Price: \$2,300,000

Please do not contact anyone at the property or visit the property without approval from listing brokers.

*Please refer to the Information Process page.*

## Investment Highlights

- Fill & Rental Rate Upside
- Additional Income Through Car Lot
- City Services in a Business-Friendly Market

## Listing Contact

### Bob Ybarra

Executive Vice President

+1 702 498 1674

[robert.ybarra@cbre.com](mailto:robert.ybarra@cbre.com)

Nevada Lic # BS.0144861

*This listing will be sold through the State of Nevada licensed real estate agent(s)/brokers(s) above.  
All questions, comments, or other communication should be directed through accordingly.*

# Offering Process

- Offers will be responded to as received
- Due diligence materials provided with acceptance of confidentiality agreement
- Additional detail and guidance may be forthcoming and will be noticed to all interested parties
- Seller may request an interview call with the most qualified offers
- Any relevant buyer information or experience is encouraged to be submitted with an offer but is not required

## Document Center

Investors agreeing to the terms and conditions set forth in the confidentiality agreement can expect an invitation to a password-protected document center containing electronic forms of the offering memorandum, operating statements, rent roll, and other information that should be useful in the evaluation of the property. For questions regarding the document center, please contact:

Jez Lawson | jez.lawson@cbre.com | 805-286-7733

## Property Visits

All tours or site visits are to be arranged exclusively through CBRE. Please do not contact on-site staff directly or go to the property without scheduling a visit. To schedule a tour please contact:

Norm Sangalang | norm.sangalang@cbre.com | 619-944-6676

## Exclusive Representation

CBRE is exclusively representing the seller in the disposition of Boulder Highway Mobile Home Park.

## Communication

All communication, inquiries, and requests should be addressed to the CBRE Team, as representatives of the seller. Management at the property should not be contacted directly. The seller reserves the right to remove the property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any time, or to extend the deadlines set forth in the time schedule.

*You are solely responsible for independently verifying the information in this memorandum. Any reliance on it is solely at your own risk.*

# Location Overview

## WHITNEY, NEVADA – SOUTHEAST LAS VEGAS

Whitney, an unincorporated town located in the southeastern part of the Las Vegas Valley, offers a unique blend of convenience and community. Bordered by the cities of Las Vegas and Henderson, Whitney provides easy access to the bustling city life while maintaining a close-knit atmosphere.

### Key Features:

**Location:** Situated east of Paradise and minutes away from Henderson and Boulder City, Whitney enjoys proximity to Lake Mead and the Hoover Dam.

**Population:** With a moderate population, Whitney strikes a balance between suburban tranquility and urban amenities.

**Community:** Residents appreciate living away from the chaos of The Strip and central Vegas, making Whitney an ideal choice for those seeking a quieter lifestyle.

Residents can also enjoy the nearby amenities and good schooling of the Green Valley/Henderson area.

### Outdoor Recreation and Parks:

- **Clark County Wetlands Park:** Clark County Wetlands Park spans 2,900 acres on the eastern edge of the Las Vegas Valley and includes a 210-acre Nature Preserve and five Trailheads including the popular 14-mile Wetlands Loop Trail shared by hikers, joggers, cyclists and dog-walkers.
- **Whitney Mesa Nature Preserve:** Explore desert plants and animals on the one-mile trail that loops around the preserve.



# Demographics Map



Disclaimer: All maps are for illustrative purposes only. Not to scale.

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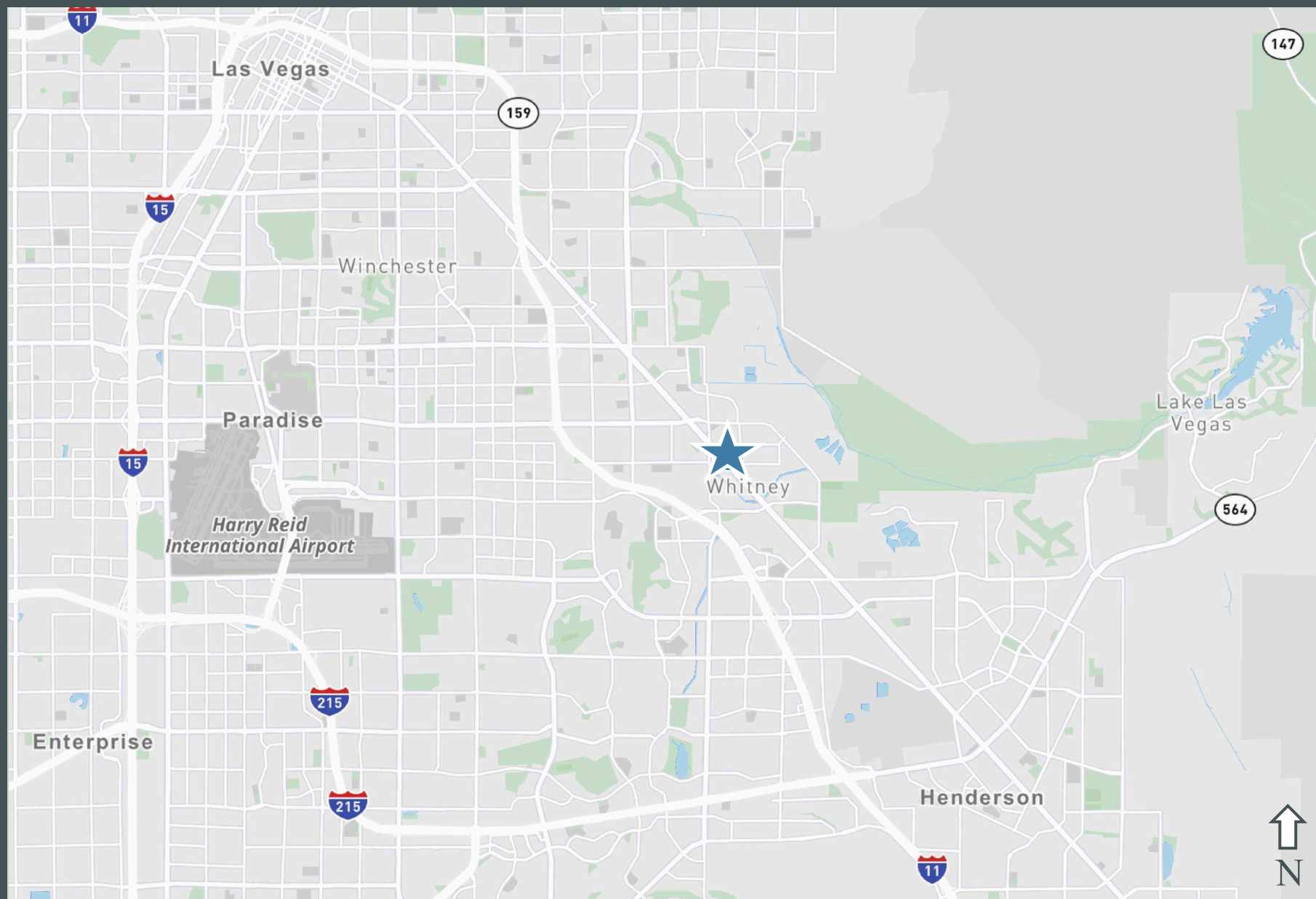


# Local Trade Area Map



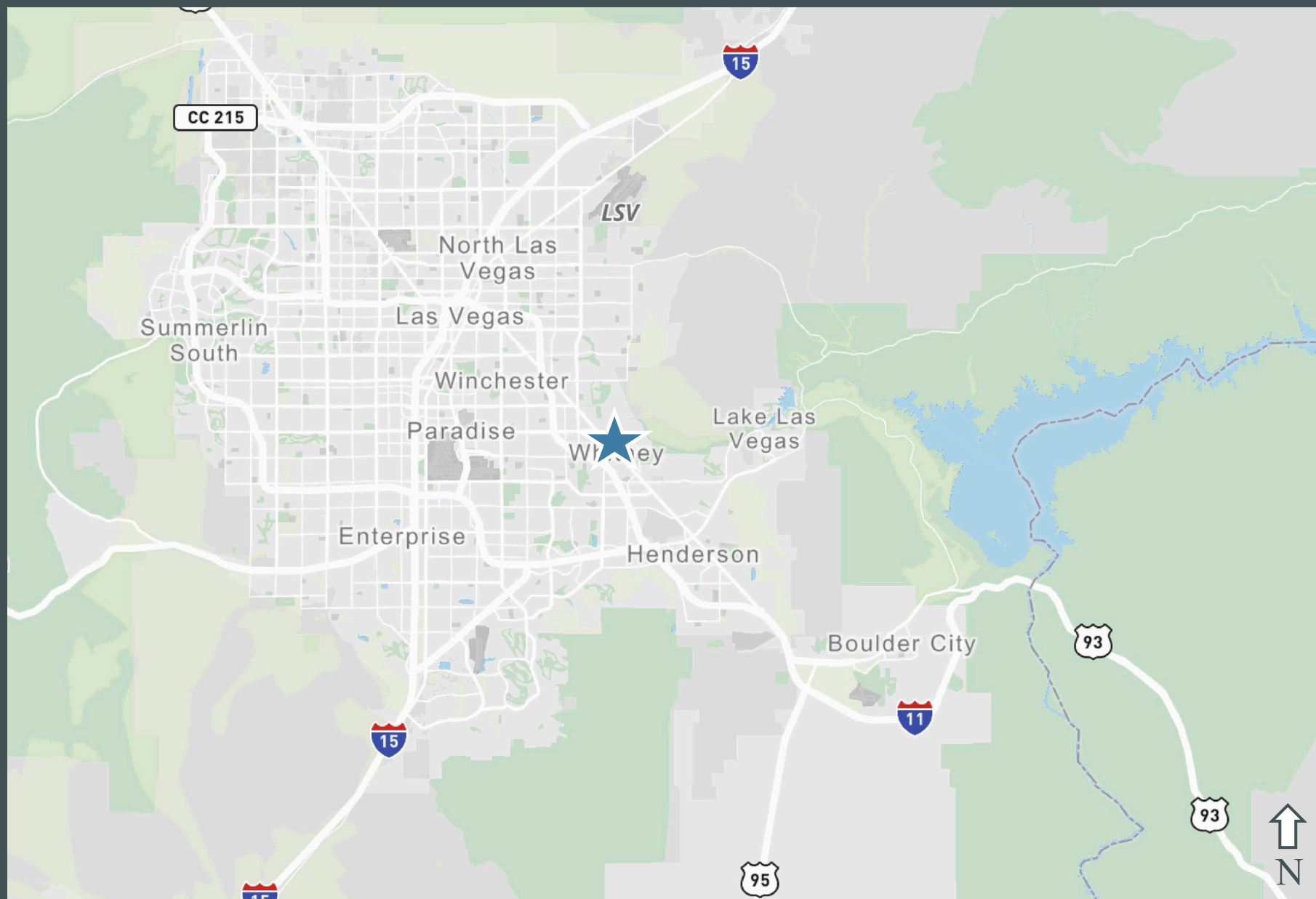
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# Southeast Las Vegas Area Map



Disclaimer: All maps are for illustrative purposes only. Not to scale.

# Las Vegas Valley Map



Disclaimer: All maps are for illustrative purposes only. Not to scale.

# Site Map & Photos



# Property Photos





# Confidentiality Agreement

**Boulder Highway MHP – 5959 Dodd St, Las Vegas, NV 89122**

The property owner has requested that all interested parties agree to this Confidentiality Agreement. Upon execution of this agreement, any additional information will be provided only at the discretion of the property owner(s) and their instructions to CBRE (listing brokers). “Due Diligence” level materials may only be released with an accepted proposal or at the discretion of the property owner(s).

I, \_\_\_\_\_ hereby understand that the salient property “Information” for the property referenced in this offering package is intended for the sole use as a qualified investor and/or as a representing broker/agent. I acknowledge that the information herein and any additional “Information” about this property will be kept absolutely confidential and is not to be redistributed. Broker/agent acknowledges that a new Confidentiality Agreement must be submitted and accepted by CBRE for each prospective investor individually.

I also agree that neither I, nor any affiliated party will visit the property or discuss park matters with park occupants, employees, or government agencies without expressed approval. Neither I nor any affiliated party will attempt to contact ownership and will direct any and all communication through CBRE only.

All property visits must be approved by listing brokers. Absolutely no contact with tenants, management, ownership, or governmental agency without approval from listing brokers.

**DO NOT CONTACT MANAGEMENT OR DISTURB OCCUPANTS.**

Please contact listing brokers before any visit to the site.

## Prospective Investor:

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Print Full Name

\_\_\_\_\_  
Email (optional)

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## Representing Broker/Agent (Optional):

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Print Full Name

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## Listing Contact

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