

Executive Summary



LAS VEGAS LAND
Ventures

23.52 Acres – West

Henderson Masterplan

Commercial 2025

Las Vegas Land Ventures is pleased to present 23.52 acres in West Henderson on the corner of Las Vegas Boulevard and Via Nobila. This property is in the City of Henderson masterplan for commercial zoning.

Property Information. APN# 191-17-701-015, 016, 017

Jurisdiction. City of Henderson, 89044

Zoning Classification. Masterplan Commercial

Utilities. Water is stubbed to the property, other utilities to be researched by Buyer.

Sale Price. \$47,000,000

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. The site includes extensive frontage on Las Vegas Boulevard and both sides Via Nobila, a new major roadway that connects Las Vegas Blvd to the Inspirada Master-Planned Community and will connect West Henderson to Interstate 15. This site will also contain frontage on the planned I-15 interchange at Via Nobila, which will be the gateway to West Henderson.

Development Opportunity. This project is an attractive opportunity to develop a commercial center on Via Nobila and Las Vegas Blvd, with future I-15 interchange access. This is a unique property unlike any currently on the Las Vegas Market.

West Henderson Growth. West Henderson is one of the most active markets in Las Vegas with extensive residential, commercial, and industrial 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 proposed Stations Casino at Inspirada, the 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, and the Las Vegas Raiders' 50-acre headquarters.

For Information Please Contact:

Jake Koentopp, Principal/Salesperson – 702-376-5850 ; jake@koentoppdev.com

Juli Koentopp, Principal/Salesperson – 702-595-5854 ; jk@infinitypluslv.com

Kevin Koentopp, Principal/Broker – 702-379-4000 ; kevin.koentopp@yahoo.com

Las Vegas Land Ventures, LLC

The information has been secured from sources, which we believe are reliable. While we do not doubt its sources, we make no representations or warranties, express or implied, as to its accuracy. Furthermore, this information contained herein is based on current estimated market conditions, and is subject to modification, change and/or correction.



LAS VEGAS LAND *Ventures*

West Henderson, NV

Las Vegas Boulevard and Via
Nobila

For Sale – 23.52 Acres
Masterplan – Commercial

APNs: 191-17-701-015, 016, 017

Presented by:

Jake Koentopp, Principal/Salesperson

Juli Koentopp, Principal/Salesperson

Kevin Koentopp, Principal/Broker

Las Vegas Land Ventures, LLC



Las Vegas Boulevard

Future I-15 Interchange
@ Via Nobila

Via Nobila

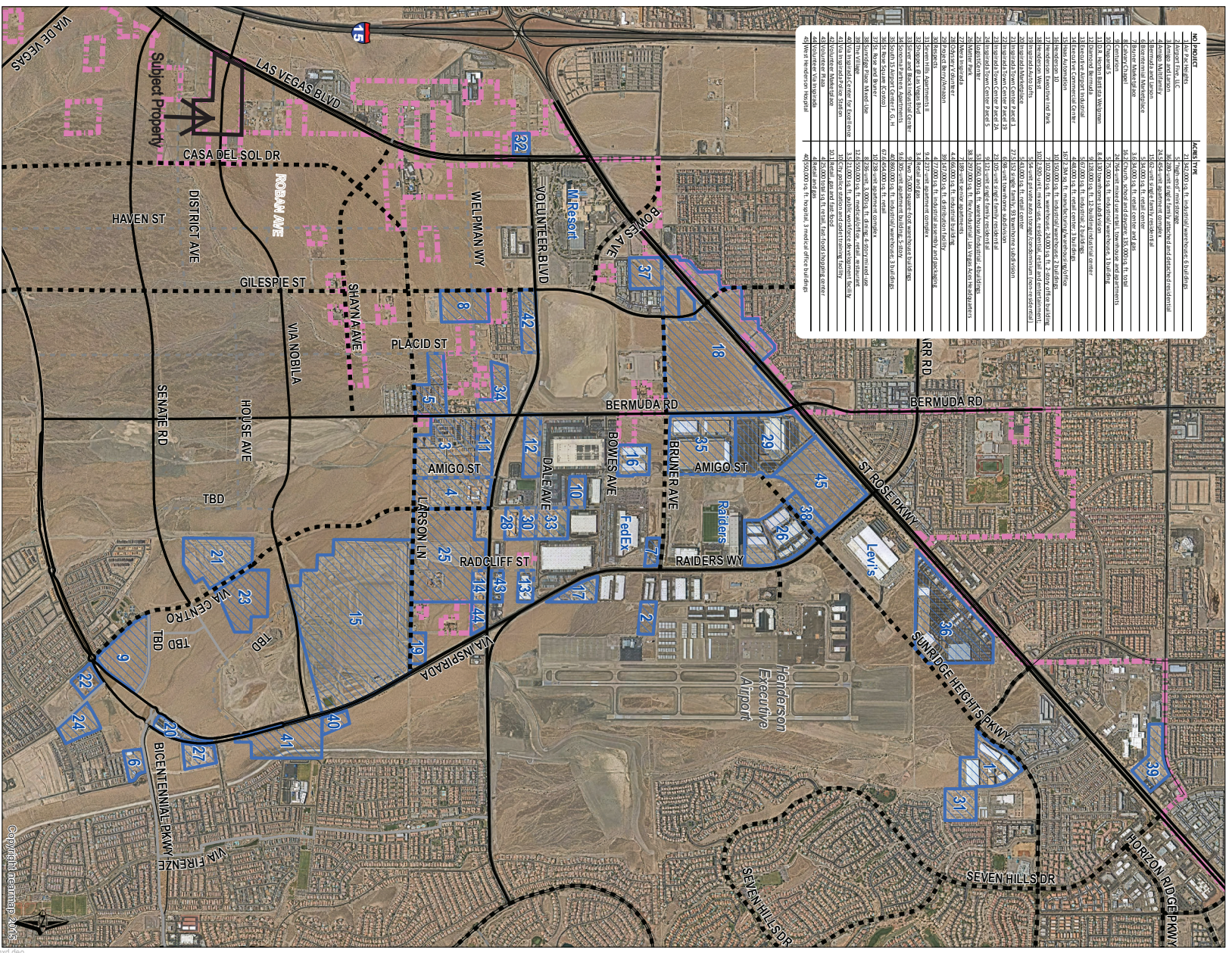


Las Vegas Boulevard

Via Nobila

Future Casa Del Sol Drive

NO. PROJECT	SQ. FEET
1. Henderson Executive Airport	27,000,000
2. Henderson Executive Airport	27,000,000
3. Henderson Executive Airport	27,000,000
4. Henderson Executive Airport	27,000,000
5. Henderson Executive Airport	27,000,000
6. Henderson Executive Airport	27,000,000
7. Henderson Executive Airport	27,000,000
8. Henderson Executive Airport	27,000,000
9. Henderson Executive Airport	27,000,000
10. Henderson Executive Airport	27,000,000
11. Henderson Executive Airport	27,000,000
12. Henderson Executive Airport	27,000,000
13. Henderson Executive Airport	27,000,000
14. Henderson Executive Airport	27,000,000
15. Henderson Executive Airport	27,000,000
16. Henderson Executive Airport	27,000,000
17. Henderson Executive Airport	27,000,000
18. Henderson Executive Airport	27,000,000
19. Henderson Executive Airport	27,000,000
20. Henderson Executive Airport	27,000,000
21. Henderson Executive Airport	27,000,000
22. Henderson Executive Airport	27,000,000
23. Henderson Executive Airport	27,000,000
24. Henderson Executive Airport	27,000,000
25. Henderson Executive Airport	27,000,000
26. Henderson Executive Airport	27,000,000
27. Henderson Executive Airport	27,000,000
28. Henderson Executive Airport	27,000,000
29. Henderson Executive Airport	27,000,000
30. Henderson Executive Airport	27,000,000
31. Henderson Executive Airport	27,000,000
32. Henderson Executive Airport	27,000,000
33. Henderson Executive Airport	27,000,000
34. Henderson Executive Airport	27,000,000
35. Henderson Executive Airport	27,000,000
36. Henderson Executive Airport	27,000,000
37. Henderson Executive Airport	27,000,000
38. Henderson Executive Airport	27,000,000
39. Henderson Executive Airport	27,000,000
40. Henderson Executive Airport	27,000,000
41. Henderson Executive Airport	27,000,000
42. Henderson Executive Airport	27,000,000
43. Henderson Executive Airport	27,000,000
44. Henderson Executive Airport	27,000,000
45. Henderson Executive Airport	27,000,000
46. Henderson Executive Airport	27,000,000
47. Henderson Executive Airport	27,000,000
48. Henderson Executive Airport	27,000,000
49. Henderson Executive Airport	27,000,000
50. Henderson Executive Airport	27,000,000



HENDERSON, NEVADA APPROVED DEVELOPMENT PROJECTS WEST HENDERSON

Master Transportation Plan (MTP) Streets

Per Development Sits

Minor Collector

Major Collector

Minor

Major

Railroad

Streets

Interstate, Ramp

US Highway, State Highway, County Highway

Major Street

Collector

Local

Other (Access, Emergency Vehicles Only, Rural Travel, AWD High Clearance & Tributary)

Subject Areas

City Limits

City of Henderson
Community Development & Services
240 Water Street
P.O. Box 95050
Henderson, NV 89009-5050
Tel. (702) 267-1500
www.cityofhenderson.com

10/21/2021
MAP NOT TO SCALE
Maps available on the web at
www.cityofhenderson.com/planning
This map is offered as a general reference
guide only. Neither warranty of accuracy is
intended nor should any be assumed.

Based on Projected Coordinate System:
NAD83, StatePlane NV East FIPS 2701 Feet