

Executive Summary



LAS VEGAS LAND
Ventures

23.52 Acres – West Henderson

Masterplan Commercial

2024

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

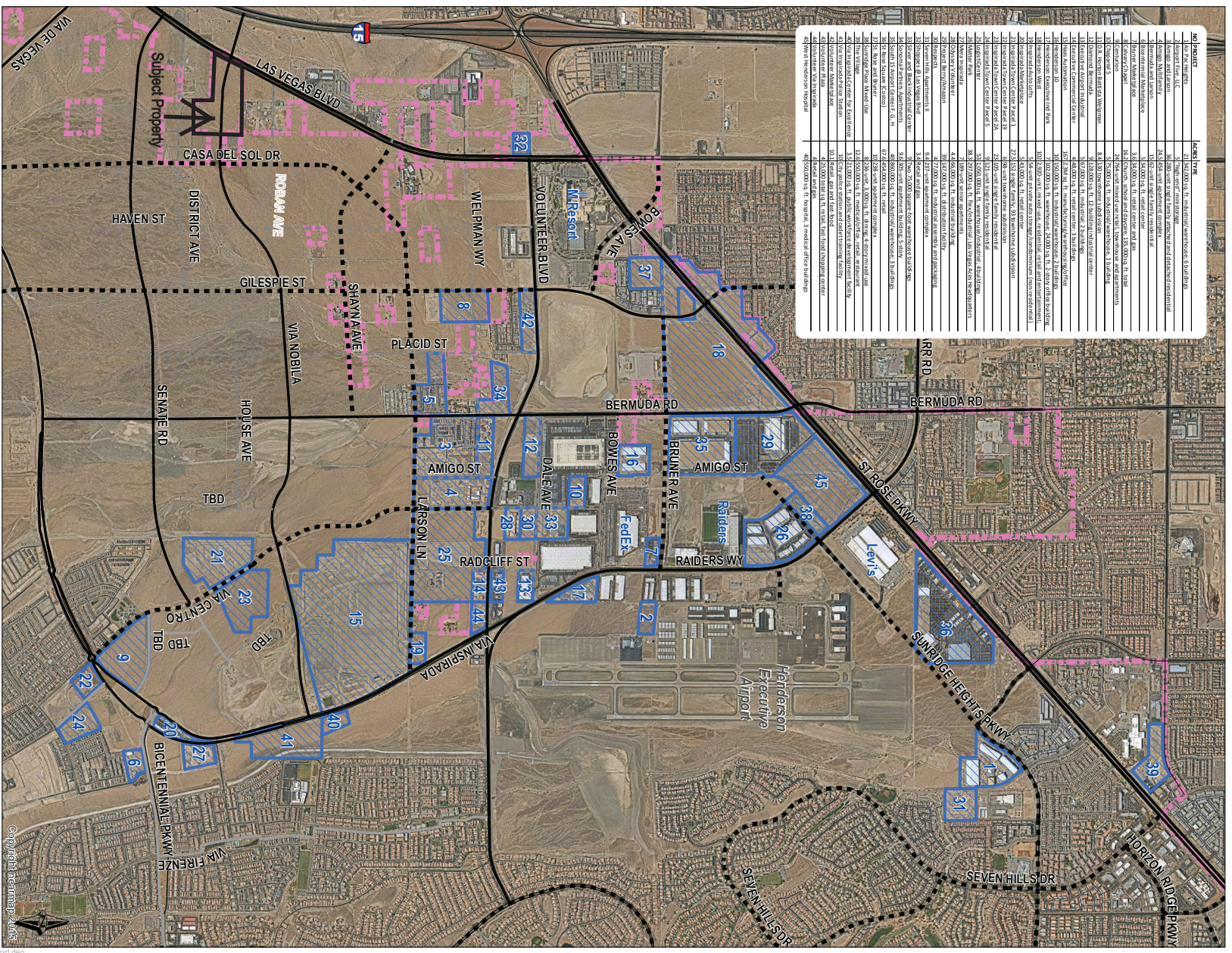


Las Vegas Boulevard

Via Nobila

Future Casa Del Sol Drive

NO. PROJECT	ACRES TYPE
21	1,500,000 sq. ft. to 2,000,000 sq. ft. of office space
22	1,500,000 sq. ft. to 2,000,000 sq. ft. of office space
23	30,000 sq. ft. to 40,000 sq. ft. of office space
24	30,000 sq. ft. to 40,000 sq. ft. of office space
25	30,000 sq. ft. to 40,000 sq. ft. of office space
26	30,000 sq. ft. to 40,000 sq. ft. of office space
27	30,000 sq. ft. to 40,000 sq. ft. of office space
28	30,000 sq. ft. to 40,000 sq. ft. of office space
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30	30,000 sq. ft. to 40,000 sq. ft. of office space
31	30,000 sq. ft. to 40,000 sq. ft. of office space
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42	30,000 sq. ft. to 40,000 sq. ft. of office space
43	30,000 sq. ft. to 40,000 sq. ft. of office space
44	30,000 sq. ft. to 40,000 sq. ft. of office space
45	30,000 sq. ft. to 40,000 sq. ft. of office space
46	30,000 sq. ft. to 40,000 sq. ft. of office space
47	30,000 sq. ft. to 40,000 sq. ft. of office space
48	30,000 sq. ft. to 40,000 sq. ft. of office space
49	30,000 sq. ft. to 40,000 sq. ft. of office space
50	30,000 sq. ft. to 40,000 sq. ft. of office space



HENDERSON, NEVADA

APPROVED DEVELOPMENT PROJECTS

WEST HENDERSON

Master Transportation Plan (MTP) Streets

- Per Development Sites
- Minor Collector
- Major Collector
- Minor
- Major
- Railroad

Streets

- Interstate, Ramp
- US Highway, State Highway, County Highway
- Major Street
- Collector
- Local

Subject Areas



City Limits



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

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.

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

