

4015 Papilinski Pkwy

SLOAN, NEVADA

Papilinski Parkway

SITE

Sloan Road



S Las Vegas Blvd

OMP SOUTH 15 DISTRIBUTION
CENTER @ SLOAN



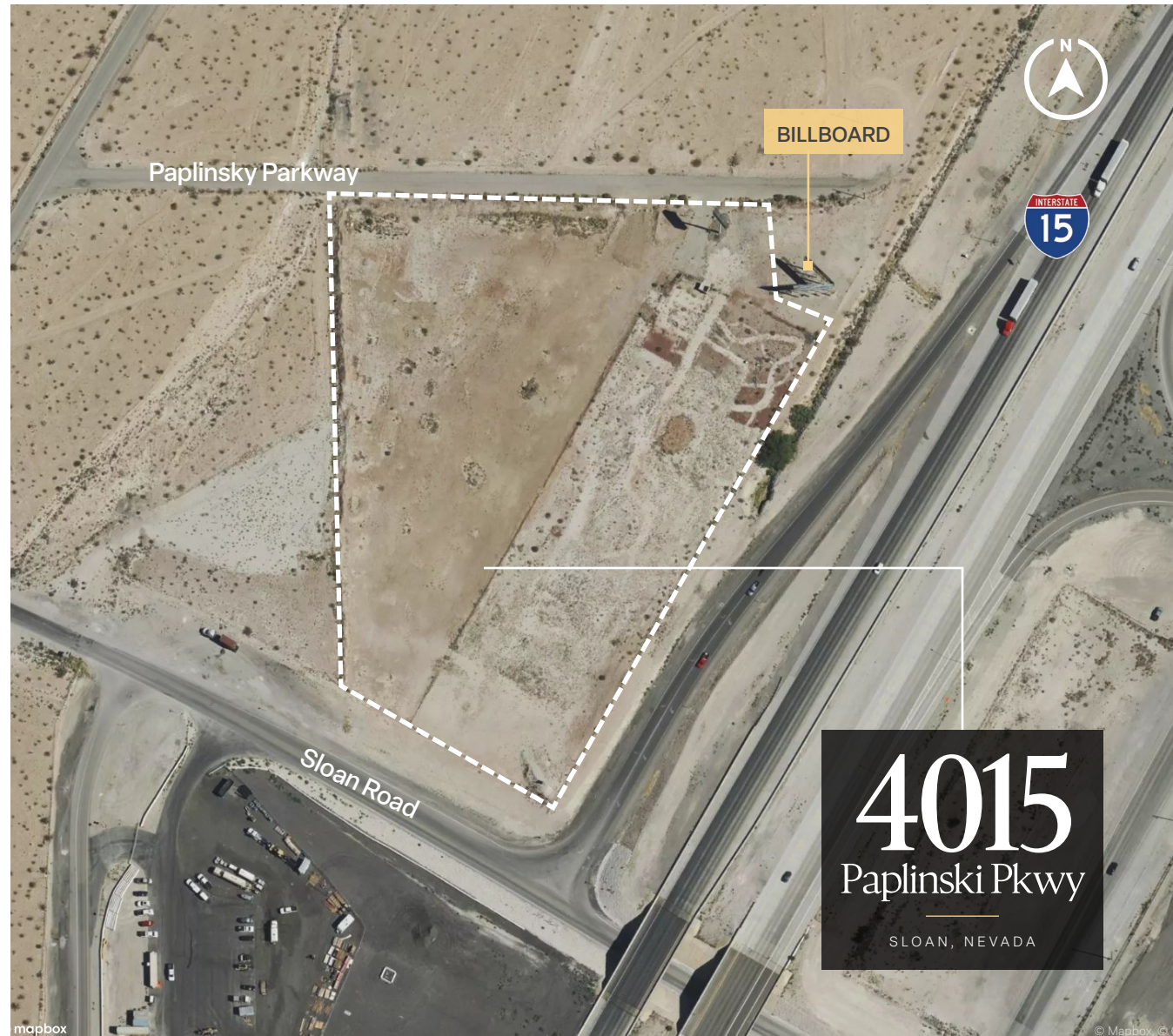
Las Vegas' First
& Last Stop

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PROPERTY HIGHLIGHTS

- » Located at the I-15 / Sloan Intersection ± 18 miles from Las Vegas
- » Zoned C-1 General Commercial (Planned Business Employment)
- » High visibility and easy access from I-15
- » Power located on site, rough graded, potential expansion of site possible
- » Close to the new Brightline West Maintenance and Operations Center (now under construction)
- » Ideal for convenience store with fuel and fast food (50,000+ ADT during the week)
- » Clark County Assessor Parcel 191-19-701-002 (less 0.3 acres for existing billboard)





AREA DEMOGRAPHICS

| | 3 Mile Radius | 5 Mile Radius | 10 Mile Radius |
|------------------------------------|---------------|---------------|----------------|
| 2025 Est. Population | 13,872 | 91,612 | 469,072 |
| 2025 Est. Households | 5,183 | 33,973 | 180,567 |
| 2025 Est. Average Household Income | \$180,107 | \$158,297 | \$137,538 |

4015
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SOUTHERN HIGHLANDS

US ARMY RESERVE CENTER

OMP SOUTH 15 DISTRIBUTION CENTER @ SLOAN

SPEED VEGAS

INSPIRADA STATION CASINO



INSPIRADA

INSPIRADA

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