

# ± 7.26 Acres For Sale | Henderson, NV

## MC Zoned (Corridor/Community Mixed Use)



### PROPERTY INFORMATION BROCHURE

**Located Near Five  
Master-Planned  
Communities;  
Cadence, Weston  
Hills, Tuscany,  
Calico Ridge &  
Lake Las Vegas**

- For Sale or Build-to-Suit
- Will Entertain All Reasonable Offers

**EXCLUSIVELY OFFERED BY:**  
Kris Templeton  
Ken Templeton Realty & Investment, Inc.  
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**SUBJECT  
PROPERTY  
± 7.26 Acres**

**S. Boulder Hwy.**

**S. Pueblo Blvd.**



The property information ("Property Information") is being provided regarding the property located at APN's: 179-20-602-003, 179-20-602-004, 179-20-602-020 & 179-20-602-022 (Partial) in the City of Henderson, County of Clark, Nevada (the "Property") and is strictly confidential and furnished solely for the purpose of a review by the prospective purchaser. No portion of the Property Information may be used for any other purpose or provided to any other person without the express written consent of Ken Templeton Realty & Investment, Inc. ("Broker"). The Property Information is based in part upon information supplied by Seller and is not intended to be comprehensive or all-inclusive. No warranty or representation, expressed or implied, is made by the Seller, Ken Templeton Realty & Investment, Inc., or any of their respective affiliates or employees as to the accuracy or completeness of the Property Information or as to any engineering or environmental matters. Prospective purchasers should perform their own analysis and make their own projections and conclusions without reliance upon the Property Information and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property, its feasibility for development, and the potential existence of any hazardous materials located on the Property.

The Property Information has been assembled by Ken Templeton Realty & Investment, Inc. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Any assumptions contained in the Property Information are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation.

The Property Information may contain certain documents and other materials may be described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the information provided, nor do they constitute a legal analysis of any related documentation. Interested parties are expected to independently review all documents.

The Property Information may be subject to errors, omissions or changes and does not constitute a recommendation, endorsement or advice as to the value of the Property by Ken Templeton Realty & Investment, Inc. or the Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgement as to the advisability of purchasing the Property.

Seller and Ken Templeton Realty & Investment, Inc. expressly reserve the right, at their sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any prospective purchaser reviewing the Property Information or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations thereunder have been satisfied or waived. Ken Templeton Realty & Investment, Inc. is not authorized to make any representations or enter into any agreements on behalf of Seller.

The Property information is the work product of Ken Templeton Realty & Investment, Inc. and may be used only by parties approved by Ken Templeton Realty & Investment, Inc. The Property is offered by the Seller and, by accepting Property Information, the party in possession hereof agrees (i) to return it immediately to Ken Templeton Realty & Investment, Inc. immediately upon request of Ken Templeton Realty & Investment, Inc. or Seller and (ii) that the Property Information is of a confidential nature and will be held and treated by the prospective purchaser in the strictest confidence. No portion of the Property Information may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Ken Templeton Realty & Investment, Inc. and Seller.

Buyer acknowledges that Ken Templeton Realty & Investment, Inc. may (i) act as an agent for more than one prospective buyer on the Property and/or (ii) act as the agent for both the Buyer and Seller on the Property. Any prospective buyer requesting Ken Templeton Realty & Investment, Inc. to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective buyers.

Prospective Buyer

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# OFFERING GUIDELINES



<b>Due Diligence Materials:</b>	The due diligence documents are available upon request. Please do not contact or meet with city regarding this project until permission is granted.	<b>Deposits:</b>	A Minimum Initial Deposit of equal to Two and a Half Percent (2.5%) of the purchase price shall be made at the Opening of Escrow and shall remain refundable during the Due Diligence Period. The Second Deposit shall be placed into Escrow prior to expiration of the Due Diligence Period. The sum of the Initial Deposit and Second Deposit shall equal a Total Deposit of Five Percent (5.0%) of the Purchase Price. Upon Buyer's approval of its Due Diligence, the Total Deposit shall be released to Seller and shall be non-refundable except for Seller default.
<b>Letter of Intent Address:</b>	Ken Templeton Realty & Investment, Inc. c/o Kris Templeton 3311 S. Rainbow Blvd. Ste 205 Las Vegas, NV 89146 Office: 702-873-6700 Ext. 123 kt@ktri.biz	<b>Opening of Escrow:</b>	Upon Delivery to Escrow of the mutually executed Purchase & Sales Agreement and the initial Deposit equal to a minimum of Two-and-a-Half Percent (2.5%) of the purchase price.
<b>Offer Form:</b>	Buyer to offer price and other major business points via Buyer's own form of Letter of Intent (LOI).	<b>Close of Escrow:</b>	The Close of Escrow shall occur within 15 days after due diligence period expiration.
<b>Asking Price:</b>	Will entertain all reasonable offers.	<b>Offer Due Date:</b>	Offers will be considered as they are submitted.
<b>Deal Structure:</b>	Seller will entertain an All-Cash transaction. Buyer to assume site in an As-Is, Where-Is condition.		
<b>Purchase &amp; Sale Agreement:</b>	Seller to provide Buyer with a Purchase & Sale Agreement. Buyer and Seller shall work diligently to have the Purchase & Sale Agreement executed by both parties, within 10-days after delivery.		

## PROPERTY INFORMATION

± 7.26 Acres  
Henderson, NV

### Property Description:

This acreage is ideally located with frontage on Boulder Highway and College Drive. Property is next to two new Master planned communities (Cadence & Tuscan) this land is ideal for future retail/commercial uses. Property is privately owned, and is next to the sellers Casino "My Casino". The land is available for build to suit opportunities.

### Size:

± 7.26 Acres | 316,246 SF

### Zoning:

M-C (Community Mixed-Use). This zoning was recently established along the Boulder Highway corridor, facilitating primarily commercial development and utility.

### APN's:

179-20-602-003, 179-20-602-004, 179-20-602-020 & 179-20-602-022

### County:

Clark County

### Proposed Deal Structure:

Cash.

## ASSESSOR'S MAP





# PROPERTY LOCATION

± 7.26 Acres  
Henderson, NV





## PROPERTY LOCATION

± 7.26 Acres  
Henderson, NV

Ken Templeton  
**Realty** & INVESTMENT  
Inc.





# RECENTLY CLOSED TRANSACTIONS

## ABOUT US

The Ken Templeton Group is a diversified group of companies owned or controlled by Ken Templeton. Our Lender Owned Land division is comprised of a strong group of lenders, developers and brokers with expertise in all areas of real estate from lending, general contracting, land development, vertical development, to leasing and property management. Having bought, financed, sold or developed several billion dollars' worth of projects throughout the west coast, our group offers first-hand experience in working with, and through all classes of assets.

The Ken Templeton Group includes Templeton Development Corporation, Carefree Senior Living, Ken Templeton Realty and Investment, Incorporated and Templeton Gaming Corporation. The Ken Templeton Group is active and has property interests in 10 states including Arizona, California, Colorado, Idaho, Nevada, Oregon, Tennessee, Texas, Utah and Washington.

Since 1975, the Ken Templeton Group has been involved in a variety of diverse business operations including the development and management of several residential and commercial projects in the western region of the United States, and running a successful gaming operation throughout Nevada. Ken's flagship product is Carefree Senior Living - premier senior apartment communities located in Las Vegas, NV and Sacramento, CA. The Ken Templeton Group and its partners are privately owned companies with corporate headquarters in Las Vegas, NV.

### FOR ADDITIONAL INFORMATION CONTACT:

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### Folsom, CA



Size:  $\pm$  11.48 acres  
Zoning: Multi-Family High Density

### The Executive Centre 5595 Kietzke Lane, Reno, NV



Size:  $\pm$  10,681 s.f.  
Price: \$1,800,000.00

### 215-Beltway & Durango Dr. Las Vegas, NV



Size:  $\pm$  3.13 acres  
Zoning: Multi-Family Residential  
Price: \$1,010,000.00

### The Artisan Hotel Memphis, TN



Size: 174 Rooms | 8 Stories | 164,969 s.f.

### Desert Highlands Coachella, CA



Size:  $\pm$  107 acres  
Zoning: Residential  
Price: \$3,210,100.00

### Palm Springs, CA



Size:  $\pm$  4.8 Acres  
Zoning: M1/IL (Manufacturing/Industrial)  
Price: \$1,254,704.00

### Desert Highlands Coachella, CA



Size:  $\pm$  155.95 acres  
Zoning: Residential  
Price: \$2,807,100.00

### 5470 Kietzke Lane Reno, NV



Size:  $\pm$  3.37 acres  
Zoning: City of Reno - SPD/SPA  
Price: \$9,500,000.00

### 5.5 Acres Land Reno, NV



Size:  $\pm$  5.552 acres /  $\pm$  241,758 s.f.  
Zoning: SPD (Specific Plan District)  
Price: \$2,000,000.00

### Carpinteria, CA



Size:  $\pm$  27.53 acres  
Zoning: PUD (Planned Urban Development)  
Price: \$6,750,000.00

### Bakersfield, CA



Size:  $\pm$  108.43 Acres /  $\pm$  4,723,210.80 s.f.  
Zoning: Exclusive Agriculture  
Price: \$3,000,000.00

### Former King's Inn Reno, NV



Size:  $\pm$  0.689 acres /  $\pm$  105,000 s.f.  
Zoning: MUDR (Mixed use DT Reno)  
Price: \$1,350,000.00