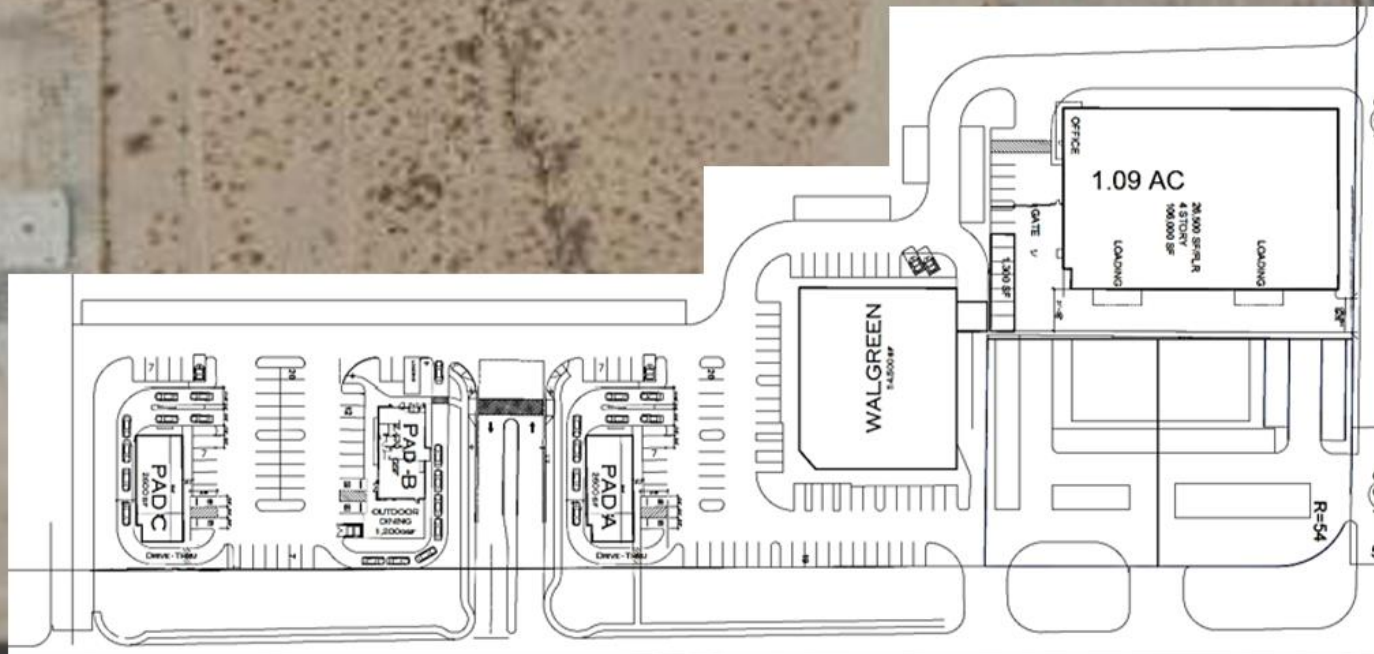




800 Apartment Units
to be Developed

Agate



Pebble

Las Vegas Blvd

PRESENTED BY



PADs for Sale & Lease
SWC Las Vegas Blvd & Pebble

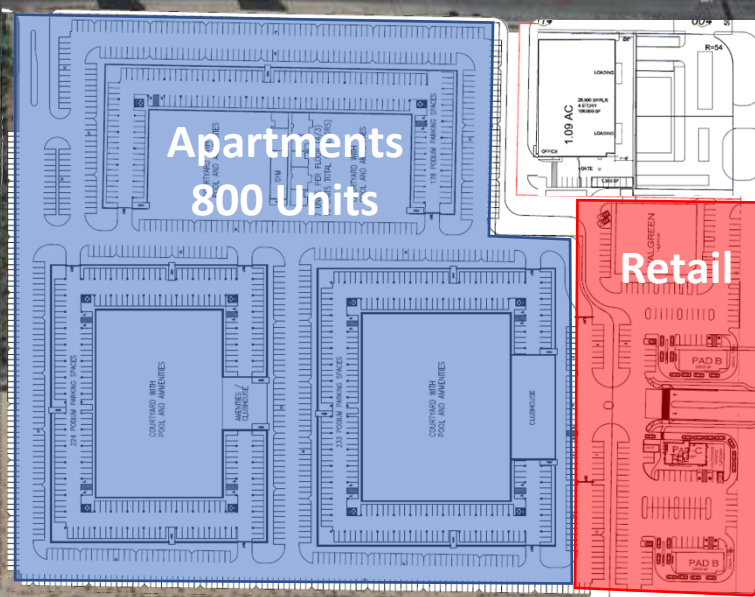
Las Vegas, NV 89123

I-15

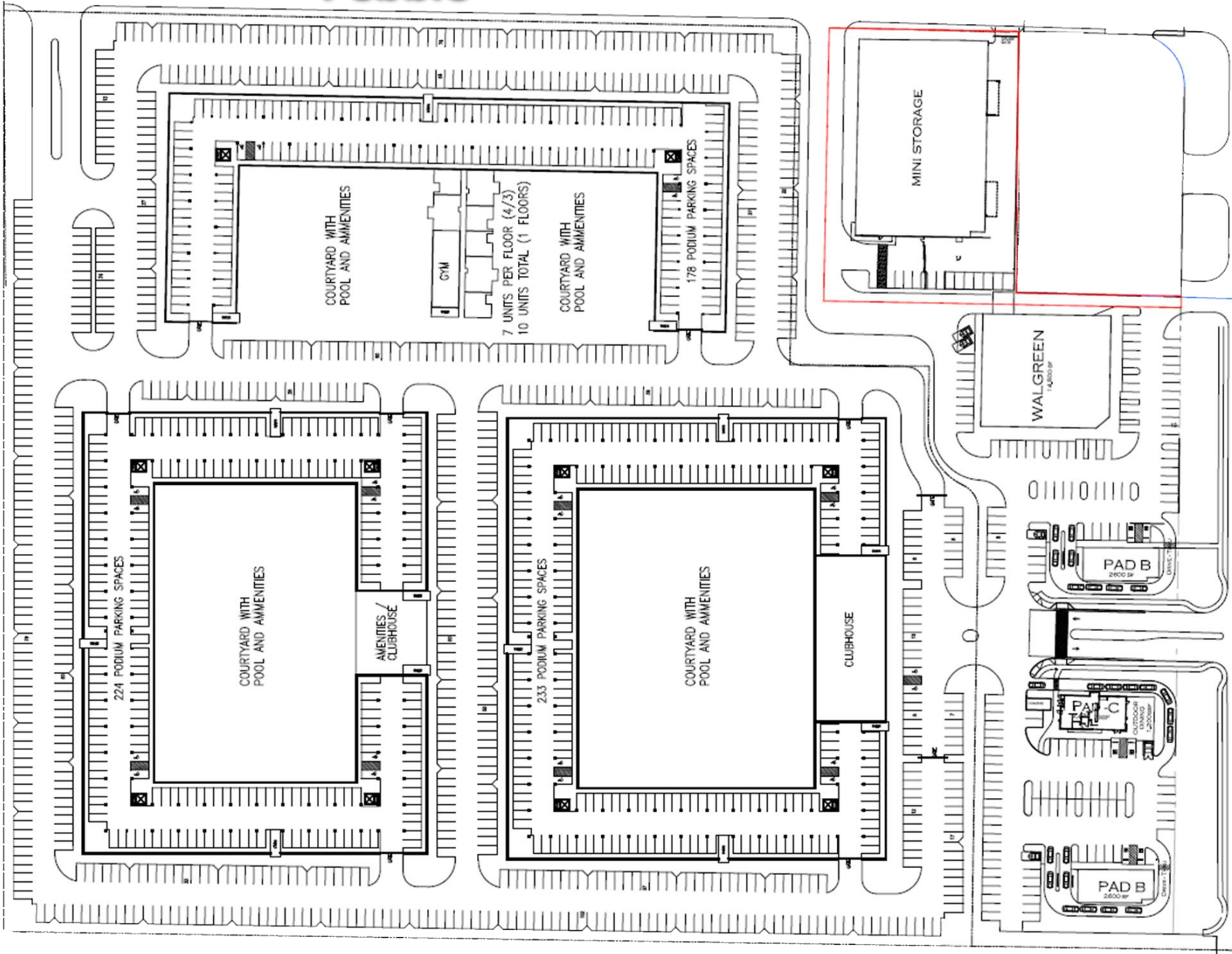
Pebble

Las Vegas Blvd.

Agate



Pebble



Las Vegas Blvd.

Apartment/Condo

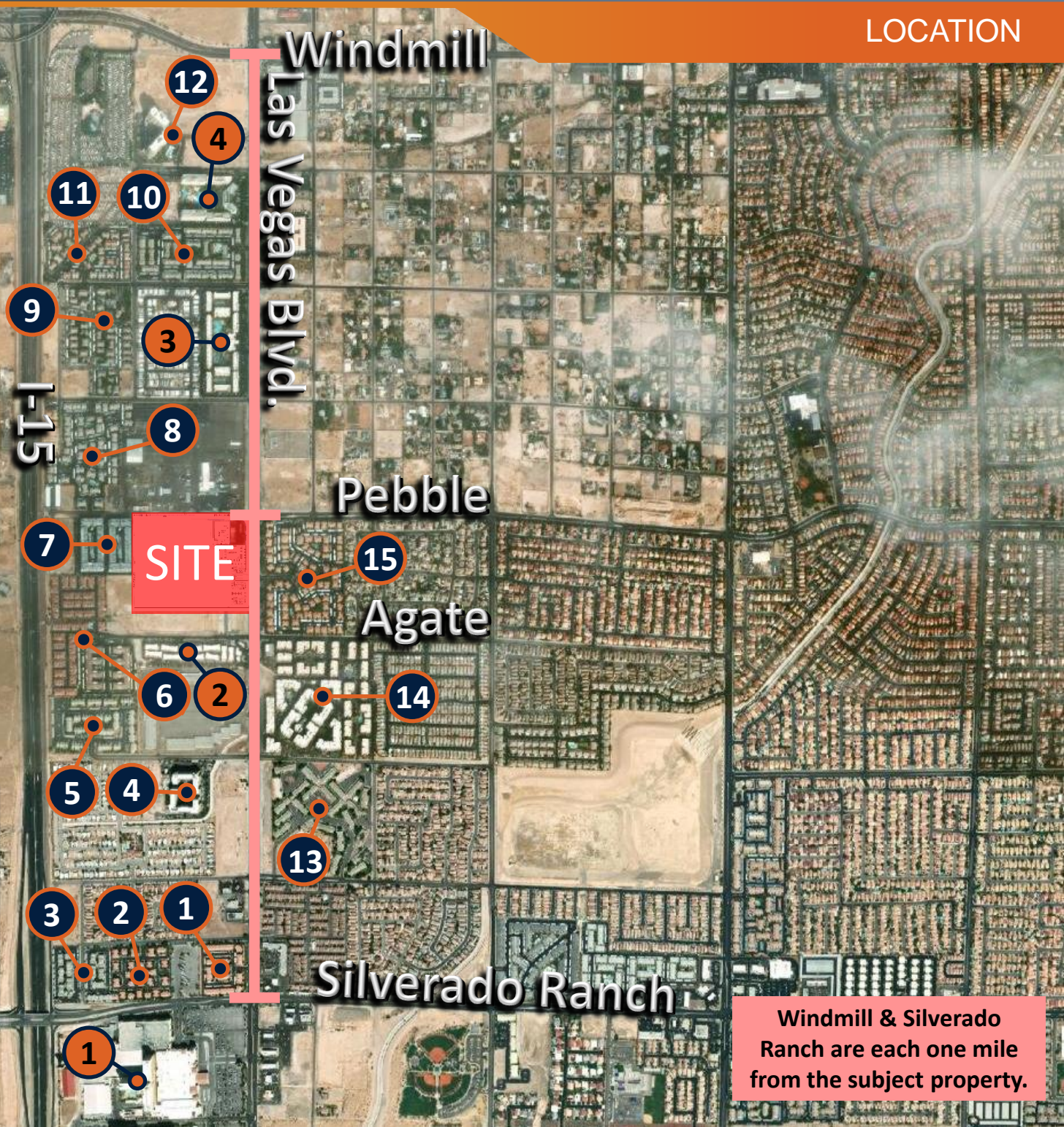
Complexes on Las Vegas Blvd.

- 1) Desert Sky Apartments
- 2) Southgate
- 3) Desert Meadows
- 4) Boca Raton Condominiums
- 5) Jovanna
- 6) Ensemble Senior Apartments
- 7) Loft 5
- 8) Villanova
- 9) Summer Winds Apartments
- 10) Diamond Sands Apartments
- 11) Amalfi Apartments
- 12) One Las Vegas
- 13) The Paradise Spas
- 14) Manhattan Condominiums
- 15) Sedona On The Boulevard

Hotels/Casinos

On Las Vegas Blvd.

- 1) South Point Hotel Casino & Spa
- 2) Emerald Suites South
- 3) WorldMark Las Vegas
- 4) Cancun Resort Las Vegas



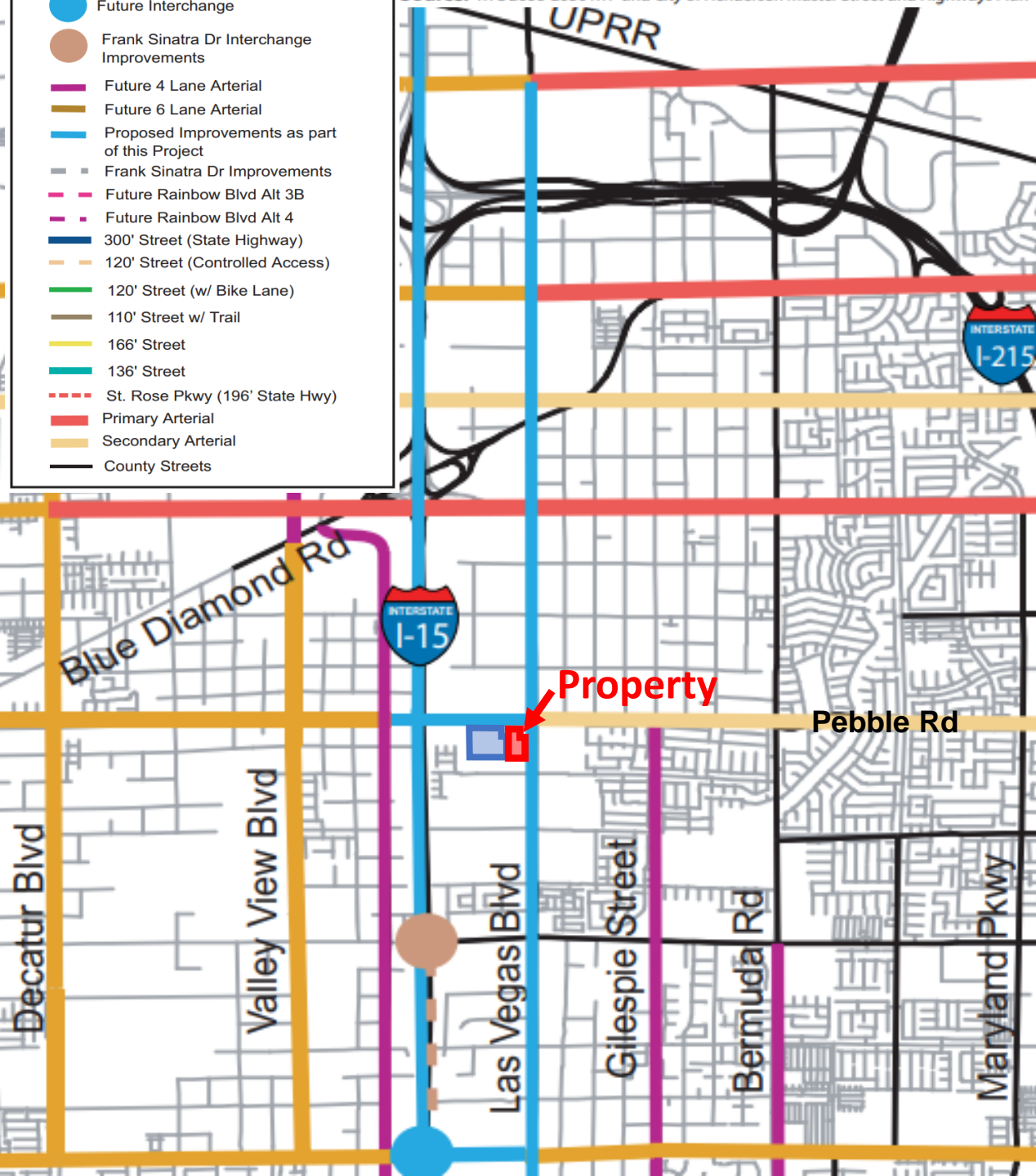
Windmill & Silverado
Ranch are each one mile
from the subject property.

Planned Overpass @ Pebble & I-15

Legend

- Future Interchange
- Frank Sinatra Dr Interchange Improvements
- Future 4 Lane Arterial
- Future 6 Lane Arterial
- Proposed Improvements as part of this Project
- Frank Sinatra Dr Improvements
- Future Rainbow Blvd Alt 3B
- Future Rainbow Blvd Alt 4
- 300' Street (State Highway)
- 120' Street (Controlled Access)
- 120' Street (w/ Bike Lane)
- 110' Street w/ Trail
- 166' Street
- 136' Street
- - - St. Rose Pkwy (196' State Hwy)
- Primary Arterial
- Secondary Arterial
- County Streets

Source: RTC 2006-2030 RTP and City of Henderson Master Street and Highways Plan



Property

Pebble Rd

NDOT, with FHWA, is proposing to improve 12 miles of the I-15 corridor from Sloan Road to Tropicana Avenue, including Las Vegas Boulevard South between Sloan Road and Sunset Road. Improvements proposed for I-15 consist of expanding the freeway to a ten-lane facility (five general purpose lanes in each direction) from Sloan Road to Blue Diamond Road, and a ten-lane facility (five general purpose lanes in each direction) with collector-distributor (C-D) lanes from Blue Diamond Road to Tropicana Avenue. The I-15 South corridor includes Las Vegas Boulevard South, which would be improved to a six-lane facility (three lanes in each direction) from Sloan Road to Sunset Road, and separated by an open median designated for future use by the Regional Transportation Commission of Southern Nevada's (RTC) Regional Fixed Guideway system. New service interchanges are proposed along I-15 at Bermuda Road, Starr Avenue, and Cactus Avenue; a reconstructed interchange at Sloan Road; a reconstructed overpass at Warm Springs Road; **1 and new overpasses at Pebble Road** and Sunset Road. Improvements would be made to the Blue Diamond Road (SR 160) interchange and the I-15/I-215 Beltway system interchange. A park-and-ride lot is proposed in the southwest quadrant of Las Vegas Boulevard and St. Rose Parkway. Transportation System Management (TSM) measures, including dynamic message signs and ramp metering to improve traffic operations, would also be incorporated.

Pebble Road would be extended over I-15 and would be reconstructed with a six-lane arterial roadway (three lanes in each direction) without providing freeway access. East of I-15, one-lane one-way frontage roads would be provided along the through roadway to permit continued access to and from adjacent properties. The existing two-lane overpass at Warm Springs Road would be reconstructed as a six-lane arterial roadway (three lanes in each direction) without providing freeway access. This overpass was previously cleared under the Environmental Assessment for SR 160 Widening and I-15 Interchange Improvements.

Source:

<https://www.dot.nv.gov/Home/ShowDocument?id=6256>

Total Budgeted Project Cost & Project Start Date

LEAD AGENCY:	Nevada Dept. of Transportation	PROJECT TITLE:	I-15 S. Pebble Rd. Overpass			
DESCRIPTION:	Reconstruct Overpass					
PROJECT TYPE:	Bridge					
PROJECT LIMITS						
PRIMARY RTP STRATEGY:	Maintain Current Infrastructure					

FY 2021:	FY 2022:	FY 2023:	FY 2024:	FY 2025:	Total TIP FY21-25
\$0	\$0	\$0	\$0	\$0	\$0

FY 2026 - FY 2030:	FY 2031 - FY 2035:	FY 2036 - FY 2040:	FY 2041 - FY 2045:	FY 2046 - FY 2050:	Total FY26-50:	Total RTP FY 21-50:
\$46,000,000	\$0	\$0	\$0	\$0	\$46,000,000	\$46,000,000

Source: <https://assets.rtcnv.com/wp-content/uploads/sites/4/2020/10/21140658/Appendix-A2-Project-Lists-Updated.pdf>

POPULATION	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Population	18,163	132,784	300,796
2020 Estimate			
Total Population	17,532	124,078	280,030
2010 Census			
Total Population	14,971	103,588	232,819
2000 Census			
Total Population	7,893	46,546	106,232
Daytime Population			
2020 Estimate	7,895	89,054	296,736
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Projection			
Total Households	8,859	51,390	115,530
2020 Estimate			
Total Households	8,383	47,590	106,665
Average (Mean) Household Size	2.1	2.6	2.6
2010 Census			
Total Households	7,107	39,672	88,412
2000 Census			
Total Households	3,538	17,823	40,800

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2020 Estimate			
\$250,000 or More	2.3%	3.4%	4.2%
\$200,000-\$249,999	1.0%	1.7%	2.3%
\$150,000-\$199,999	2.7%	5.8%	6.5%
\$125,000-\$149,999	4.0%	6.2%	6.6%
\$100,000-\$124,999	8.0%	11.7%	11.8%
\$75,000-\$99,999	15.3%	17.3%	16.7%
\$50,000-\$74,999	22.7%	22.6%	21.3%
\$35,000-\$49,999	14.8%	11.9%	11.7%
\$25,000-\$34,999	10.9%	7.6%	7.3%
\$15,000-\$24,999	9.0%	5.5%	5.5%
Under \$15,000	9.2%	6.3%	6.0%
Average Household Income	\$72,919	\$90,556	\$96,963
Median Household Income	\$56,687	\$70,666	\$72,841
Per Capita Income	\$34,888	\$34,747	\$36,977



POPULATION

In 2020, the population in your selected geography is 280,030. The population has changed by 163.6 percent since 2000. It is estimated that the population in your area will be 300,796 five years from now, which represents a change of 7.4 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 38.2. The population density in your area is 3,563 people per square mile.



HOUSEHOLDS

There are currently 106,665 households in your selected geography. The number of households has changed by 161.4 percent since 2000. It is estimated that the number of households in your area will be 115,530 five years from now, which represents a change of 8.3 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2020, the median household income for your selected geography is \$72,841, compared with the U.S. average, which is currently \$62,990. The median household income for your area has changed by 28.5 percent since 2000. It is estimated that the median household income in your area will be \$83,421 five years from now, which represents a change of 14.5 percent from the current year.

The current year per capita income in your area is \$36,977, compared with the U.S. average, which is \$34,935. The current year's average household income in your area is \$96,963, compared with the U.S. average, which is \$90,941.



EMPLOYMENT

In 2020, 156,179 people in your selected area were employed. The 2000 Census revealed that 62.5 percent of employees are in white-collar occupations in this geography, and 37.5 percent are in blue-collar occupations. In 2020, unemployment in this area was 3.0 percent. In 2000, the average time traveled to work was 20.6 minutes.



HOUSING

The median housing value in your area was \$285,691 in 2020, compared with the U.S. median of \$221,068. In 2000, there were 28,329 owner-occupied housing units and 12,472 renter-occupied housing units in your area. The median rent at the time was \$804.



EDUCATION

The selected area in 2020 had a higher level of educational attainment when compared with the U.S. averages. Only 9.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 11.8 percent, and 20.9 percent completed a bachelor's degree, compared with the national average of 19.2 percent.

The number of area residents with an associate degree was higher than the nation's at 8.4 percent vs. 8.3 percent, respectively.

The area had fewer high-school graduates, 26.4 percent vs. 27.4 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 26.9 percent in the selected area compared with the 20.7 percent in the U.S.