

# CALL FOR OFFERS

CASH, TRADE OR LEASE  
OFFERS DUE JANUARY 31, 2025



SITE

SITE



**FOR SALE: ±10 GROSS ACRES - PRIME DEVELOPMENT OPPORTUNITY  
LAS VEGAS, NEVADA**

OFFERING MEMORANDUM

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LAS VEGAS BLVD

SITE

This outstanding ten (10) gross acre property is available, in whole or in part.

The owner will consider a sale, ground lease, exchange and/or trade of real and/or personal property of comparable value.

**KW Commercial** is proud to present this outstanding, irreplaceable acquisition opportunity in the heart of the rapidly-expanding West Henderson submarket of Las Vegas, Nevada.

**±10 ACRE**  
**DEVELOPMENT**  
**OPPORTUNITY**

**THIS ±10 GROSS-ACRE SITE OFFERS**

- Valuable zoning allows for high-density development
- Completed pre-project work: Alta survey, record of survey, entitlement drawing package, land environmental test, height survey, marketability study
- Existing billboard revenue provides cashflow during construction period
- Breathtaking views of the Las Vegas valley
- More than 300 feet of frontage on Las Vegas Boulevard







**ADDRESS**

12797 S. Las Vegas Boulevard, Las Vegas, Nevada 89044

**ASKING PRICE**

Call for Offers: January 31, 2025  
(Sale, lease or trade will be considered.)

**SIZE**

±10 gross acres (2 parcels)

**JURISDICTION**

Clark County, Nevada

**UTILITIES**

Water within ±651' & Sewer within ±1,740'

**CURRENT ZONING**

Commercial Resort (CR)

**PLANNED LAND USE ZONING**

EM (Entertainment Mixed-Use) allows a mix of retail, restaurants, entertainment, gaming, lodging, and other tourist-oriented services, as well as office uses supporting high-density residential

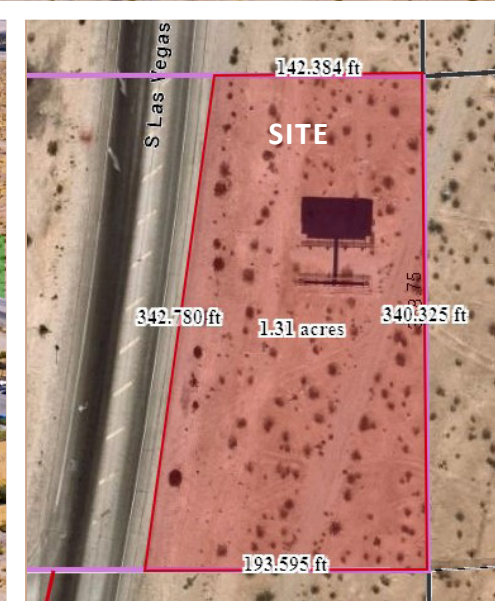
**ASSESSOR'S PARCEL NUMBER**

191-08-801-003 (±5 Acres) & 191-08-801-004 (±5 Acres)

**ADDED INCOME**

±\$14,400 annually from 2 existing billboards





A portion of the property, located to the east of the S. Las Vegas Boulevard, offers ±1.30 acres with ±340 feet of frontage, prime for development of a drive-thru restaurant, small strip center, gas station, or many other possibilities.



**Valuable Las Vegas Boulevard address in the fast-growing West Henderson Submarket.**



# AREA OVERVIEW

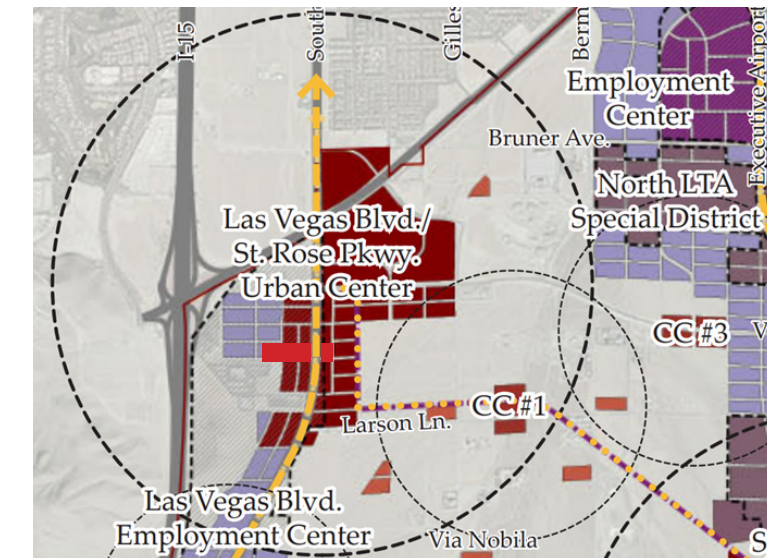
## IN THE HEART OF WEST HENDERSON'S RAPID EXPANSION

This 10-acre site provides investors a development in the fastest-growing portion of Henderson, Nevada, moments from multiple high-end, masterplanned communities such as Inspirada (1,940 acres) and Southern Highlands (2,300 acres).

West Henderson is the premier destination for economic development and livable neighborhoods, vast recreation amenities and diverse housing opportunities.

West Henderson has several advantages as a place to foster job creation including proximity to both the Henderson Executive and Harry Reed International Airports, as well as planned interchange improvements at Starr and Sloan Road, only moments from this site.

This site is also in the heart of an area West Henderson has envisioned to become an "Urban Center" at St. Rose Parkway and Las Vegas Boulevard.



**Located on Las Vegas Boulevard South, less than 1 mile east of Interstate-15 at the St. Rose Parkway interchange, close to the popular M Resort Spa Casino and fast-growing master-planned communities of Inspirada and Southern Highlands.**



# DEVELOPMENT POSSIBILITIES

## HIGHEST & BEST USE

- A professional study has been completed suggesting a condominium project, hotel, multifamily and/or a mixed-use application.
- The subject parcels are allowed up to 16 stories ( $\pm 196$  ft) without FAA approval, more with approval.

## PRE-PROJECT WORK COMPLETED

- Extended Alta Survey, Record of Survey, entitlement drawing package, land environmental test, height survey, marketability study, and more have already been completed (details available by request).
- The eastern portion, located to the east of the S. Las Vegas Boulevard highway easement is large enough for an additional development project such as a drive-thru restaurant, small strip mall, gas station... many possibilities to service the area.
- For questions about the studies done for the drainage, please contact: Jesse Patchett, PE, CFM | Principal Engineer  
Wood Rodgers, Inc. | 702.790.5530 Direct





# SALES COMPARABLES



## VIA NOBILA & BERMUDA ROAD

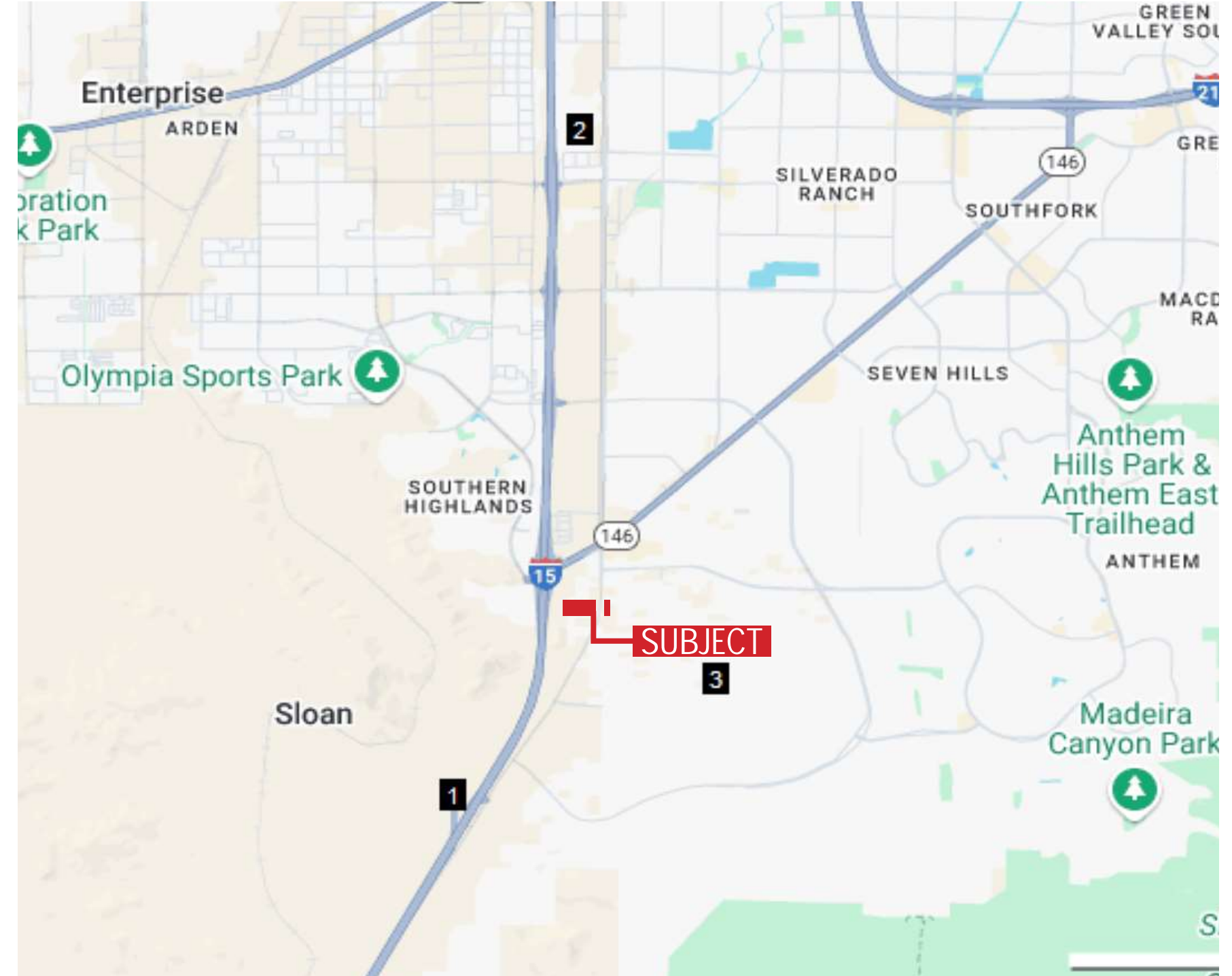
Land Size	Sale Date	Sale Price	Sale Price/Acre
3.67 Acres	April 2024	\$3,700,000	\$1,008,176

## HINSON DRIVE

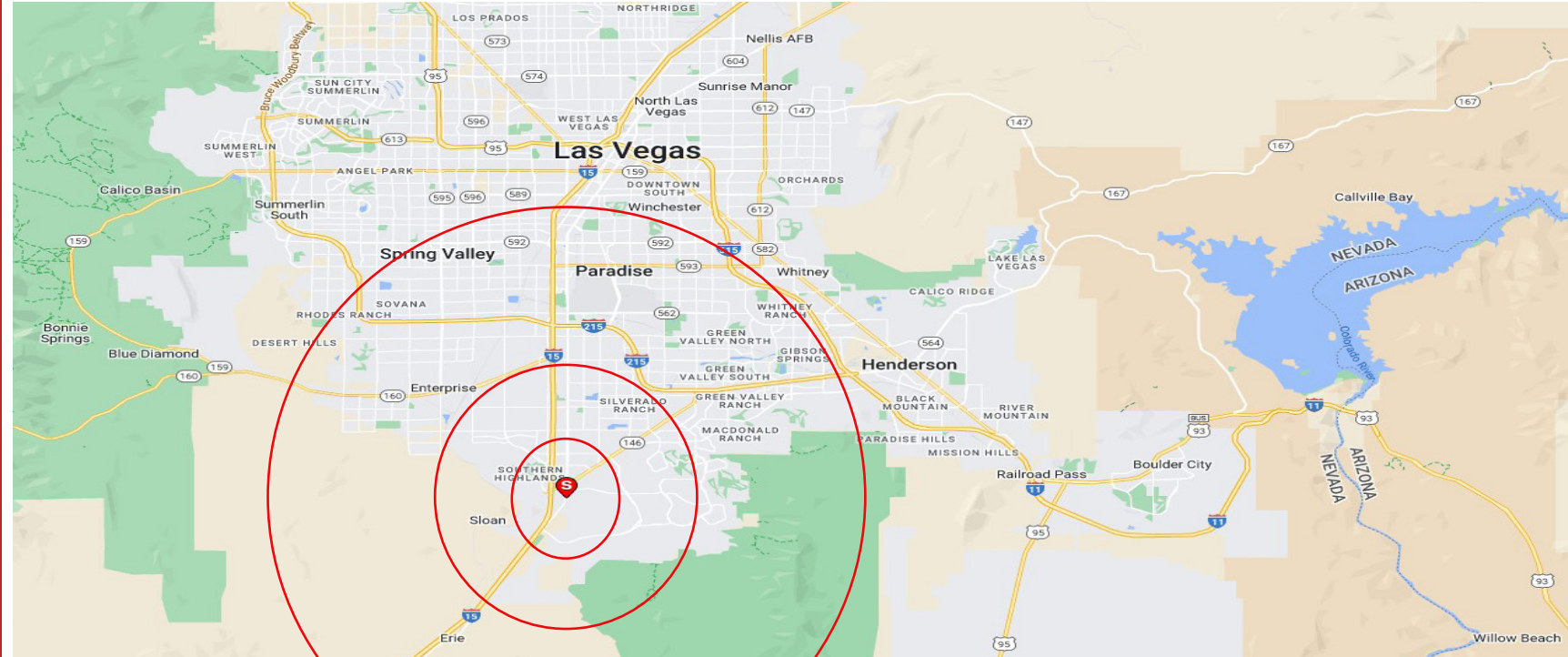
Land Size	Sale Date	Sale Price	Sale Price/Acre
4.04 Acres	March 2024	\$3,875,000	\$959,161

## LAS VEGAS BOULEVARD, SOUTH

Land Size	Sale Date	Sale Price	Sale Price/Acre
6.46 Acres	June 2024	\$7,050,000	\$1,091,330







POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,796	118,435	400,019
Median Age	32.0	34.4	37.0
Median Age (Male)	32.1	34.5	36.8
Median Age (Female)	31.9	34.2	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	923	43,692	154,434
# Of Persons Per HH	3.0	2.7	2.6
Average HH Income	\$90,963	\$88,492	\$87,830
Average House Value	\$269,557	\$376,710	\$382,756

\* Demographic data derived from 2010 US Census

# Las Vegas

## Economic Highlights

In just over a century, Las Vegas has gone from a whistle-stop on the train from Salt Lake City to LA to a city of more than 2 million people and the greatest resort destination in the world.

Las Vegas has made spectacular growth one of its hallmarks. Here are just a few of the highlights for our economy:

### 2.3 Million

Southern Nevada Residents

### 42.5 Million Visitors (2019)

Las Vegas Convention and Visitors Authority

### 56,000 Private Businesses

Nevada Department of Employment,  
Training and Rehabilitation

### 150,259 Hotel Rooms

Las Vegas Convention and Visitors Authority

### \$15B in Project Investments

Applied Analysis

### Home to Prestigious Companies

7 Fortune 1000 Companies Headquartered In Las Vegas

### Top State for Economic Growth Potential

Business Facilities (2018)

### 2nd Busiest Airport in U.S.

McCarran Airport Annual Report (2017)

### Best Economic Health Ranking in the U.S.

Forbes American Dream Index (2017)

### New Home to Sports Teams

Las Vegas Raiders, Golden Knights, Aviators, Aces, and on the radar  
for professional baseball and basketball teams



**brightline**

The Las Vegas Metro continues to grow as a result of its high rankings for quality of life, job and population growth, and healthy business climate.





EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Las Vegas SW in compliance with all applicable fair housing and equal opportunity laws.



±10 ACRE

DEVELOPMENT  
OPPORTUNITY

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PROUDLY PRESENTED BY

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