

Offering Memorandum

# S. Buffalo Dr. and CC-215 Land



**Multifamily**

**Zone5  
Apartments  
± 492 Units**

**Hotels / Casinos**

**Boyd Gaming  
Campus**

**Industrial / Office**

**Goodie Two Shoes®  
FOUNDATION**

**SUBJECT**

**± 9.55 AC**

**Industrial / Office**

**Arroyo North  
Business Center**

**Multifamily**

**Tuscano  
Condominiums  
± 352 Units**

**Airports**

**Harry Reid  
International  
Airport**

**Retail**

**Arroyo Marketplace**

**Walmart** **Sam's Club** **THE FARM BOUTIQUE**  
**BEST BUY** **Planet Fitness** **ROSS DRESS FOR LESS**

**Government**

**Clark County**  
Parcel (SU 7) can be  
Nominated for 2025  
Q2 and Q3 Auction.

Las Vegas Strip

Rainbow Blvd. // 27,700 CPD

CC-215 Beltway // 206,000 CPD

S. Buffalo Dr. // 21,500 CPD

**Retail**

**COSTCO  
WHOLESALE**

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S. Buffalo Dr. and CC-215

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## Investment Team



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**SUBJECT**

**± 9.55 AC**



## Offering Snapshot



**Suggested Pricing  
From Broker**



**± 9.55 AC**  
Total Acreage



**± 415,998 SF**  
Total Square Footage



**Parcel Numbers**  
176-03-101-009; 176-03-101-019



**Business Employment (BE)**  
Planned Land Use



**Commercial Core (CC)**  
Zoning

## Property Overview

Logic Commercial Real Estate is proud to present ± 9.55 acres of developable parcels in the heart of the Clark County Innovation District in Las Vegas, Nevada. The two parcels are just off CC-215 and S. Buffalo Drive and benefit from their proximity to retailers, auto dealerships, headquarters, office (Class A) developments, and an integrated resort. The potential uses include but are not limited to; industrial, multi-family, corporate headquarters, auto dealerships, etc. Further, the property has an impressive population of approximately ± 369,732 residents and an impressive average household income of \$109,926 within a 5-mile radius. The combination of its location in the innovation district, proximity to prominent businesses, new developments, and CC-215 present a rare opportunity for a developer or end-user to build a project in the most attractive commercial area in the valley.





# Property Details



## Submarket

- Southwest



## Corridor

- Innovation District



## Property Size

- ± 9.55 Acres



## Planned Land Use

- Business Employment (BE)



## Zoning

- Commercial Core (CC)



## Parcel Number

- APN: 176-03-101-009
- APN: 176-03-101-019





# Investment Highlights

## Location! Location! Location!

The Buffalo CC-215 developable land benefits from its location within the Clark County Innovation District. Just off the CC-215 beltway and S. Buffalo Drive, the offering is just west of I-15, the globally known Las Vegas “Strip,” and Harry Reid International Airport; just east of UNLV’s Harry Reid Research and Technology Park, Durango Casino and Resort, and the CC-215 “Curve.”

## A Blank Canvas!

The offering includes two land parcels totaling ±9.55 acres, giving a Buyer a blank canvas to get creative with its development. The location of the parcels provides a developer or end-user West CC-215 visibility optionality on one of the busiest roads in the Las Vegas Valley. Other corporate businesses that chose this area as its Las Vegas MSA location include the UFC, MGM Resorts International, Ainsworth Games Technology, Switch, Golden Entertainment, Pepsi Las Vegas, Freeman Expo, International Gaming Technology, Ikea, Ashley Furniture, Morgan Stanley, Deloitte, and auto dealerships, etc.

## High-Traffic Location and Impressive Demographics

The Buffalo CC-215 develop-able land benefits from its freeway access and visibility. The offering is just off the CC-215 with 206,000 CPD and Buffalo Drive with 21,500 CPD and is situated on Tioga Way.

The property benefits from over a 369,732 population with over \$109,926 average household income within a 5-mile radius.

## Impressive Commercial District and Robust Developments

The property is strategically located within the Clark County Innovation District and minutes from commercial properties Switch, UNLV’s Harry Reid Research and Technology Park, and the Durango Casino and Resort.

The Clark County Innovation District is roughly 20 acres in size and aims to attract new companies to the eight-square-mile area in Southwest Las Vegas around the West 215 Beltway. The newer district is an eight-mile zone, with Russell Road as its northern boundary, Robindale Road as its southern boundary, Decatur Boulevard as its eastern boundary, and Durango Drive as its western boundary.

Rob Roy founded Switch in 2000, and the company is headquartered in Las Vegas, Nevada. The company has developed over 700 issued and pending patent claims covering data center designs, which manifest in its world-renowned data centers and technology solution ecosystems.

UNLV’s Harry Reid Research and Technology Park includes The Park and Black Fire Innovation. The development is a 122-acre master-planned business, research, and technology community managed by the Gardner Company in partnership with the UNLV Research Foundation.

Lastly, Stations Casinos recently built one of the hottest integrated resorts, Durango Resort and Casino, in the Las Vegas Valley. The 15-story resort includes 209 rooms, 11 eateries, and a 10,000 SF casino with windows that allow natural light. The operator started a \$116mm expansion in January 2025, and the property is a local favorite!










# Vicinity Map

The trade area consists of ± 369,732 residents with an average household income of ± \$109,926 within a 5-mile radius



382,279

Daytime Population



\$472,898

Median Home Value

## Amenities within a 5-mile radius

- 1

**UNLV Technology Park**  
-1.0 mile
- 2

**Arroyo Shopping Center**  
-1.4 miles
- 3

**Durango Hotel & Casino**  
-1.7 miles
- 4

**The Bend**  
-1.3 miles
- 5

**Southern Hills Hospital**  
-2.2 miles
- 6

**Credit One Bank Headquarters**  
-1.4 miles
- 7

**IGT – Intermountain Healthcare**  
-0.3 miles
- 8

**UFC Performance Institute**  
-1.7 miles
- 9

**Ainsworth Game Technology**  
-2.5 miles
- 10

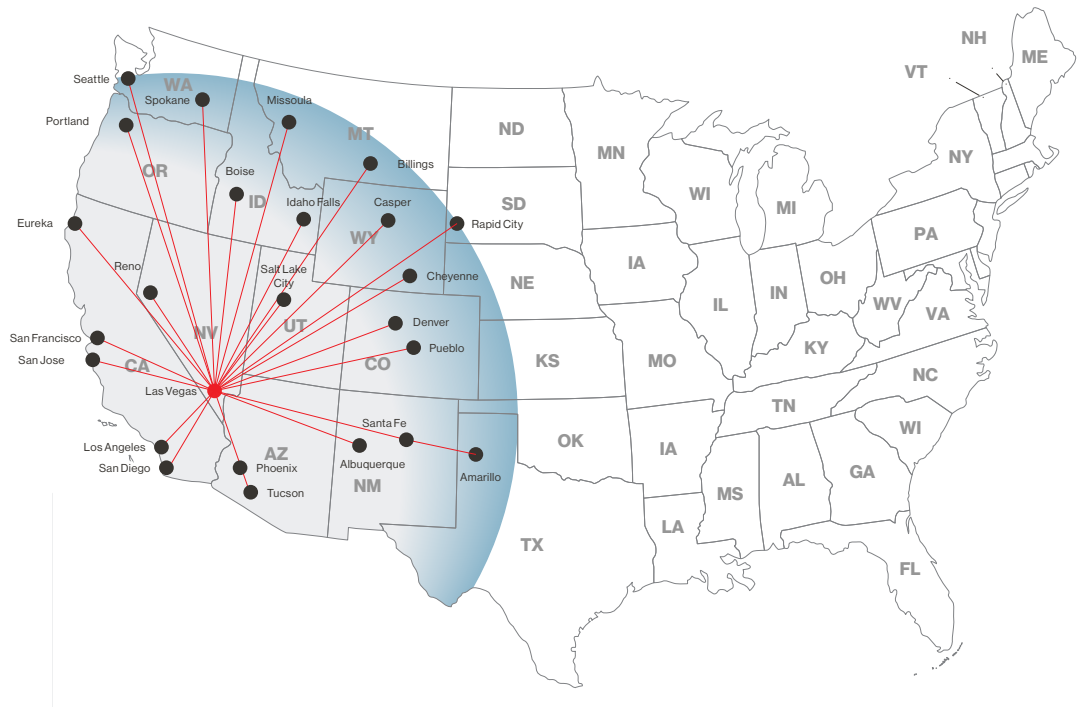
**Switch Communications**  
-3.4 miles





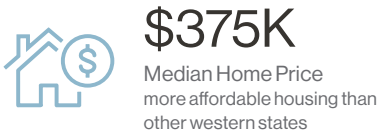
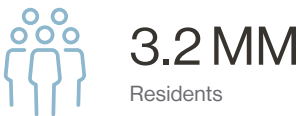
# Drive Time from Las Vegas, NV

1-Day Truck Service 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Los Angeles, CA	3 hrs, 54 min	265
Phoenix, AZ	4 hrs, 39 min	300
San Diego, CA	4 hrs, 46 min	327
Salt Lake City, UT	5 hrs, 50 min	424
Reno, NV	6 hrs, 55 min	452
San Francisco, CA	8 hrs, 20 min	562
Sacramento, CA	8 hrs, 14 min	565
Boise, ID	9 hrs, 31 min	630
Santa Fe, NM	9 hrs, 8 min	634
Denver, CO	10 hrs, 45 min	752
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	12 hrs, 35 min	907
Portland, OR	15 hrs, 44 min	982
Seattle, WA	16 hrs, 52 min	1,129

Business  
Friendly Nevada



## Nevada Advantages

### Tax-Free Haven

- ❑ No Corporate Income Tax
- ❑ No Corporate Shares Tax
- ❑ No Franchise Tax
- ❑ No Personal Income Tax
- ❑ No Franchise Tax on Income
- ❑ No Inheritance or Gift Tax
- ❑ No Unitary Tax
- ❑ No Estate Tax

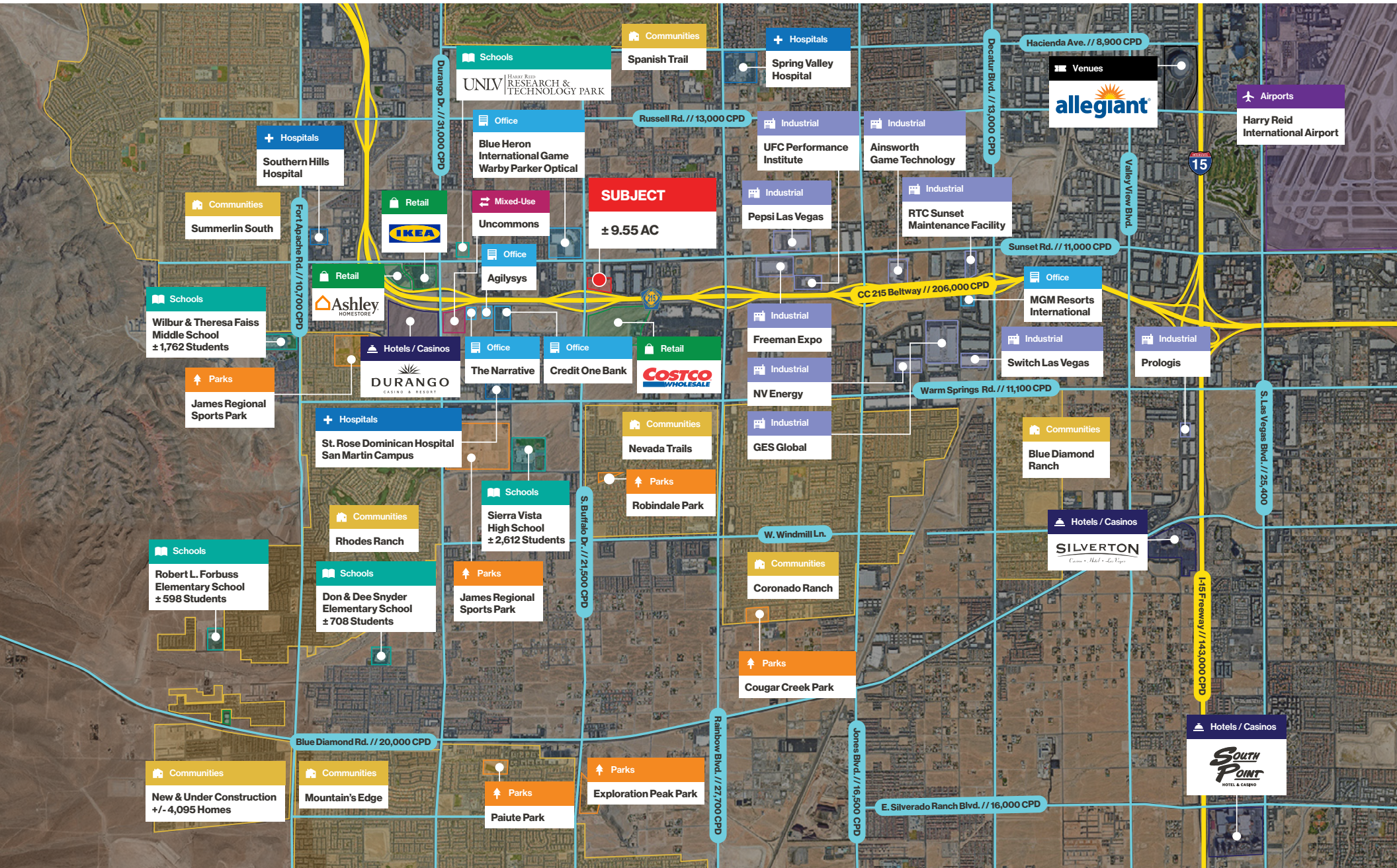
### Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

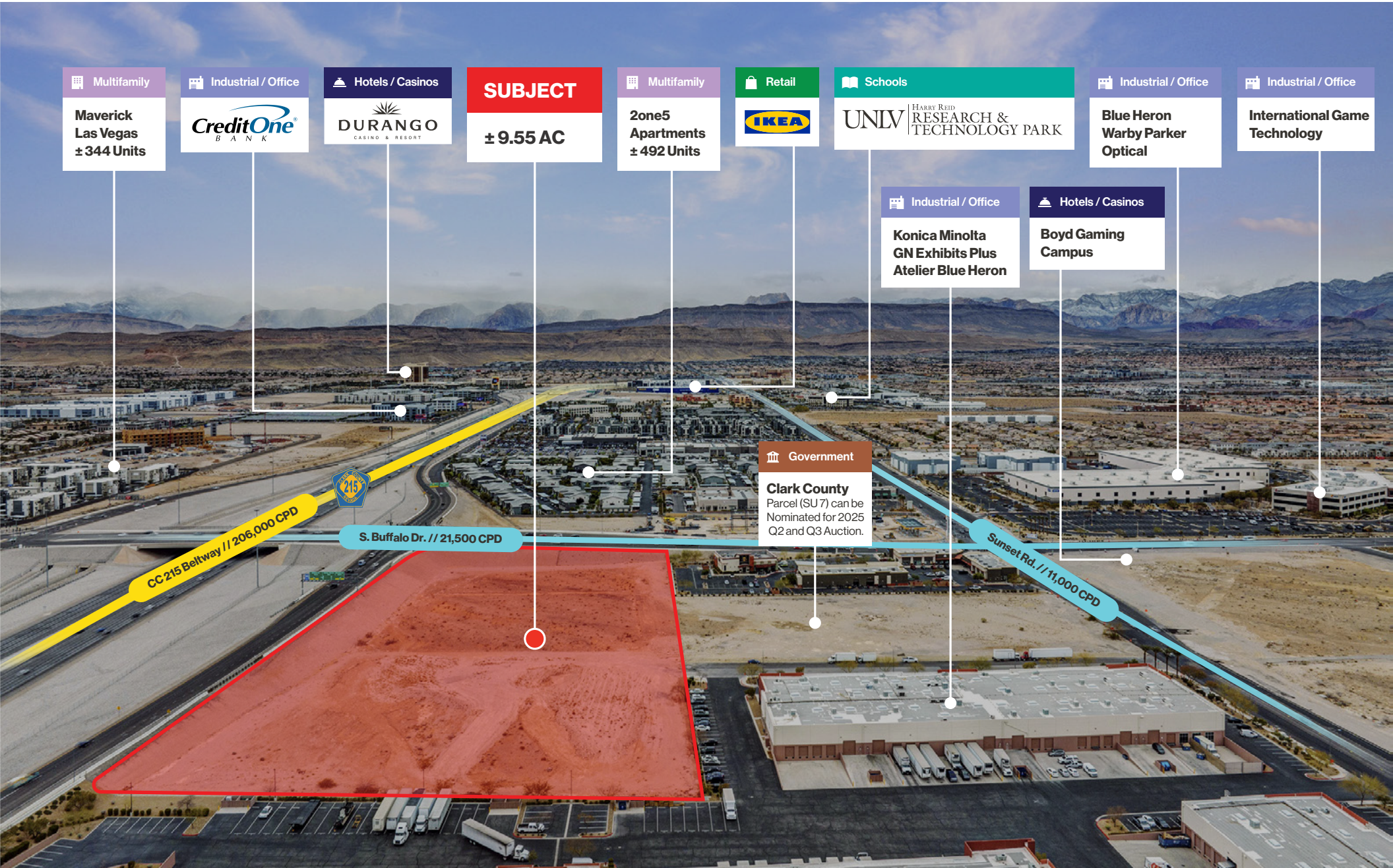
### Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

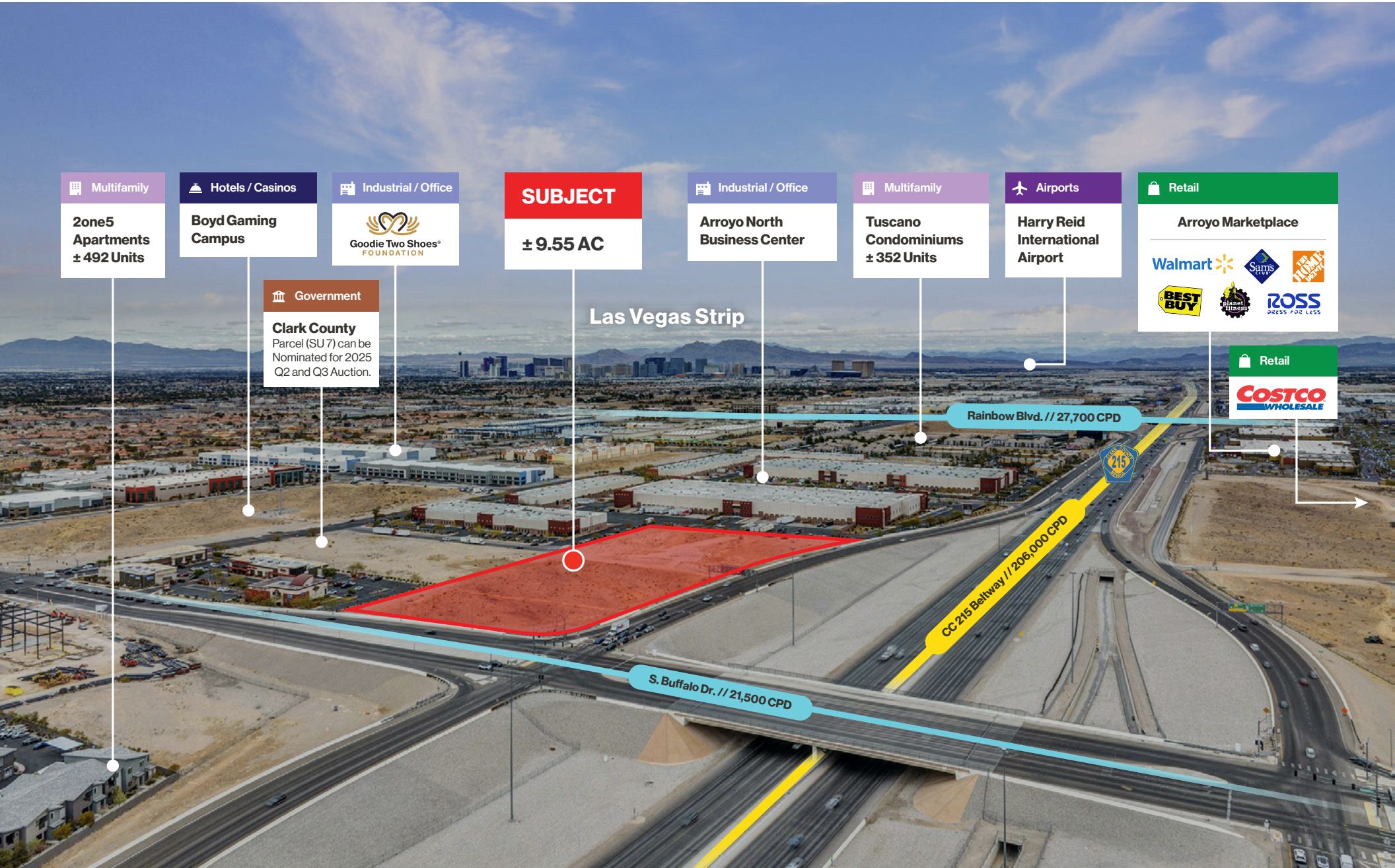




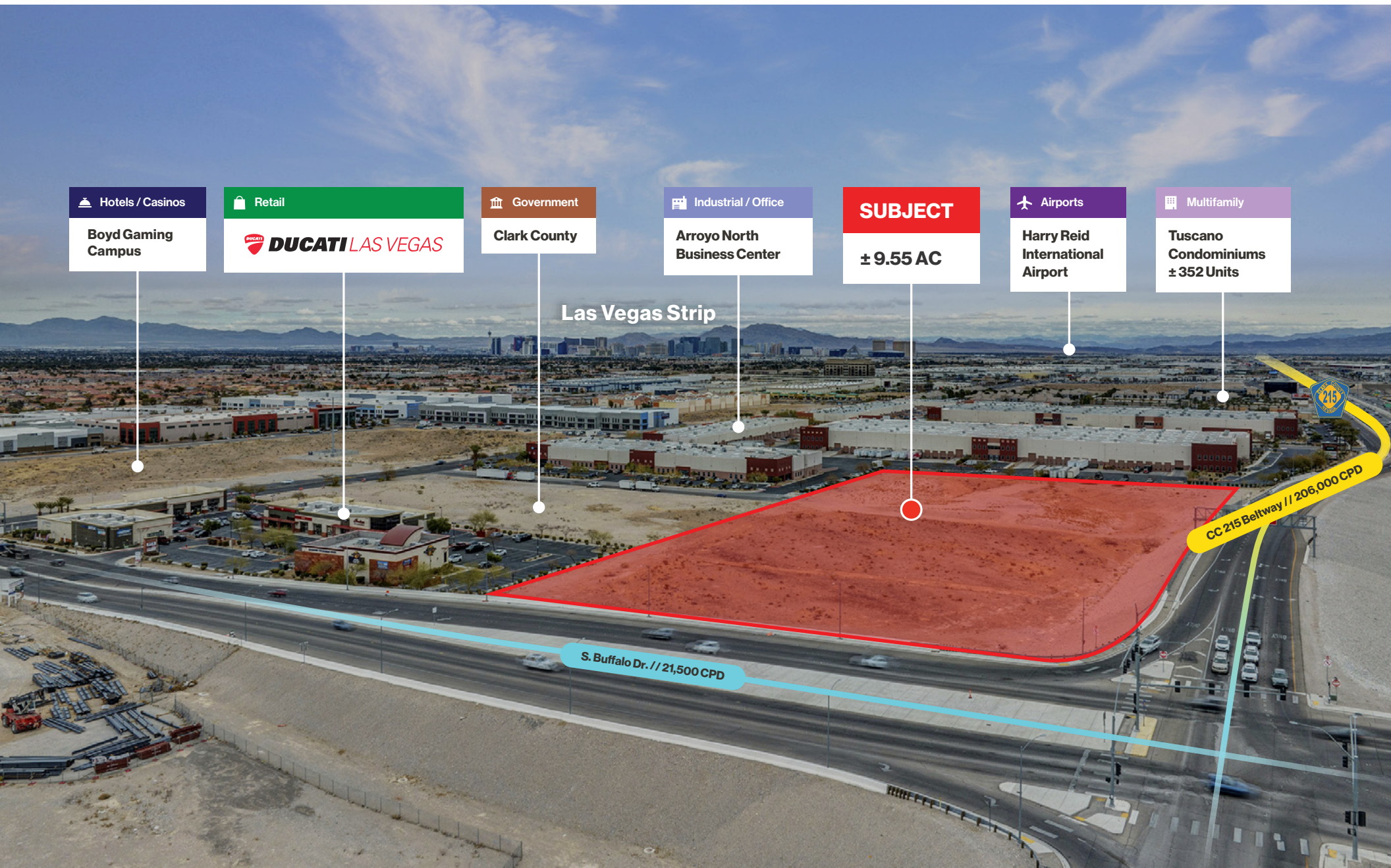








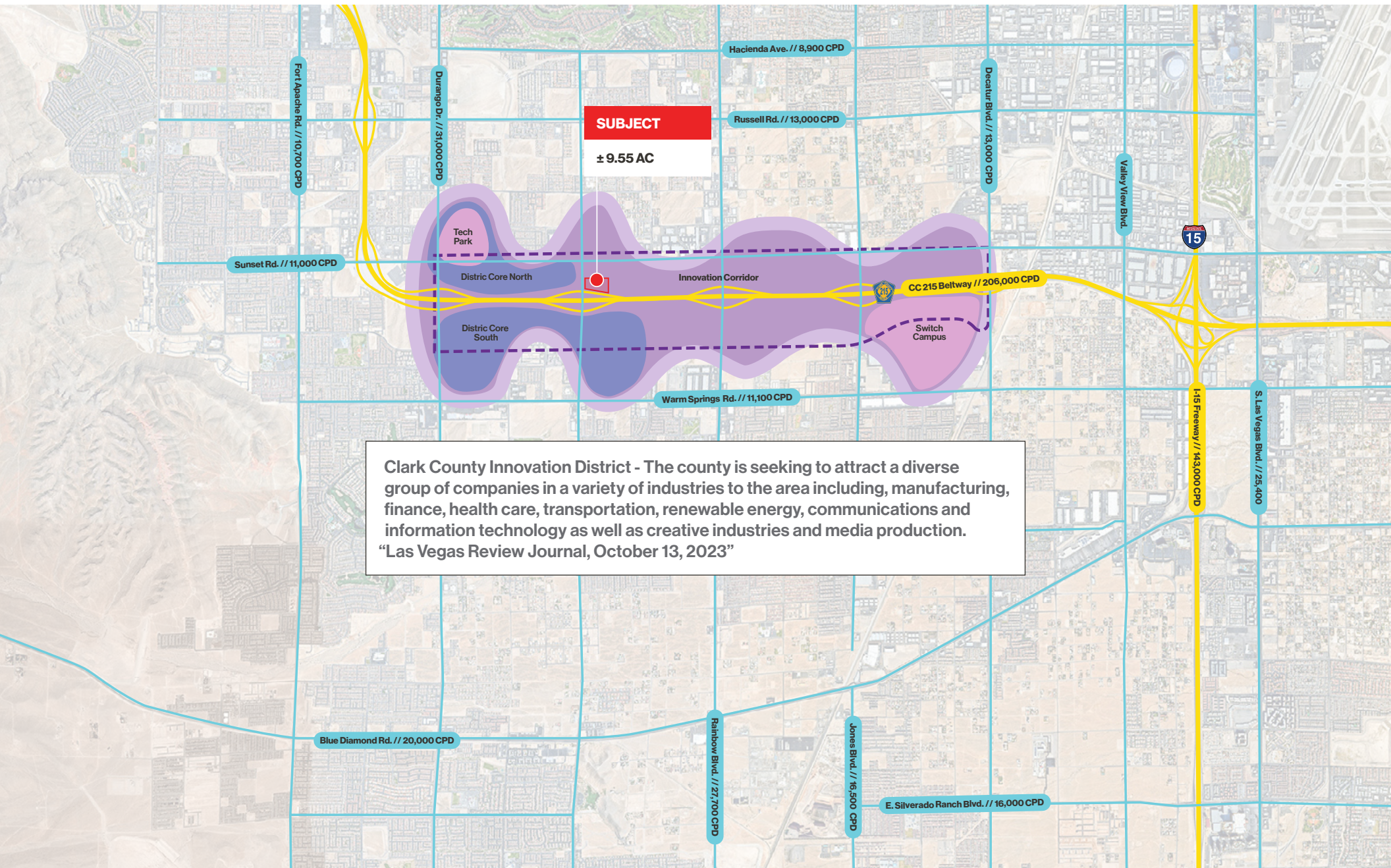




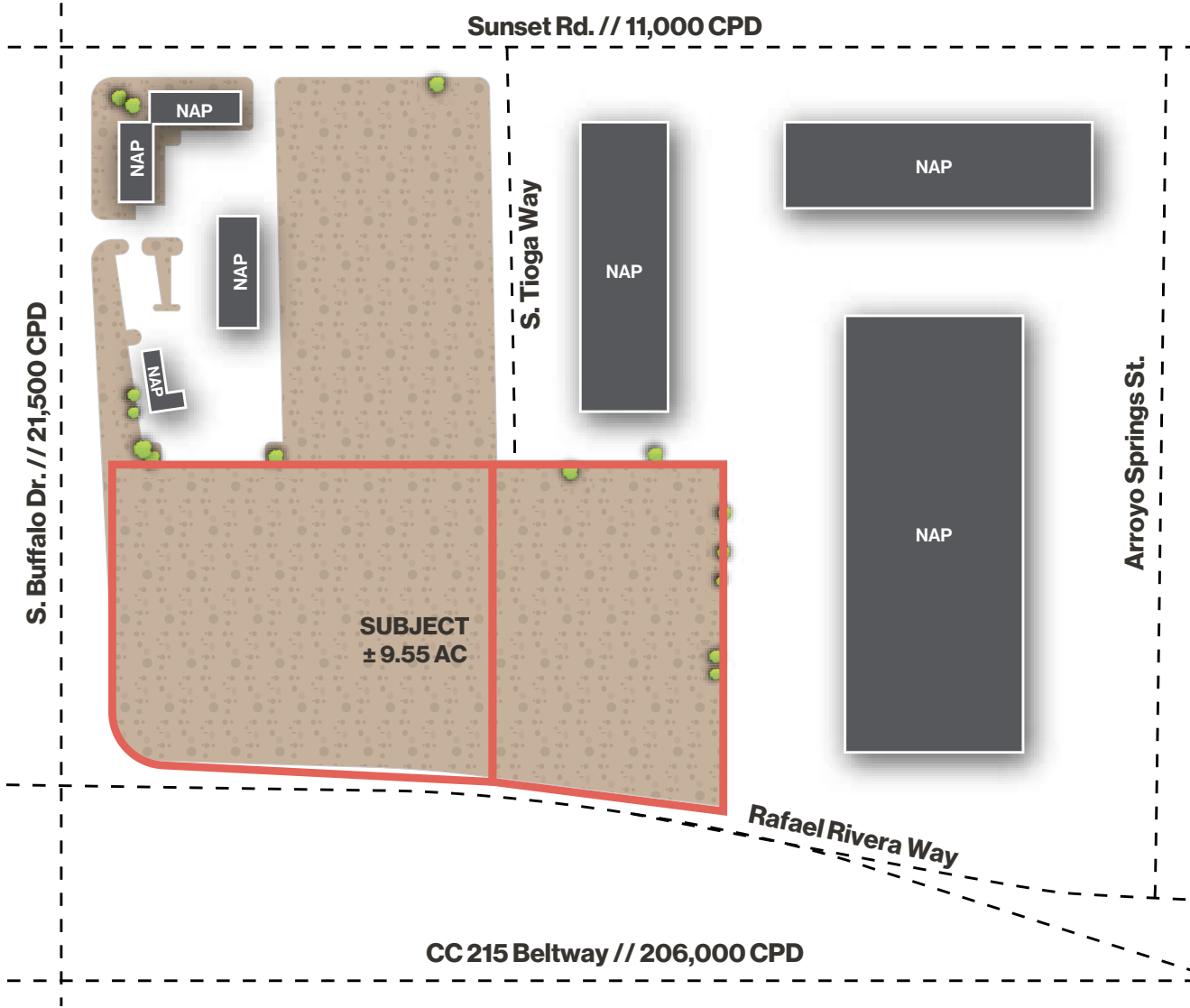


# Innovation Corridor Map

 Innovation Corridor  District Core  District Connectivity













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## Market Overview





# Important Statistics

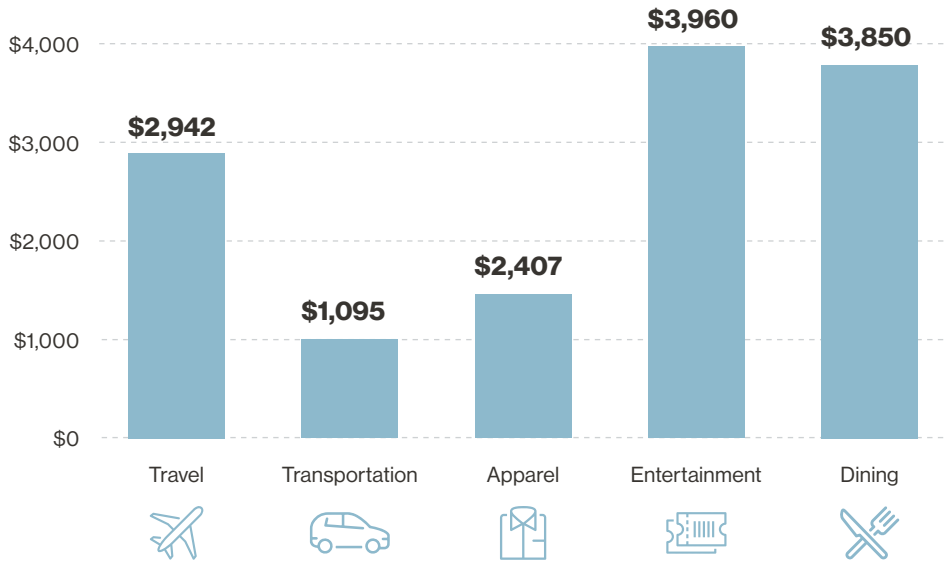
5-Mile Radius



# Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



# Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	7,982	146,753	344,027
2024 Population	10,406	161,611	369,732
2029 Population	12,395	173,168	387,031
Annual Growth 2020 - 2024	6.44%	2.30%	1.71%
Annual Growth 2024 - 2029	3.56%	1.39%	0.92%
Income			
2024 Average Household Income	\$98,536	\$111,011	\$109,926
2029 Average Household Income	\$113,385	\$128,907	\$128,586
2024 Per Capita Income	\$39,629	\$42,085	\$41,975
2029 Per Capita Income	\$46,149	\$49,552	\$49,648
Households			
2020 Total Households	3,281	55,465	131,010
2024 Total Households	4,272	61,016	140,837
2029 Total Households	5,143	66,300	149,065
Housing			
2024 Total Housing Units	4,837	64,917	149,665
2024 Owner Occupied Housing Units	1,774	34,425	80,324
2024 Renter Occupied Housing Units	2,498	26,591	60,513
2024 Vacant Housing Units	565	3,901	8,828
2029 Total Housing Units	5,637	69,943	157,440
2029 Owner Occupied Housing Units	1,851	36,781	85,448
2029 Renter Occupied Housing Units	3,292	29,518	63,617
2029 Vacant Housing Units	494	3,643	8,375



# Key Figures of Southern Nevada

Southern Nevada, site of the world-famous Las Vegas Strip, and home to over **3.19 million residents**. With the 8th busiest airport in the US, Harry Reid International Airport, Southern Nevada welcomes **41.7 million visitors annually**. From the neon lights and bustling casinos to the serene beauty of Red Rock Canyon and Lake Mead, Southern Nevada offers an unparalleled lifestyle and adventure for all.



2024  
Travel

## 41.7<sub>MM</sub>

Number of Visitors to Las Vegas



2024  
Revenue

## \$13.5<sub>B</sub>

Clark County's Gaming Revenue



2024  
Occupancy

## 90.8%

Las Vegas' Weekend Occupancy

## 58.5<sub>MM</sub>

Number of Enplaned/Deplaned  
Airline Passengers

## \$8.8<sub>B</sub>

Las Vegas Strip  
Gaming Revenue

## 83.6%

Las Vegas'  
City-Wide Occupancy

## ± 5k

Number of People Moving  
To Las Vegas Daily

## 6.0<sub>MM</sub>

Number of Convention Visitors

## 150k

Number of Hotel Rooms

## 46.8<sub>MM</sub>

Total Room Nights  
Occupied





# Top Projects 2025-2029

## Under Construction & Planned



#	Project	Cost	Status of Project	Estimated
1	<b>Brightline High Speed Rail</b> High-speed rail line from Las Vegas to SoCal	<b>\$12B</b>	Planned	2026
2	<b>Oak View Group Arena &amp; Hotel-Casino</b> 850,000 SF arena, casino, and hotel	<b>\$10B</b>	Planned	2026
3	<b>Sony / Howard Hughes Project</b> Movie studio and mixed-use development on 30 AC in Summerlin South	<b>\$1.8B</b>	Planned	TBD
4	<b>Tropicana / A's Stadium</b> 30,000 seat ballpark on the Tropicana site	<b>\$1.5B</b>	Planned	2028
5	<b>LV Convention Center N., Central, &amp; S. Halls Renovation</b> Technology upgrades, newly designed parking lot, outdoor plaza and indoor lobby at the South Hall	<b>\$600MM</b>	Under Construction	2025
6	<b>LVXP Arena</b> Casino resort, 2,605 units, 752-ft tower, NBA arena	<b>DND</b>	Planned	2029
7	<b>Universal Studios- Horror Unleashed (AREA 15)</b> Next to Area 15/close to LV Strip; 110,000 SF; 20 AC expansion	<b>DND</b>	Under Construction	TBD
8	<b>Station's Casino Inspirada</b> Henderson; 80,000 SF of casino space, 600 hotel rooms, 4 restaurants, 11 unit food hall, bowling alley, movie theatre	<b>DND</b>	Under Construction	January 2026
9	<b>BLVD Retail Center</b> Las Vegas Strip; high-end retail shopping mall w/ outdoor experience for consumers	<b>DND</b>	Under Construction	2025
10	<b>Fertitta Entertainment Casino / Hotel Project</b> 43-story 2,420 room project on the southeast corner of LV Blvd. and Harmon	<b>DND</b>	Planned	TBD

Source: vegasdevmap.com | lvcva.com/research | reviewjournal.com/business      DND: Did Not Disclose





# A New Frontier for Sports

**Las Vegas is now a sports epicenter, with teams like the NFL's Raiders, NHL's Golden Knights, WNBA's Aces and events like Super Bowl 58 and Formula 1 Grand Prix.**



## Raiders

- Inaugural season: 2020
- Home Field: **\$1.9B** Allegiant Stadium built in 2020 with **65,000 seat capacity**
- Hosted Super Bowl 58 in 2024



## Formula 1

- Purchased 39 AC for **\$240MM** in 2022 with a total project cost estimated at **\$500MM**
- Inaugural race: November 2023
- Race attracted 315,000 fans and generated **\$1.2B** in economic impact



## Vegas Golden Knights

- Inaugural season: 2017-18
- Home ice: T-Mobile Arena built in 2016 with **18,000 seat capacity**
- **2023 Stanley Cup Champions**



## Ultimate Fighting Championship

- Las Vegas is home of the **55 AC UFC headquarters**
- UFC programming is broadcast in over **165 countries**
- Produces more than 40 live events annually around the globe, **over 5 events in 2024**



## Las Vegas Aces

- Inaugural season: 2018
- **2022 and 2023 WNBA champions**
- Aces are owned by Mark Davis, the current owner of the NFL's Las Vegas Raiders



## Las Vegas A's – Coming Soon!

- In Nov. 2023, MLB owners approved Athletics' move from Oakland to Las Vegas
- New stadium planned at Tropicana Las Vegas, covering **35 acres**
- Expected to cost **\$1.5 billion** with **30,000 seat capacity**



## Las Vegas Aviators

- Minor League Baseball, Oakland A's affiliate
- Inaugural season: 2019
- Home Field: **\$150MM** Las Vegas Ballpark with **8,196 seating capacity**



## Henderson Silver Knights

- American Hockey League, Vegas Golden Knights Affiliate
- Inaugural season: 2020-21
- Home Ice: **\$84MM** Dollar Loan Center with **5,567 seating capacity**



## LV Lights FC

- American professional soccer team, that plays in the USL Championship
- Inaugural season: 2018
- Home field: Cashman Field with **9,334 seating capacity**



# Nevada

## Tax Advantages

Nevada is the most business-friendly state in the West, offering a very low-regulation environment and a variety of incentives to help qualifying companies make the decision to do business in the state. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the **17th** best state in the Tax Foundation's 2025 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

### Tax Free Haven

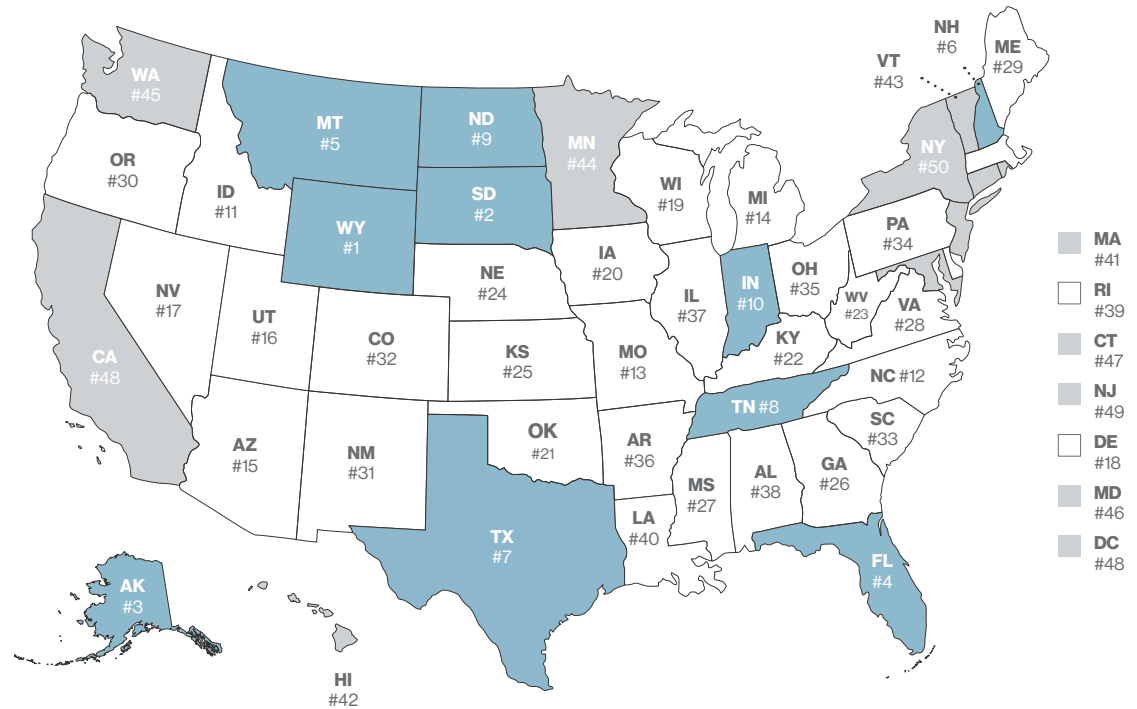
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Source: taxfoundation.org

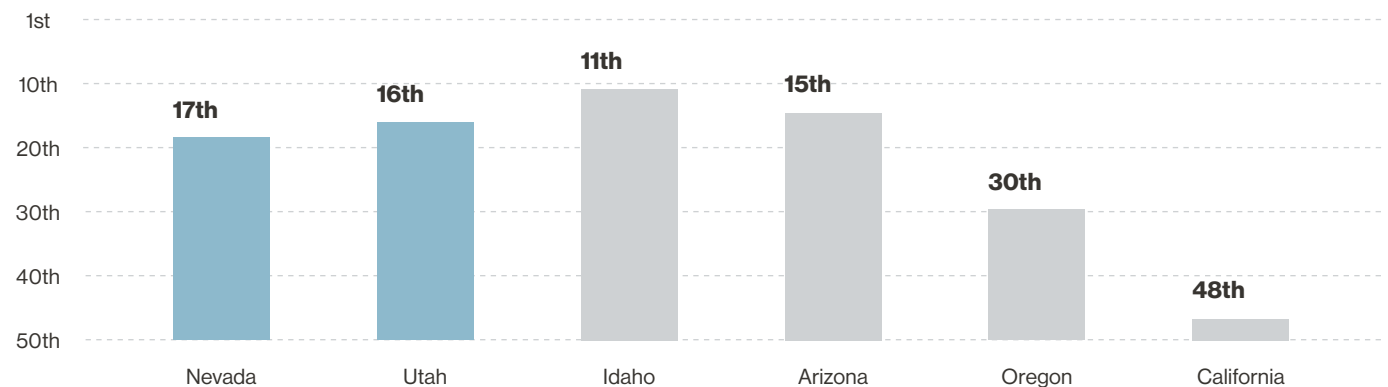
## 2025 State Business Tax Climate Index

10 Best Business Tax Climates

10 Worst Business Tax Climates



### Tax Climate Index Ranking By State





# A Look at Southern Nevada

## Clark County

Clark County, home to the renowned Las Vegas Strip, is the **nation's 11th largest county**. With over 3.19 million residents and 41.7 million yearly visitors, it offers various services, including the 8th busiest US airport and the state's largest hospital. Mt. Charleston and skiing are just 45 minutes away, with the Red Rock National Conservation Area nearby.

## Las Vegas

Las Vegas ranks as the **24th most populous city in the US**, the largest in Nevada. It anchors the Las Vegas Valley metro area, being the Mojave Desert's largest city. Celebrated globally as a resort destination, it's known for its vibrant gambling, shopping, dining, entertainment, and nightlife scenes, making the Las Vegas Valley the prime financial, commercial, and cultural hub of Nevada.

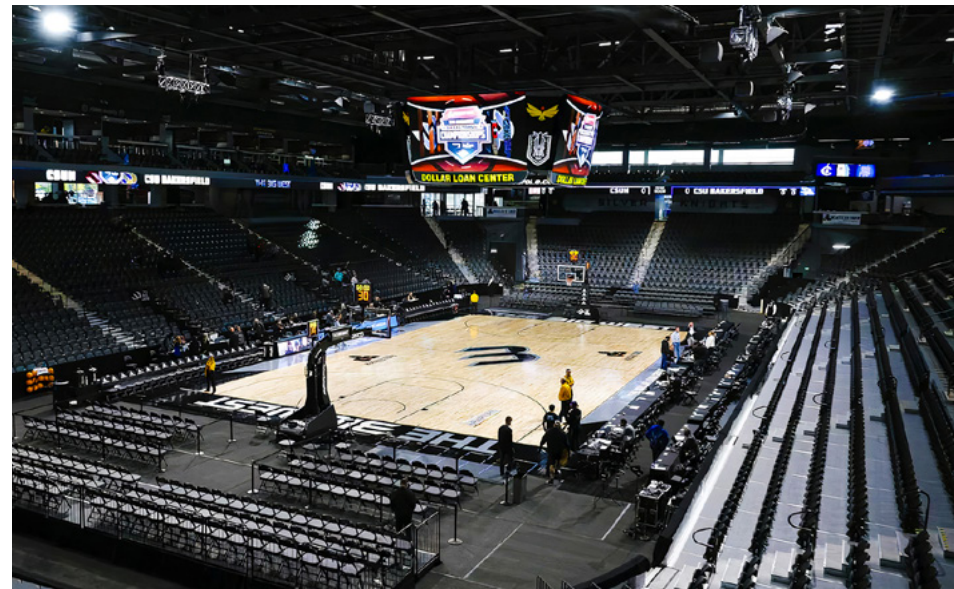
## North Las Vegas

North Las Vegas experienced a population surge over the past 17 years due to factors like low unemployment, a thriving economy driven largely by its industrial development, freeway loop connections, and record home construction. The city, with around **290,000 residents**, hosts Nellis Air Force Base, recognized as the "Home of the Fighter Pilot" and housing the U.S. Air Force Warfare Center, the world's largest and most rigorous advanced air combat training center.

## Henderson

As of 2024, Henderson, Nevada, boasting over 350,000 residents, retains its status as Nevada's second-largest city. It continues its legacy of safety, consistently ranking among the nation's top cities. In the most recent FBI Uniform Crime Report, Henderson secured a position in the **top 10 safest cities** in the United States.

Source: lvcva.com | britannica.com





# A Look at Southern Nevada

## Las Vegas Strip

The Las Vegas Strip, a 4.2-mile stretch in the heart of the city's entertainment and tourism industry, is a bustling epicenter of gaming and hospitality. Lined with extravagant hotels and casinos, and world-class restaurants, the Strip offers an array of experiences for visitors. From high-stakes gaming to captivating stage shows, the Las Vegas Strip continues to allure and inspire travelers.

## Downtown Las Vegas

Downtown Las Vegas (DTLV), the historic heart and central business district of Las Vegas, NV, originally served as the city's main gambling area before the Strip emerged. It still maintains its gaming scene and features a blend of high-rise hotels, businesses, cultural centers, historical landmarks, government institutions, and residential and retail developments. Fremont Street, home to most of downtown's hotels and casinos, **drew in 26MM annual visitors.**

## Summerlin

Summerlin, an upscale master-planned community in the Las Vegas Valley, borders the Spring Mountains and Red Rock Canyon to the west. It spans both Las Vegas city limits and unincorporated Clark County, covering over  $\pm 24,200$  acres. Summerlin boasts 300+ parks, 16+ public and 11 private schools, 15 houses of worship, 10 golf courses, 3 resort hotels, 4 recreational facilities, 125+ retail and entertainment centers, established office parks, and a medical center.

## Southwest Las Vegas

Encompassing master-planned developments such as Rhodes Ranch and Mountain's Edge, the Southwest is a distinct corner of the Valley cherished for its bedroom communities and rural allure, forming part of a larger unincorporated Las Vegas stretch striving to preserve its rural essence. Today, its strategic positioning near freeways yet distant from The Strip renders it an appealing locale for numerous Las Vegans and prospective home buyers alike.

Source: lvcva.com | britannica.com





# Confidentiality Agreement

## Affiliated Business Disclosure

LOGIC Las Vegas LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **2.**

**Parcel Numbers: 176-03-101-009, and 176-03-101-019,** and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Las Vegas LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Las Vegas LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Las Vegas LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## Confidentiality Agreement

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 LOGIC Las Vegas LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Las Vegas LLC.

## 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.

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# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



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