



BILLBOARD LEASE / INCOME INCLUDED

Address: 5011 E. Tropical Pkwy.
North Las Vegas, NV 89115

APN: 123-29-601-024

Lot Size: ±1.49 Acres

Zoning: General Industrial
(M-2)

Planned Land Use: Incorporated Clark County
(CITY) - Density: Null

Price: **\$700,000 (\$10.79/sf)**

5011 E. Tropical Parkway is a ±1.49 acre parcel offering an ideal, cost-effective, option for smaller owner/users or investors looking to build a single tenant warehouse or storage yard on hard-to-find, heavy industrial (M-2) land.

Situated in the northern Las Vegas Valley, off E. Tropical Parkway and Range Road (only ±15-20 minutes from the Las Vegas strip), this location positions the site as a strategic entry point in a maturing, high-velocity submarket—offering affordability relative to Apex mega-sites while capitalizing on the corridor's proximity to premier tenants, highways, and ongoing infrastructure enhancements.



STRATEGIC LOCATION - STRONG DEMAND - EXCELLENT ACCESS

Demand & Activity:

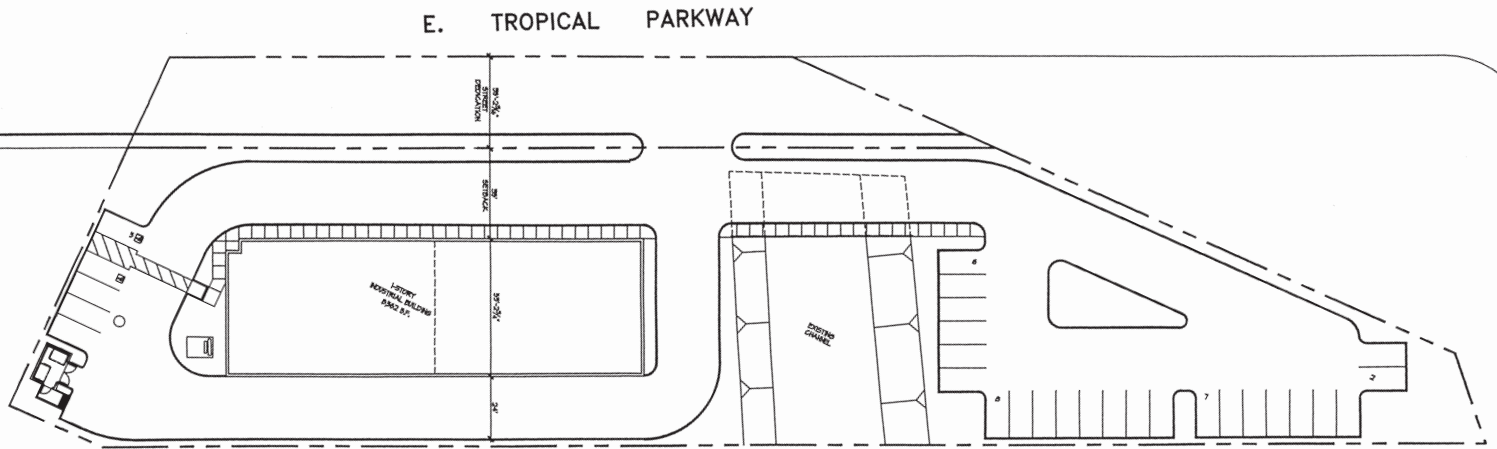
The Las Vegas industrial market is stabilizing in 2026. After a surge in speculative development from 2022-2024, creating oversupply that increased vacancy, vacancy rates are declining and absorption is strengthening (especially Q4 2025).

North Las Vegas (including Apex) remains the dominant submarket, accounting for much of the inventory growth and activity, supported by logistics, distribution, data centers, and outside storage. Key drivers include:

- Strategic location for West Coast distribution.
- Ongoing population growth (projected top-15 U.S. metro over next 5 years).
- Infrastructure enhancements and major investments (e.g., Apex expansions).
- Resilience despite tariffs and interest rates.

2026 is described as a year of "alignment" where demand, pricing and capital markets sync up, favoring proactive investors, owner users and tenants.

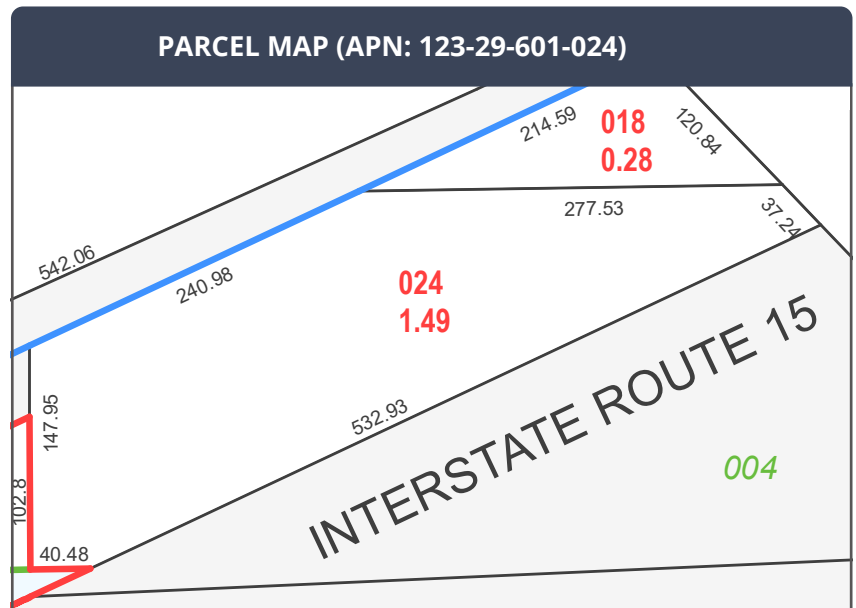
Potential Site Plan



North Las Vegas Land Sales (2025-2026):

Recent North Las Vegas Land Sales Comparison in North Las Vegas reflects a robust market for both industrial/commercial and residential development parcels. In 2025, Southern Nevada (including North Las Vegas) saw strong land transaction volume, with industrial land specifically at 331.5 acres for \$360.3 million (average \$24.95 psf).

This marked a significant improvement over 2024, though Q4 2025 showed slight moderation. North Las Vegas continues to drive much of the activity due to population growth, infrastructure (e.g., Apex expansions), and demand for industrial space.



Area Description:

Located in the heart of the Speedway industrial corridor, approximately 0.5–1 mile from major I-15 interchanges (via Tropical Parkway and Speedway Boulevard).

The immediate surroundings reflect a dynamic mix of industrial intensification:

Industrial Dominance: This area is a key e-commerce and fulfillment node, known for large-scale, multi-million-square-foot, Class A distribution centers, warehouses, and logistics facilities along Tropical Parkway.

Surrounding Environment: Expansive industrial campuses with limited vacant land opportunity, offering limited expansion and benefitting from spillover growth from the Apex submarket to the north.

Growth Momentum: This area has witnessed explosive development (e.g., 14.5+ million sq ft) since 2016. It remains part of North Las Vegas's industrial surge, with strong absorption in 2025–2026 (e.g., positive net absorption and vacancy stabilization in the low-10% range valley-wide).



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