

SPRING MOUNTAIN HIGHLANDS

FOR SALE | Individual or Combined Land Sites



Potential NBA
Expansion Team Arena

3610 - 3620
HIGHLAND DRIVE

1.52 Acres

3610
HIGHLAND DRIVE

1.01 Acres

3682-3686
HIGHLAND DRIVE

1.02 Acres

3640
HIGHLAND DRIVE

1.00 Acres

3686
HIGHLAND DRIVE

0.52 Acres

HIGHLAND DRIVE

NEWMARK

= Future Demo



EXECUTIVE SUMMARY

Newmark is pleased to present a rare opportunity to acquire land in the Central/Southwest Las Vegas submarket. The offering is comprised of eight separate parcels totaling 4.99 acres, providing exceptional flexibility for buyers to acquire individual parcels, select combinations, or the entire site. The location delivers unmatched access to both the Las Vegas Strip corridor and the I-15 Freeway.

The Seller has commenced the Special Use Permit (SUP) application process for all parcels, which will authorize outdoor storage and introduce additional industrial uses.

Positioned within a high-growth area of the city, the site also offers the optionality of redevelopment into alternative uses. The subject properties reside in the heart of the Chinatown redevelopment district and is adjacent to several major planned or ongoing projects, including The Boring Company's proposed Chinatown Loop Station, Fore Property Co.'s mixed-use commercial development, and the potential future site of an NBA expansion arena.

INVESTMENT HIGHLIGHTS



Rare opportunity to purchase land in the Central / Southwest submarket



Located in the heart of the Chinatown redevelopment district and adjacent to strip corridor



Special Use Permit application in process



Immediate access to I-15 and Spring Mountain Interchange



Future redevelopment potential



Adjacent to potential NBA expansion team arena





#	Property Address	Acreage	Sale Price
1	3610 Highland Drive	1.01 Acres	\$1,980,000
2	3610-3620 Highland Drive	1.52 Acres	\$2,980,000
3	3640 Highland Drive	1.00 Acres	\$1,960,000
4	3682-3686 Highland Drive	1.02 Acres	\$1,999,000
5	3686 Highland Drive	0.52 Acres	\$1,019,000



Flexible Sale Options

- Individually
- Combinations
- Entire Site



Property Address	Acreage	Sale Price
3610 Highland Drive	1.01 Acres	\$1,980,000



Property Address	Acreage	Sale Price
3610-3620 Highland Drive	1.52 Acres	\$2,980,000



Property Address	Acreage	Sale Price
3640 Highland Drive	1.00 Acres	\$1,960,000

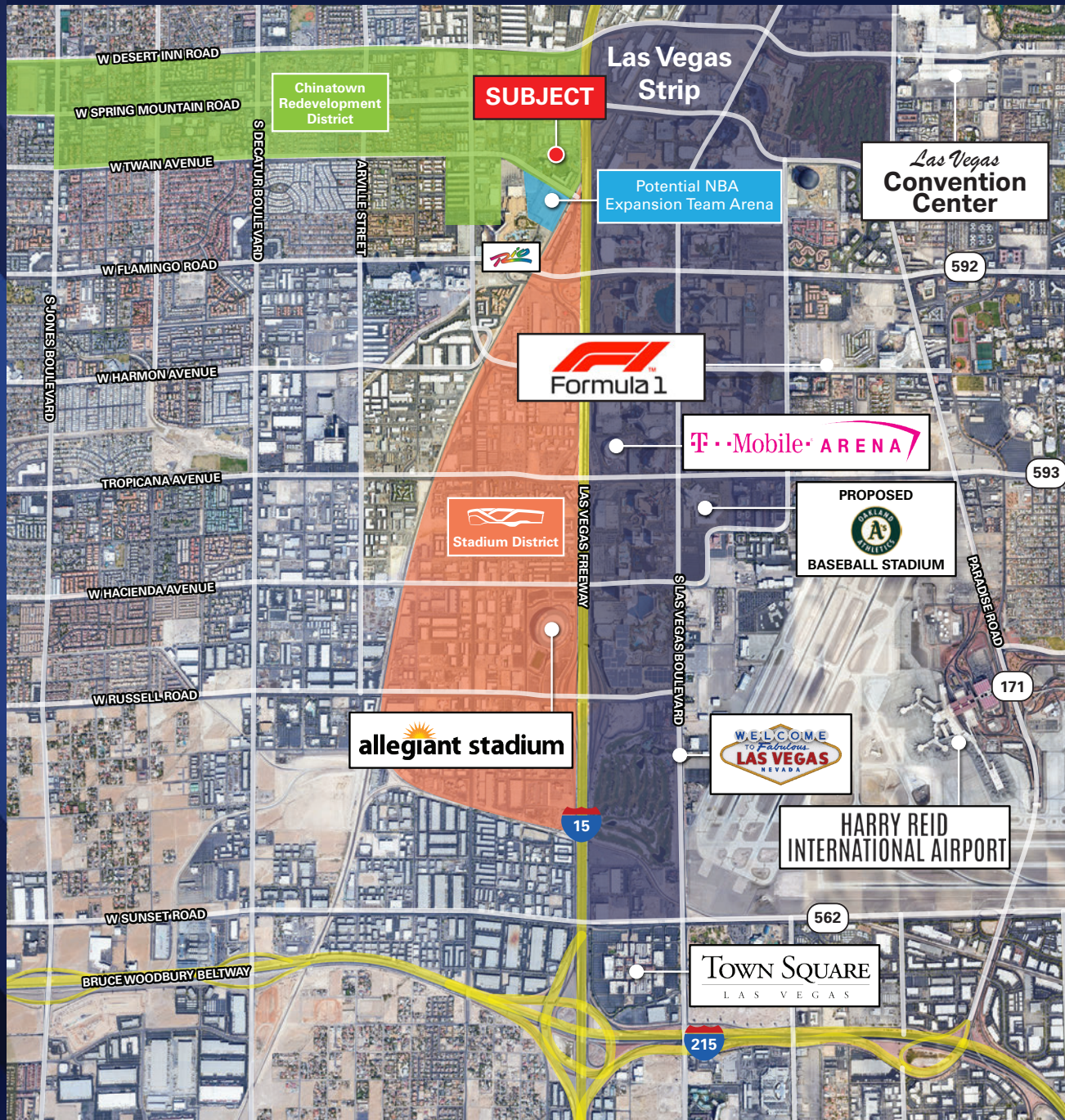


Property Address	Acreage	Sale Price
3682-3686 Highland Drive	1.02 Acres	\$1,999,000



Property Address	Acreage	Sale Price
3686 Highland Drive	0.52 Acres	\$1,019,000

LOCATION HIGHLIGHTS



Prime central location



.5 miles to I-15 via Spring Mountain Rd.



Adjacent to the Las Vegas resort corridor



Heart of Chinatown / Redevelopment District



Adjacent to potential NBA expansion team arena



Adjacent to the Las Vegas stadium district



10 minutes to Harry Reid International Airport



FOR SALE

Spring Mountain Highlands LAS VEGAS, NV 89103

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