

INSPIRADA

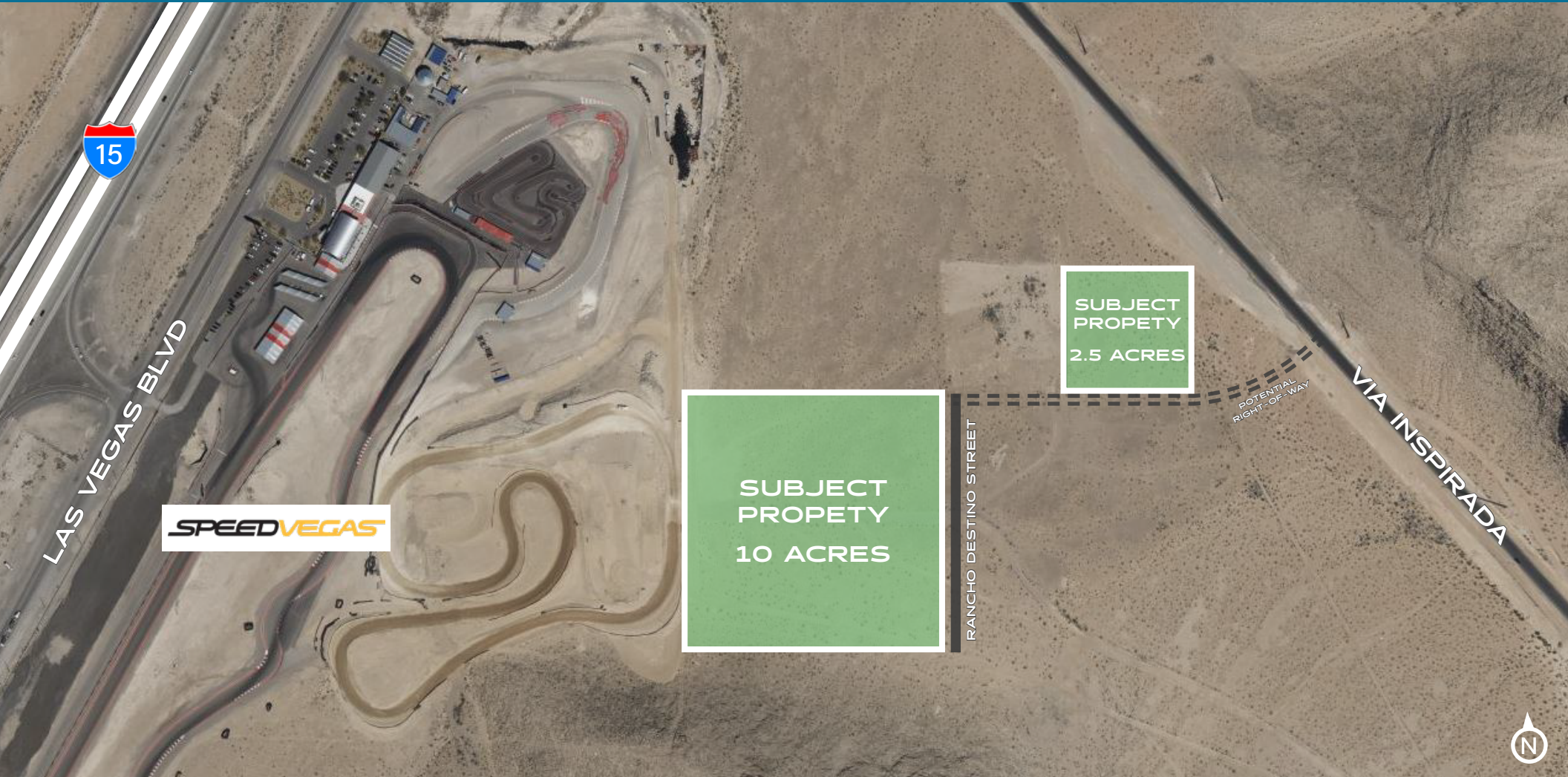
LAND

POTENTIAL INDUSTRIAL SITE

Via Inspirada and Las Vegas Boulevard
Las Vegas, Nevada 89044

12.5 GROSS ACRES

FOR SALE
\$21.12/SF



CONTACT US FOR MORE INFORMATION

KYLE KIRCHMEIER
Associate
Lic. S.0197013
+1 702 369 4862
kyle.kirchmeier@cbre.com

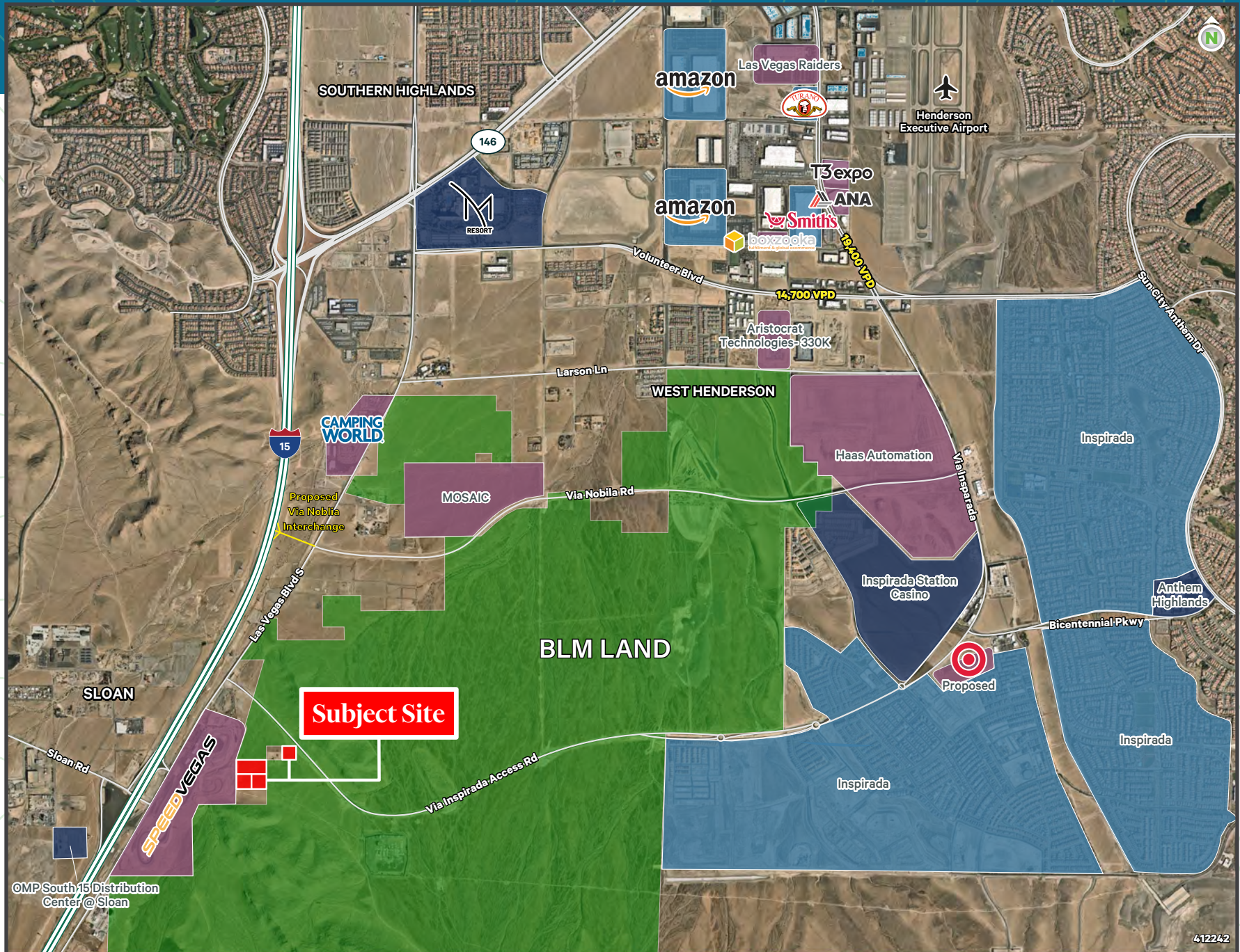
MIKE WILLMORE, Member Associate,
Society of Industrial and Office Realtors®
Senior Associate
Lic. S.0183520
+1 702 369 4823
mike.willmore@cbre.com

ALEX STANISIC, SIOR
Vice President
Lic. S.0179950
+1 702 369 4874
alex.stanisic@cbre.com

LAUREN WILLMORE, Member Associate,
Society of Industrial and Office Realtors®
Associate
Lic. S018869
+1 702 369 4825
lauren.willmore@cbre.com

DEAN WILLMORE, SIOR
Executive Vice President
Lic. #BS.0023886
+1 702 369 4808
dean.willmore@cbre.com

Aerial Map



Land Highlights

Location

- Located within the West Henderson submarket, which is a growing area for data centers and logistics users in the region because of its proximity to the California state line.
- 12.5 gross acres for sale
- Quick access to the I-15 Freeway and Las Vegas Blvd.
- Adjacent to the 100 acre Speed Vegas racing facility
- Clark County Jurisdiction
- Zoned R-U with planned use of EM and potential for IL (Industrial Zoning)
- APN(s): 191-20-301-004, 005, 006, 007
- 2023 Taxes: \$7,546.57
- Flood Zone: Not in a 100-Year Flood Zone
- Water/Power Study Available (Buyer to verify Utilities)

Key Distances

- ±14.5 miles to the I-215 Interchange
- ±17 miles to Harry Reid International Airport
- ±1 mile to the I-15 Freeway via Inspirada Access Road
- ±15 miles to the Las Vegas Strip
- ±26 miles to the California state line

ASKING PRICE:
\$11,500,000 or \$21.12/SF



Executive Summary

CBRE is pleased to present approximately 12.5 acres of land with potential for industrial development, which is located just East of Las Vegas Boulevard, on the Southern “gateway” to Las Vegas. The properties are adjacent to the 100 acre Speed Vegas Raceway track, The M Resort and Hotel, and the West Henderson/Las Vegas Strip corridors.

The Properties are situated along the I-15 and have good visibility from the highway. The site is surrounded by various retail, multi-family, and hotel developments as well as the affluent master-planned communities such as Inspirada and Southern Highlands. The parcel(s) are currently zoned R-U (Rural Open Land) with planned land use of Entertainment Mixed-Use (EM) which allows for a variety of commercial usages. The sites also provide easy access to the I-15 via the Sloan Interchange.

Demographics

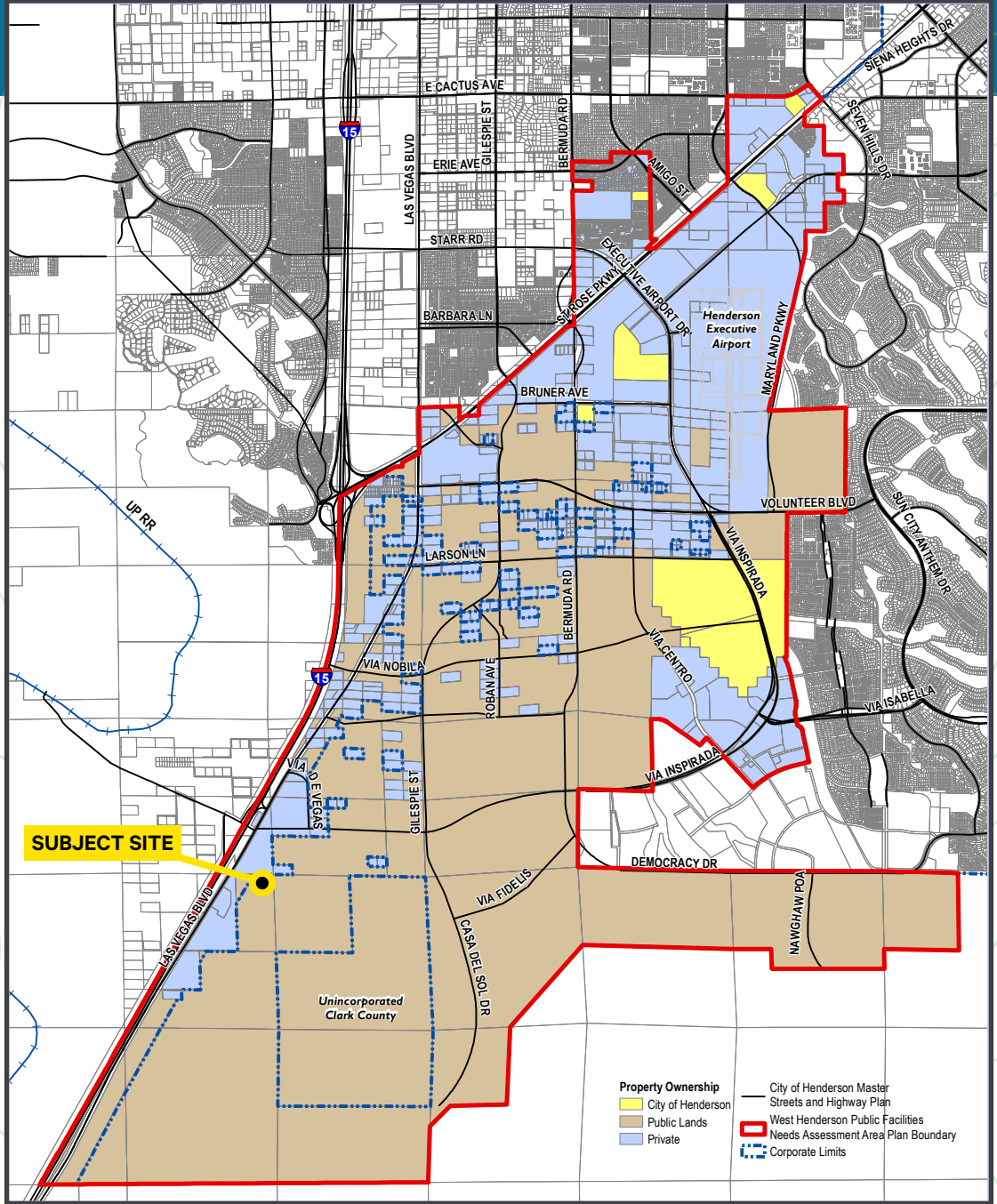
Within a 45-Minute Drive

	30-Min Drive	45-Min Drive
Total Population	861,536	1,339,259
Total Households	329,396	499,471
Millennial Population % (25-39)	21%	21%
Gen X Population %	27%	27%
Median Household Income	\$56,294	\$57,887
Avg. Consumer Expending Per Household on Goods	\$69,883	\$70,346
Household Income > \$100,00	133,674	212,956
Manufacturing Workers	22,369	35,251
Warehouse/Distribution Workers	34,954	53,085

■ 30-Min Drive ■ 45-Min Drive



West Henderson Property Ownership



INSPIRADA LAND

CBRE LAS VEGAS

8548 Rozita Lee Avenue
Suite 200
Las Vegas, NV 89113
www.cbre.com/lasvegas



I-15 FREEWAY

VIA INSPIRADA

SPEED VEGAS

CONTACT US FOR MORE INFORMATION

KYLE KIRCHMEIER

Associate
Lic. S.0197013
+1 702 369 4862
kyle.kirchmeier@cbre.com

MIKE WILLMORE, Member Associate, Society of Industrial and Office Realtors®

Senior Associate
Lic. S.0183520
+1 702 369 4823
mike.willmore@cbre.com

ALEX STANISIC, SIOR

Vice President
Lic. S.0179950
+1 702 369 4874
alex.stanisic@cbre.com

LAUREN WILLMORE, Member Associate, Society of Industrial and Office Realtors®

Senior Associate
Lic. S018869
+1 702 369 4825
lauren.willmore@cbre.com

DEAN WILLMORE, SIOR

Executive Vice President
Lic. #BS.0023886
+1 702 369 4808
dean.willmore@cbre.com