

LAS VEGAS LAND  

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*Ventures*

West Henderson 5 Acres

Executive Summary

2024

LasVegasLand Ventures is pleased to present 5 acres for sale located in West Henderson.

**Property Information.** 5 Acres - APN# 191-20-101-017

**Jurisdiction.** Clark County, 89044

**Zoning Classification.** Planned Land Use: Entertainment Mixed-Use (EM).  
Zoning Classification: General Highway Frontage (H-2).  
Possible Rezoning for Industrial Use.

**Utilities.** Available utilities to be investigated by Buyer.

**Sale Price.** \$3,500,000

**Excellent Location Offering High Visibility and Accessibility.** The site is located approximately 1 mile south of the M Resort and is less than 2 miles from the new Haas Automation 2.5 million square foot plant. The property is approximately 2 miles west of the proposed Stations Casino in Inspirada. This site is strategically located on Las Vegas Boulevard between two major thoroughfares of West Henderson, Via Nobila and Via Inspirada. An I-15 Interchange is slated to begin construction at Via Nobila in 2026.

**West Henderson Growth.** West Henderson is one of the most active markets in Las Vegas with extensive residential and commercial growth. There is a significant presence of residential development near the site by homebuilders such as Lennar, KB Homes, Toll Brothers, DR Horton and others. The site is strategically located to be in close proximity to the new West Henderson commercial hubs including but not limited to: the new 220-acre mixed-use development by Mosaic Companies that will cost approximately \$800MM, the Las Vegas Raiders' 50-acre headquarters, Henderson Executive Airport, the new 600,000 square foot Amazon Distribution Center, and HAAS automation's development of over 2-million square feet of manufacturing and office space.

**For Information Please Contact:**

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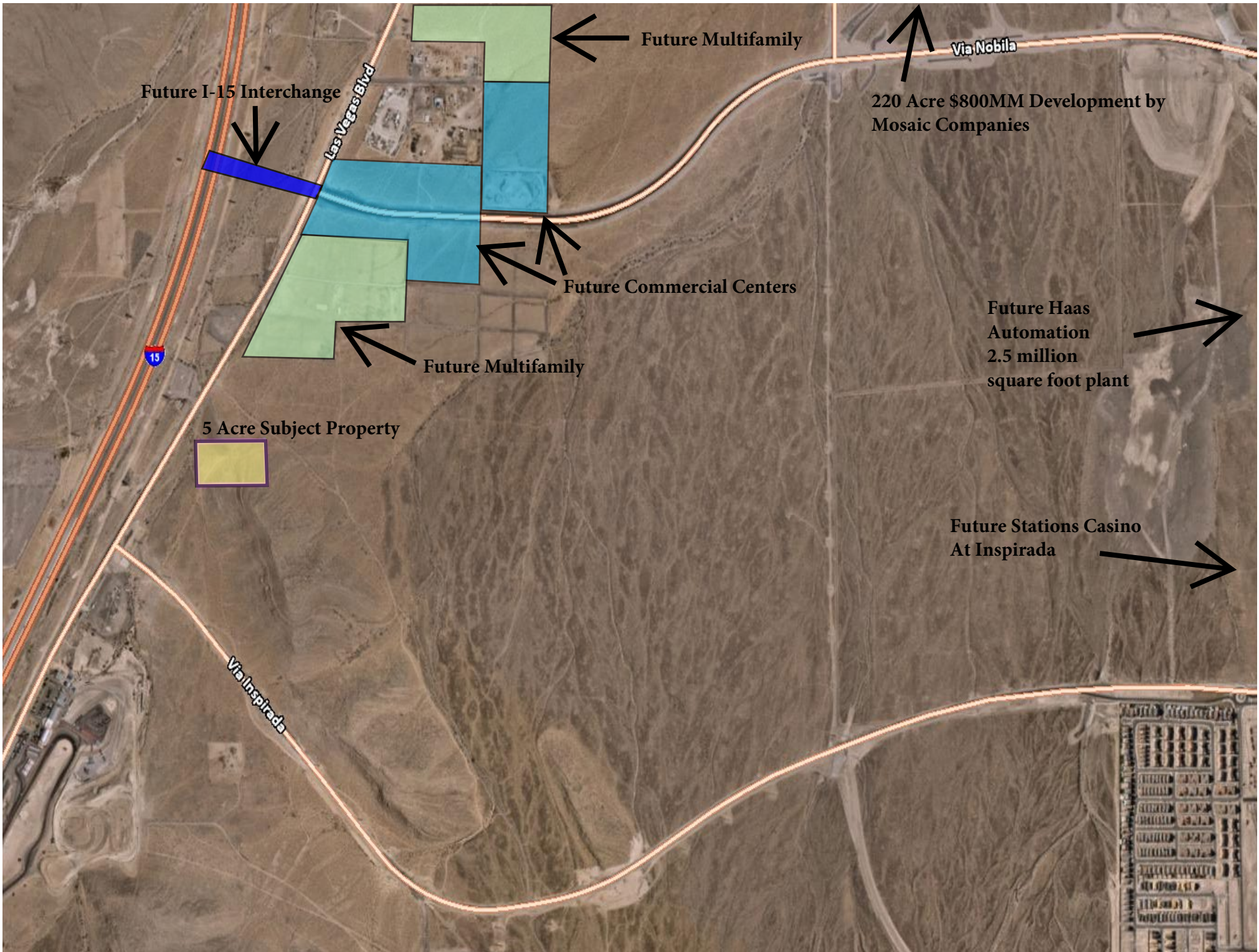
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Subject Property

220 Acre \$800MM  
Mixed Use  
Development by  
Mosaic Companies





Future I-15 Interchange

Las Vegas Blvd

Future Multifamily

Via Nobila

220 Acre \$800MM Development by Mosaic Companies

Future Commercial Centers

Future Multifamily

Future Haas Automation  
2.5 million square foot plant

5 Acre Subject Property

Future Stations Casino  
At Inspirada

Via Inspirada