

FOR  
SALE

# ELDORADO VALLEY

amazon

# 162

ACRE INDUSTRIAL SITE  
12801 S. US HIGHWAY 95

HENDERSON, NV 89124

OMP  
OVERTON MOORE PROPERTIES

BLASTCO  
LASER CUTTING

GODFELLOW ROAD

N

## INVESTMENT CONTACTS

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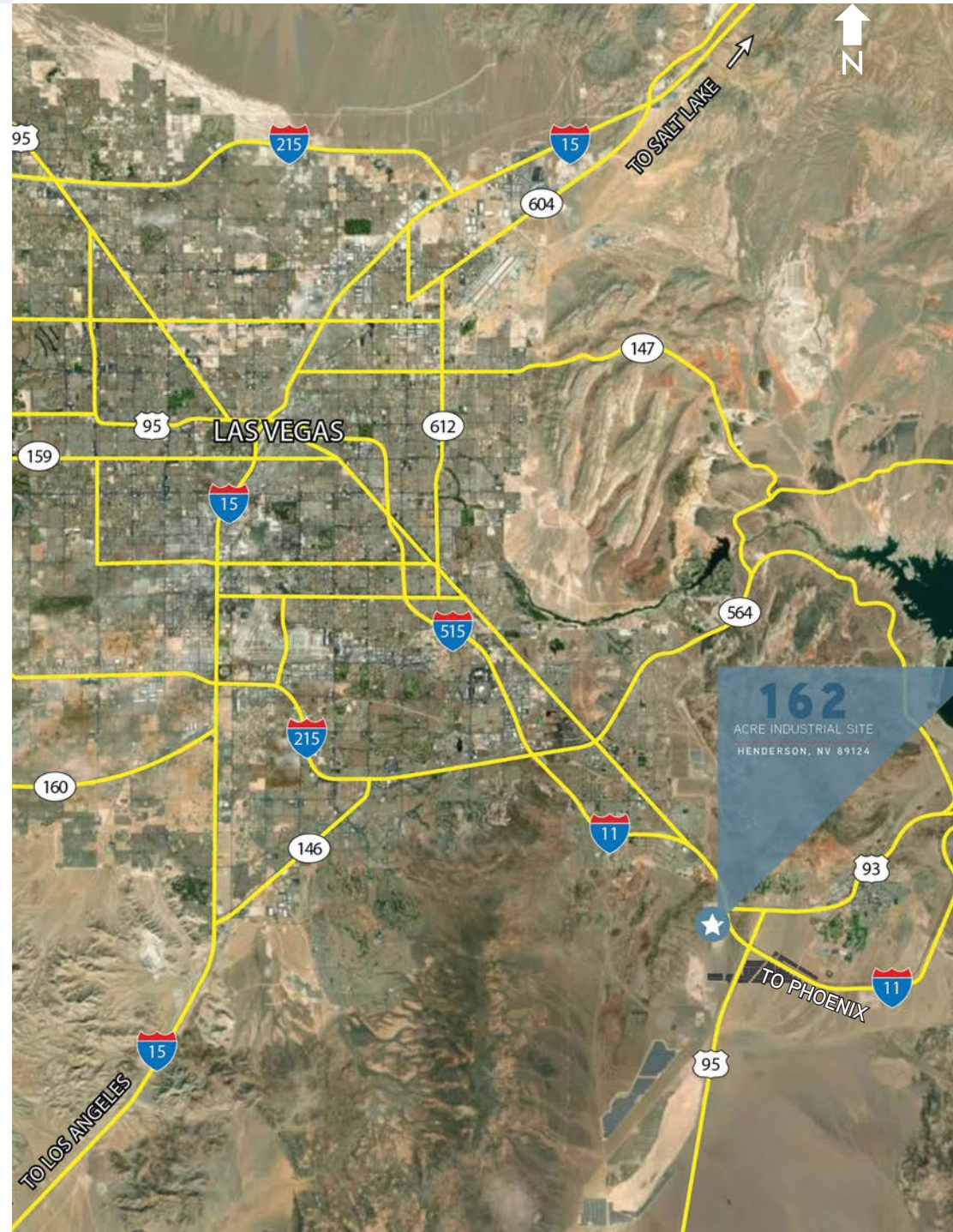
CBRE

# THE OFFERING

CBRE is pleased to exclusively offer for sale a 161.93 Acre Industrial-zoned parcel in Henderson, Nevada, located at 12801 South US Highway 95, adjacent to the new I-11 Freeway. This site is uniquely situated +/-24 minutes from Harry Reid International Airport, +/-56 minutes from the CA/NV border, 4 hours 35 minutes to the Port of Long Beach and 4 hours 4 minutes to Phoenix, Arizona.

## PROPERTY HIGHLIGHTS

- |  |  |
|--|--|
|  <b>SIZE</b><br>161.93 Net Acres   |  <b>WATER UTILITY</b><br>Las Vegas Valley Water District        |
|  <b>SUBJECT PROPERTY</b><br>+/-2600' long x +/-2600' wide  |  <b>POWER UTILITY</b><br>NV Energy                              |
|  <b>ADJACENT</b><br>I-11 Freeway   |  <b>GAS UTILITY</b><br>Southwest Gas Corp                       |
|  <b>APN</b><br>189-11-401-001  |  <b>ALTA SURVEY</b><br>Yes                                      |
|  <b>ZONING</b><br>City of Henderson<br>(IG) General Industrial   |  <b>GRADING</b><br>COH Approved Property for<br>Grading-Level |
|  <b>IMPROVEMENTS</b><br>Property Includes an a<br>+/-91,000 SF Warehouse/<br>Manufacturing Building and<br>a 4,500 SF Club House<br>Building with Bar. |  <b>ENVIRONMENTAL<br/>REPORTS</b><br>Yes                      |
|  <b>PRIVATELY OWNED<br/>AND OPERATED</b>   |  <b>GEOTECHNICAL<br/>REPORTS</b><br>Yes                       |





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DISTANCES TO	MILES
Harry Reid Int'l Airport	21.8
The Las Vegas "Strip"	2.6
I-215 Freeway	1.3
I-15 Freeway	1.3
CA/NV Border	57.6
AZ/NV Border & miles	1.3

# SITE MAP



**USA/  
BLM  
LAND**

**Gateway  
11 OMP  
125 Acres**

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**CITY OF  
BOULDER**

**CITY OF  
BOULDER  
CITY**

**USA/BLM  
LAND**

**CITY OF  
BOULDER  
CITY**

**SOLO  
INVESTMENTS  
301 Acres**

**AMAZON  
297 Acres**

**USA**

**USA/BLM  
LAND**

**Eldorado  
Valley  
Logistics  
(DIV)**



# SITE SURVEY



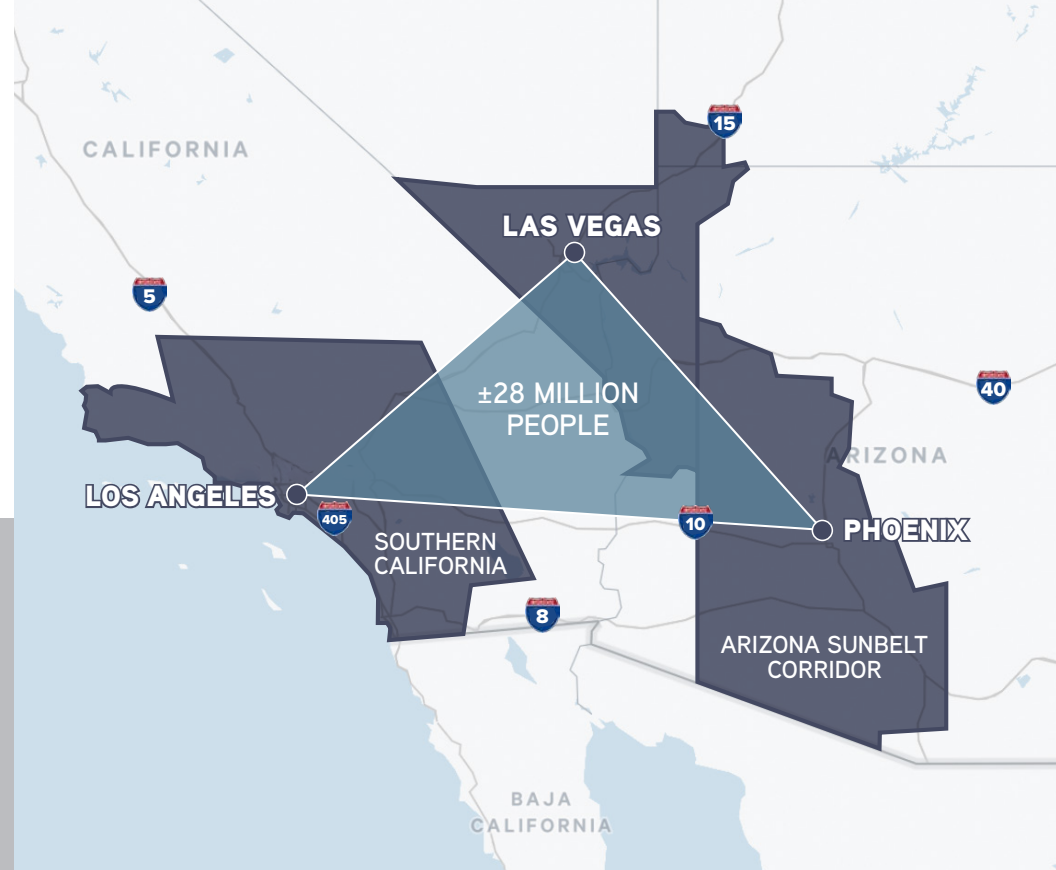
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**+/-4,500 SF Clubhouse  
 Building with Bar**

**+/-91,000 SF Warehouse/  
 Manufacturing Building**

# THE SOUTHWESTERN UNITED STATES MEGAPOLITAN LOGISTICS CLUSTER

The new I-11 Freeway provides a high-capacity, access controlled transportation corridor which supports enhanced regional mobility within the Southwest Megapolitan Cluster between Los Angeles, Las Vegas and Phoenix (±28 million people) for Drayage/Logistics by improving travel time, reliability and efficiency.



## TRAVEL SNAPSHOT

**2.9**

MILLION+  
Southern Nevada  
Residents

**39.7**

MILLION+  
2023 Enplaned/Deplaned  
Airline Passengers

**53%**

2023 Evisitors  
Travel By Plane

**30%**

International  
Travelers Visiting  
Las Vegas

## GAMING REVENUE SNAPSHOT

**\$ 12.6**

BILLION  
2022 Clark County  
Gaming Revenue

**\$922.17**

Average Visitor's  
Gambling Spending  
Per Trip

**2.3**

MILLION  
2023 Convention  
Delegates

**40.8**

MILLION  
2023 Las Vegas Visitors

## OCCUPANCY SNAPSHOT

**88.5%**

2022 Weekend  
Occupancy

**69.6%**

2022 U.S National  
Average Hotel  
Occupancy

**72.6%**

2022 Las  
vegas Midweek  
Occupancy

**77.5%**

2022 Las Vegas  
City-Wide  
Occupancy

Source: Las Vegas convention and visitors authority

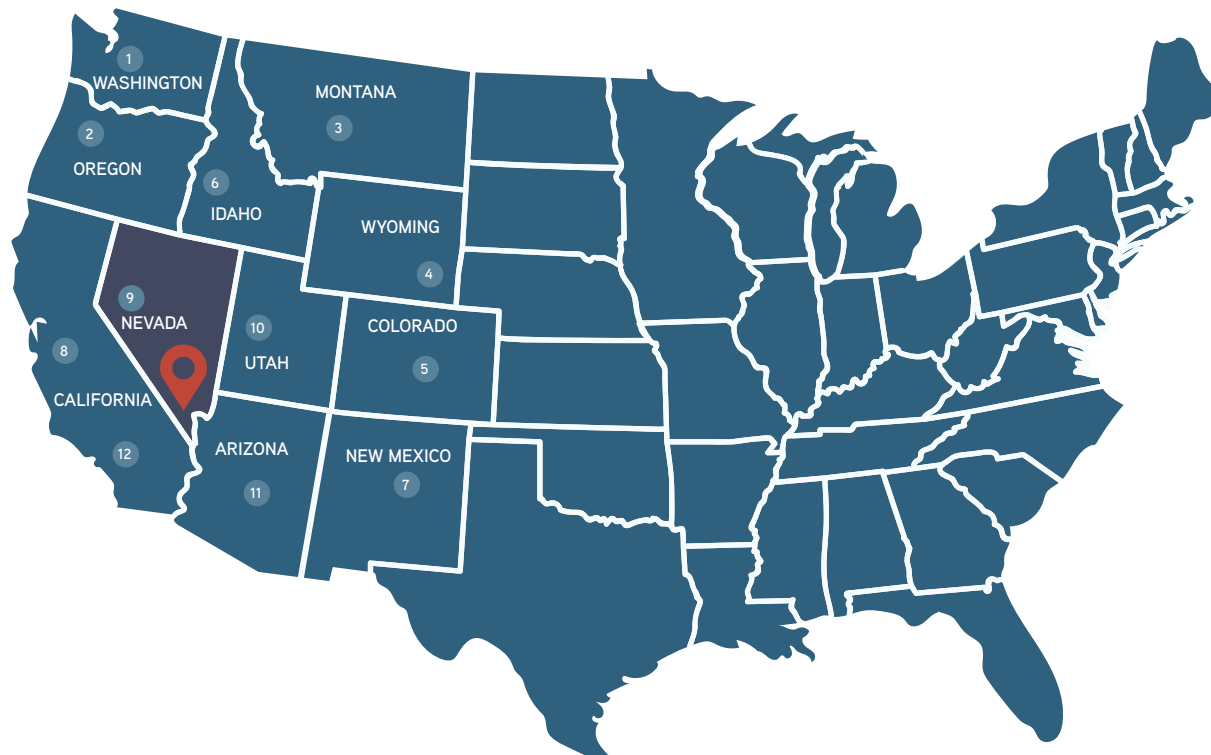
# ONE DAY TRUCK SERVICE

Access to serving over 77 million+ people within a one day truck drive.

## 23.1% OF U.S. POPULATION



## 2.3 MILLION SOUTHERN NEVADA RESIDENTS



### NEVADA TAX CLIMATE

- No corporate income tax
- No admissions tax
- No personal income tax
- No unitary tax
- No franchise tax on income
- No inventory tax

### BUSINESS ASSISTANCE PROGRAMS

- Sales and use tax abatement
- Modified business tax abatement
- Personal property tax abatement
- Real property tax abatement for recycling
- Train employees now (TEN)
- Silver state works employee hiring incentive

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