

**FOR
SALE**

ELDORADO VALLEY

12801 S. US HIGHWAY 95, HENDERSON, NV 89005



ATLAS
INDUSTRIAL
PARK

RAILROAD PASS CASINO ROAD

SOLO RIDGE ROAD

BENTONITE AVENUE

162 ACRE INDUSTRIAL SITE

INVESTMENT CONTACTS

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CBRE

THE OFFERING

CBRE is pleased to exclusively offer for sale a 161.93 Acre Industrial-zoned parcel in Henderson, Nevada, located at 12801 South US Highway 95, adjacent to the new I-11 Freeway. This site is uniquely situated ±24 minutes from Harry Reid International Airport, ±56 minutes from the CA/NV border, 4 hours 35 minutes to the Port of Long Beach and 4 hours 4 minutes to Phoenix, Arizona.

PROPERTY HIGHLIGHTS

- | | |
|--|---|
|  SIZE
161.93 Net Acres |  WET UTILITIES
City of Henderson Water |
|  DIMENSIONS
±2600' long x ±2600' wide |  POWER UTILITY
110 MW Spring Canyon Substation (2027) |
|  ADJACENT
I-11 Freeway |  GAS UTILITY
Southwest Gas Corp |
|  APN
189-11-401-001 |  ALTA SURVEY
Yes |
|  ZONING
City of Henderson (IG) General Industrial |  GRADING
COH Approved Property for Grading-Level |
|  IMPROVEMENTS
Property Includes an a ±91,000 SF Warehouse/ Manufacturing Building and a 4,500 SF Club House Building with Bar. |  ENVIRONMENTAL REPORTS
NDEP Approved Remediation Action Plan (RAP) |
|  PRIVATELY OWNED AND OPERATED |  GEOTECHNICAL REPORTS
Yes |





162
 ACRE INDUSTRIAL SITE
 HENDERSON, NV 89005

DISTANCES TO	MILES
Harry Reid Int'l Airport	21.8
The Las Vegas "Strip"	2.6
I-215 Freeway	1.3
I-15 Freeway	1.3
CA/NV Border	57.6
AZ/NV Border & miles	1.3

amazon



SITE MAP

USA/
BLM
LAND

ATLAS INDUSTRIAL PARK

OMP GATEWAY 11

1846,380 SF

TravelCenters of America

1102,440 SF

Goodfellow Corp

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SOLO RIDGE ROAD



CITY OF
BOULDER

CITY OF
BOULDER
CITY

CITY OF
BOULDER
CITY

NVE SPRING
CANYON
SUBSTATION

SOLO INVESTMENTS
301 Acres

ALLUVIAL HILLS AVE

AMAZON
297 Acres

BENTONITE AVENUE

USA/BLM
LAND

IMPACT SAND ROAD

USA

ROGER RAY I.D

Eldorado Valley
Logistics Center (DIV)

DAVISON AVENUE

RAILROAD PASS
CASINO DR

SILVERLINE ROAD

OLD US 95



USA/BLM
LAND

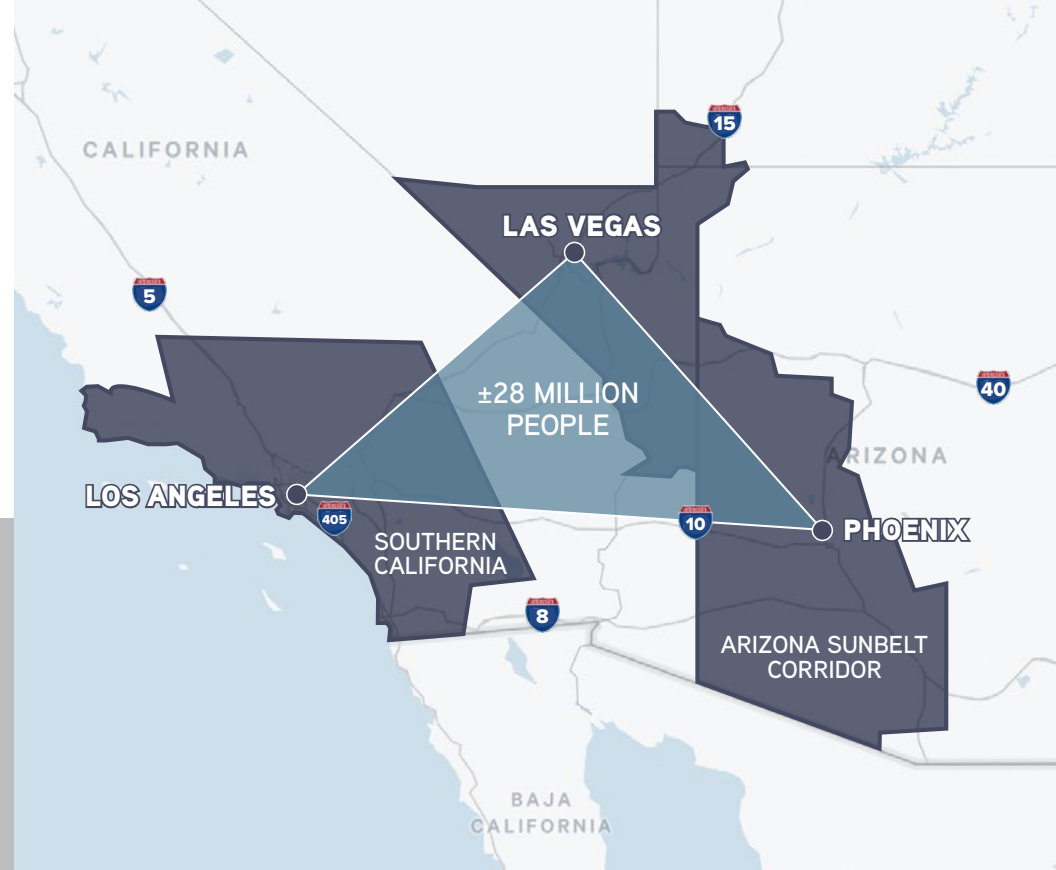


SITE SURVEY



THE SOUTHWESTERN UNITED STATES MEGAPOLITAN LOGISTICS CLUSTER

The new I-11 Freeway provides a high-capacity, access controlled transportation corridor which supports enhanced regional mobility within the Southwest Megapolitan Cluster between Los Angeles, Las Vegas and Phoenix (±28 million people) for Drayage/Logistics by improving travel time, reliability and efficiency.



TRAVEL SNAPSHOT

2.9

MILLION+
Southern Nevada
Residents

39.7

MILLION+
2023 Enplaned/Deplaned
Airline Passengers

53%

2023 Evisitors
Travel By Plane

30%

International
Travelers Visiting
Las Vegas

GAMING REVENUE SNAPSHOT

\$ 12.6

BILLION
2022 Clark County
Gaming Revenue

\$922.17

Average Visitor's
Gambling Spending
Per Trip

2.3

MILLION
2023 Convention
Delegates

40.8

MILLION
2023 Las Vegas Visitors

OCCUPANCY SNAPSHOT

88.5%

2022 Weekend
Occupancy

69.6%

2022 U.S National
Average Hotel
Occupancy

72.6%

2022 Las
vegas Midweek
Occupancy

77.5%

2022 Las Vegas
City-Wide
Occupancy

Source: Las Vegas convention and visitors authority

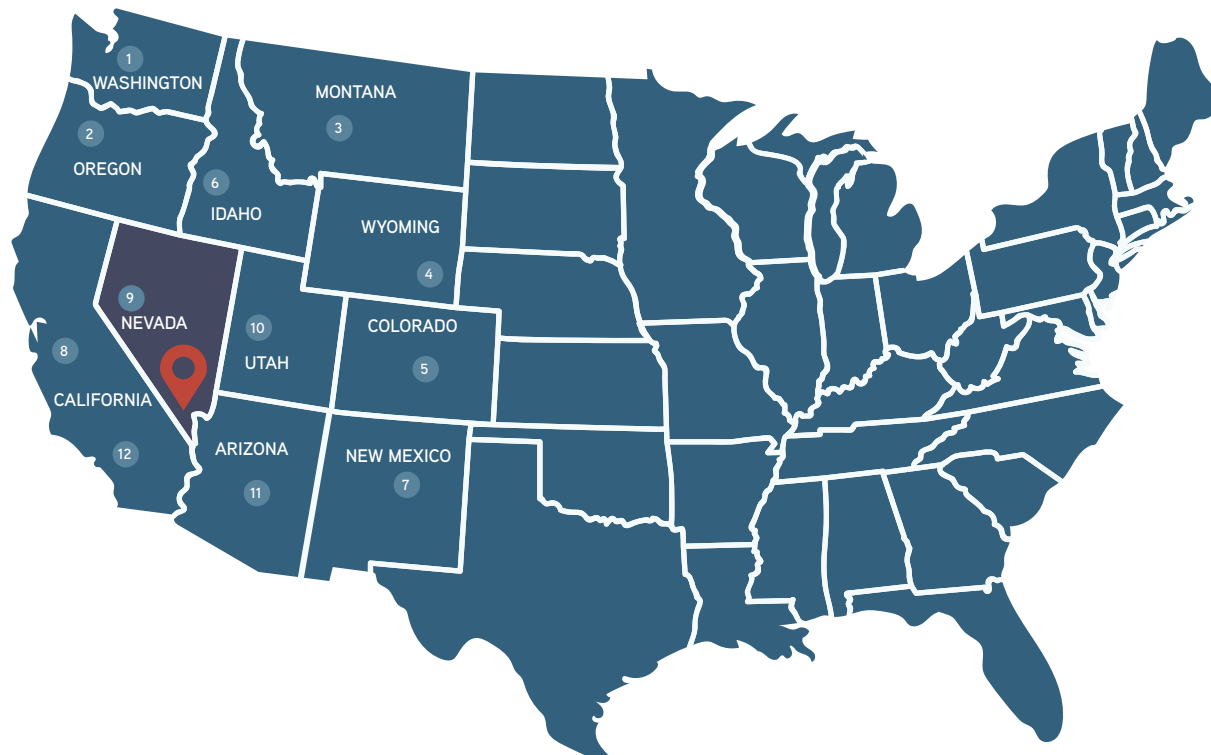
ONE DAY TRUCK SERVICE

Access to serving over 77 million+ people within a one day truck drive.

23.1% OF U.S. POPULATION



2.3 MILLION SOUTHERN NEVADA RESIDENTS



NEVADA TAX CLIMATE

- No corporate income tax
- No admissions tax
- No personal income tax
- No unitary tax
- No franchise tax on income
- No inventory tax

BUSINESS ASSISTANCE PROGRAMS

- 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

amazon

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OMP
OVERTON MOORE PROPERTIES

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