

CALL FOR PRICING

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7.24

ACRES

APN 124-23-210-014

750 Dorrell Ln, NV 89086

100K

SF DEVELOPABLE

Conceptual envelope

C-2

ZONING

General Commercial

Fully Improved Land in an established NLV power center



Vicinity Map

The trade area consists of ± 249,137 residents with an average household income of ± \$100,655 within a 5-mile radius.



249,137
Daytime Population



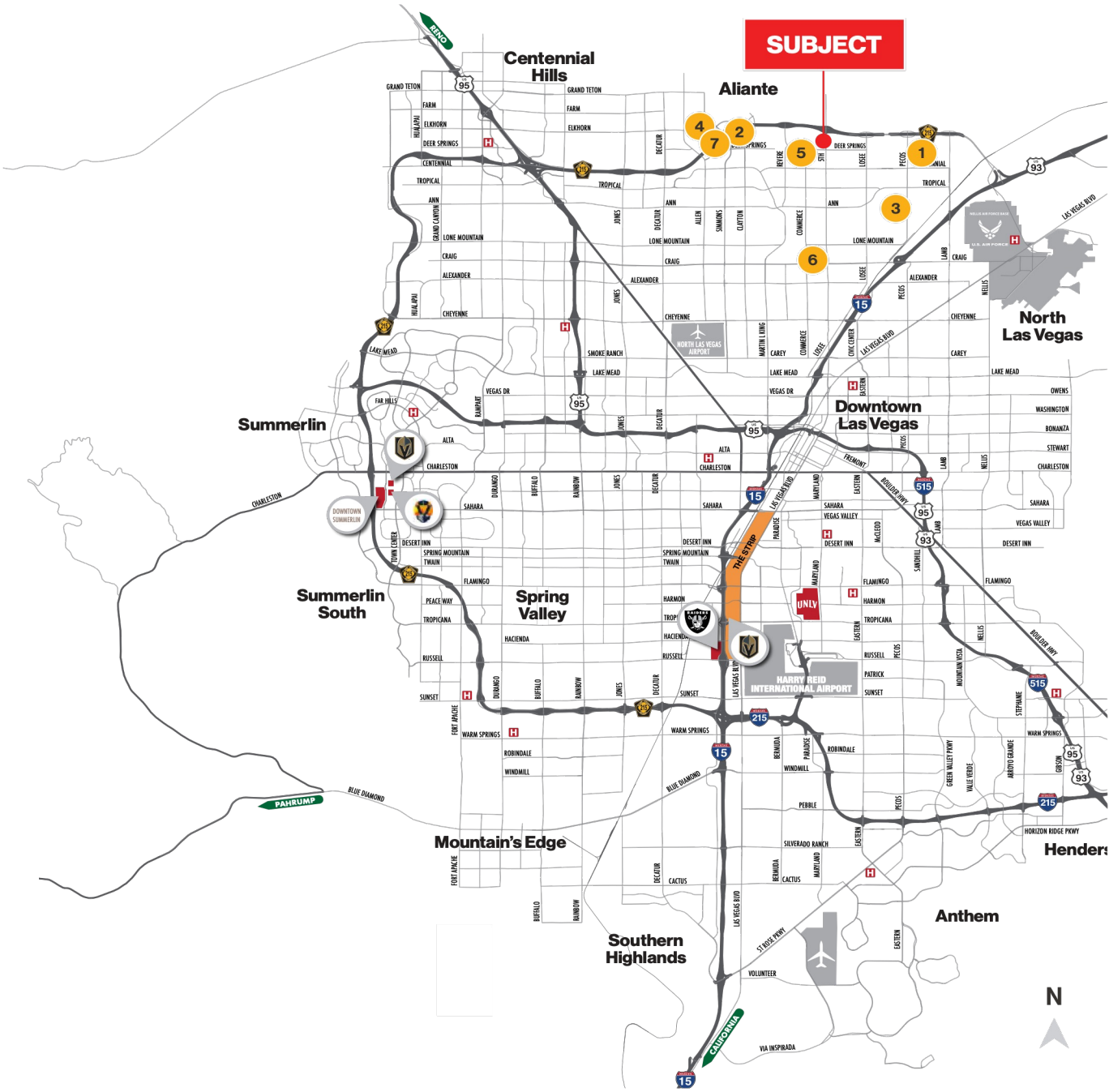
\$405,056
Median Home Value



\$100,655
Average Household Income



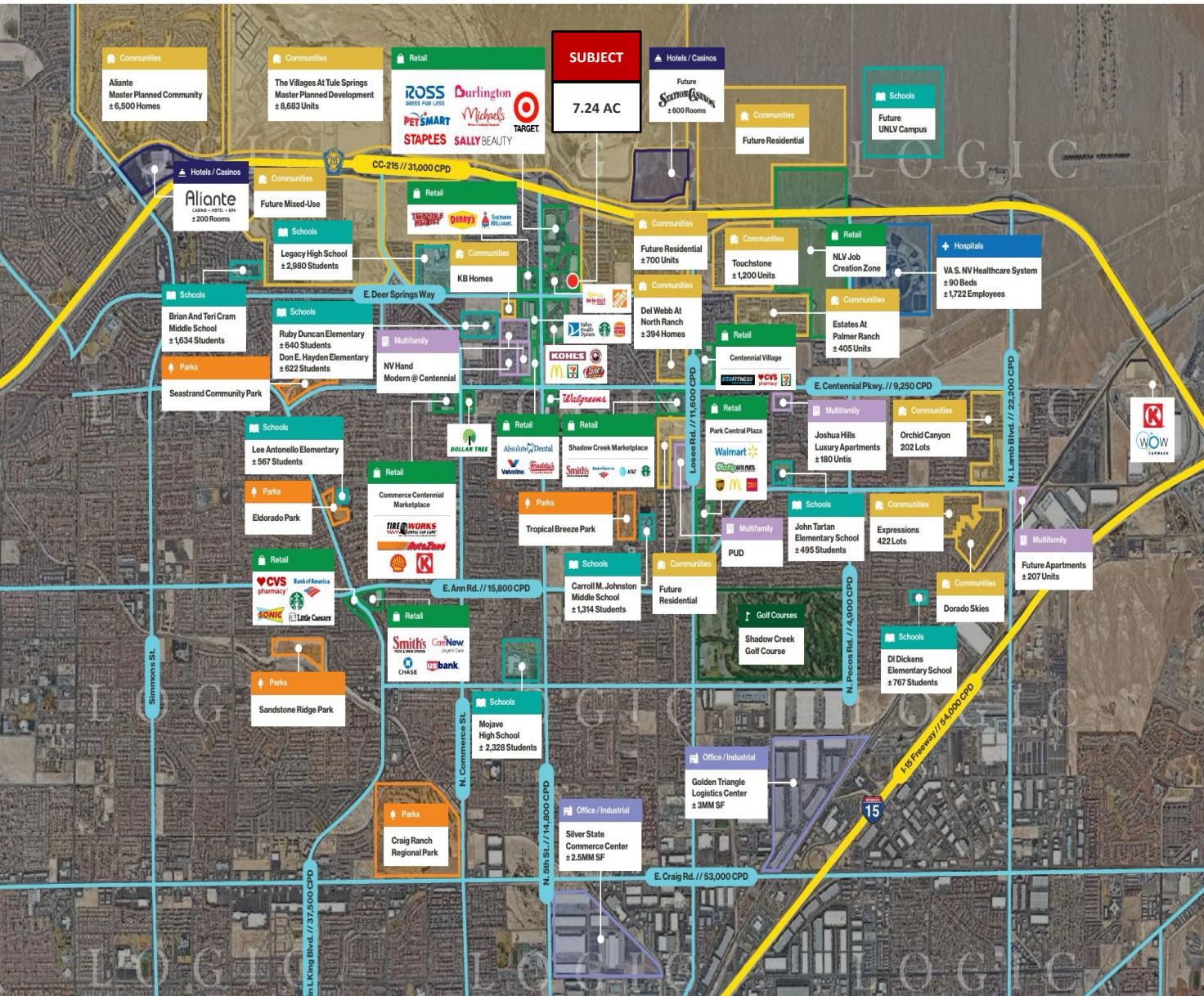
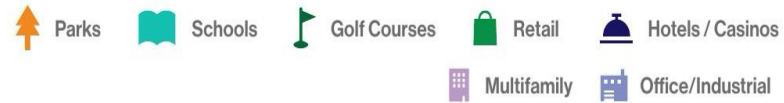
8,600+
Planned Homes, Tule Springs



Amenities within a 5-mile radius

- 1 North Las Vegas VA Medical Center
- 3.0 miles
- 2 Aliante Nature Discovery Park
- 3.5 miles
- 3 Shadow Creek Golf Course
- 3.7 miles
- 4 Aliante Golf Club
- 4.0 miles
- 5 Legacy High School
- 0.8 miles
- 6 Craig Ranch Regional Park
- 4.3 miles
- 7 Aliante Casino Hotel Spa
- 4.0 miles

Aerial



Sitting on top of NLV's biggest residential wave

8,683 HOMES

Villages at Tule Springs

±2,000-acre masterplan north of the site. Developer projects \$3.3B economic impact over 15–20 years.

±600 ROOMS

Station Casinos Site

Approved future resort & casino, planned east of the Tule Springs masterplan.

±6,500 HOMES

Aliante Masterplan

Established masterplan immediately west, anchored by Aliante Casino Hotel & Spa.

CO-TENANCY

315,000+ SF of national co-tenants drawing trade

ANCHORS

Target

The Home Depot

JUNIOR ANCHORS

Burlington

Ross Dress for Less

Michaels

PetSmart

Staples

PAD USERS

In-N-Out Burger

Popeyes

Quick Care

SHOPS & SERVICES

Sally Beauty

Jackson Hewitt

The UPS Store

Golden Eyecare

Pacific Dental

State Farm

Verizon

One Main Financial

Mathnasium

Victory Martial Arts

TRADE AREA

Chick-fil-A

Panda Express

McDonald's

Denny's

Starbucks

Sprouts

Sherwin Williams

Chevron / Terrible Herbst

Valvoline

Cafe Rio — coming soon

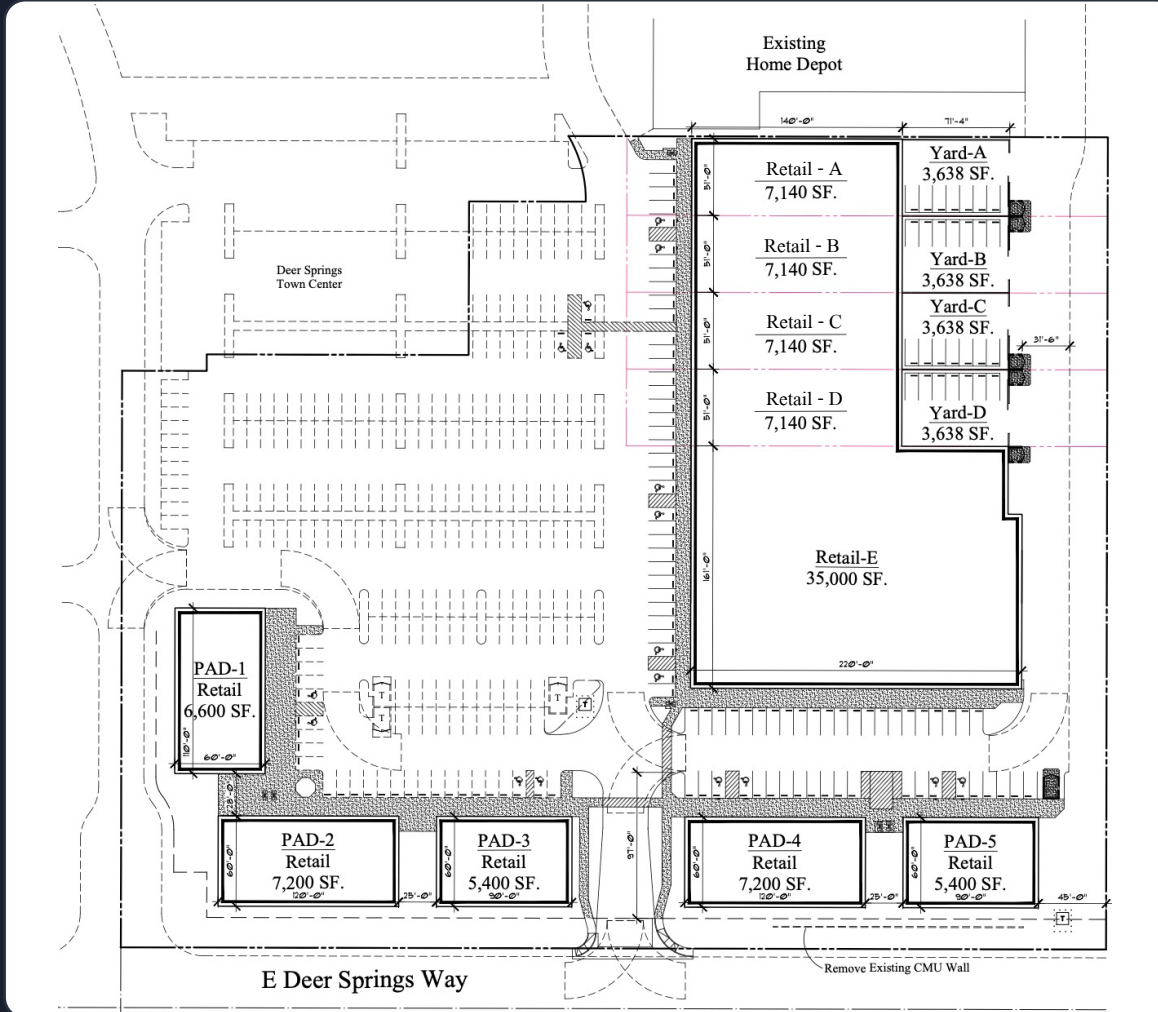
Meineke — coming soon

Meet the neighbors

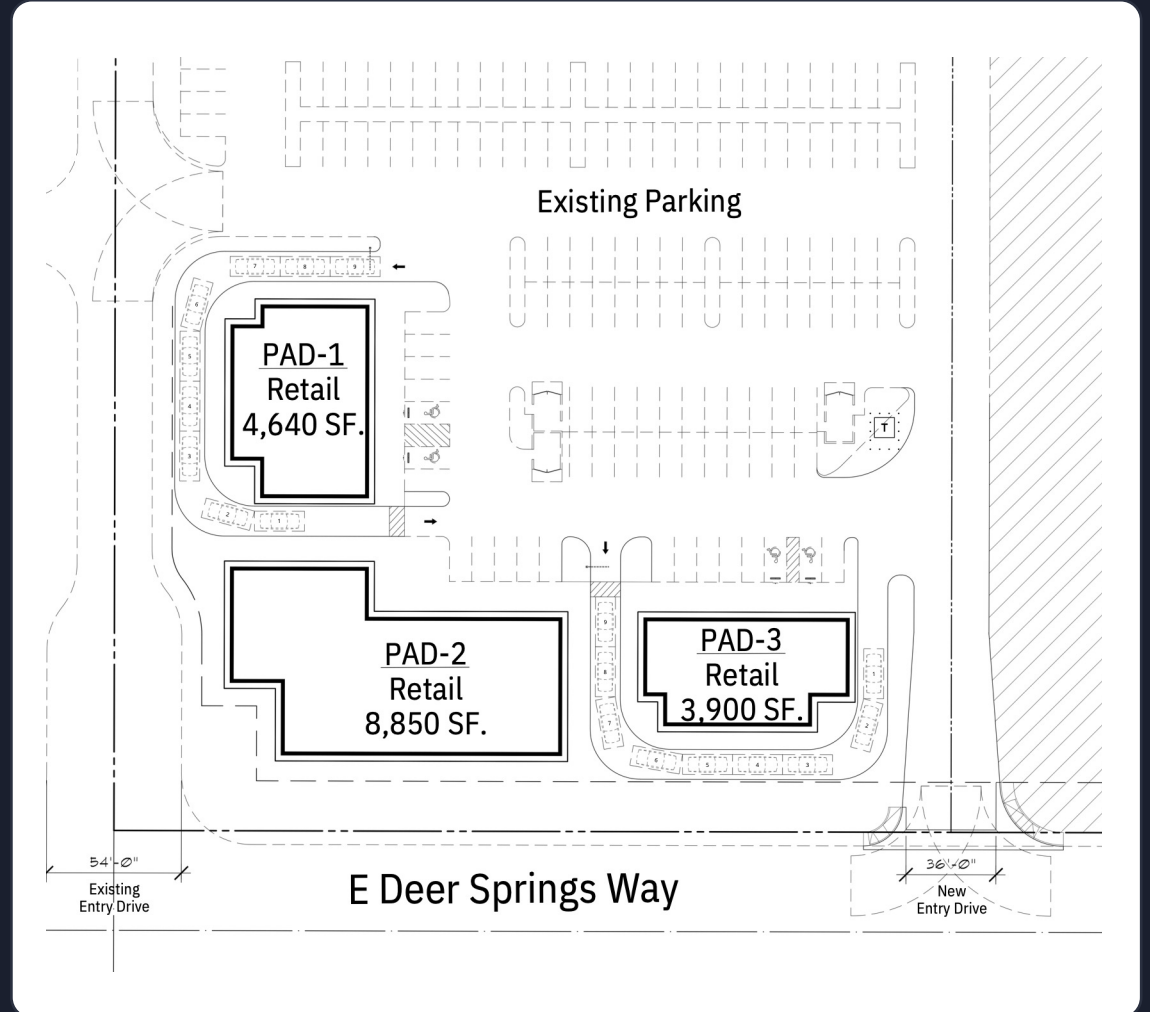


Flexible site plans for multiple development scenarios

OVERALL SITE PLAN



DRIVE-THRU OPTION



Multiple paths — sale, pad sales, ground lease, or BTS

01

Parcel Sale

Available for an end-user or developer ready to control a portion or the full ±7.24 AC.

02

Pad Sales

Carve-outs for QSR, pad users, c-store, financial, urgent care, or specialty retail.

03

Ground Lease

Long-term ground lease for credit users on pad or shop space.

04

Build-to-Suit

Ownership will deliver for the right junior anchor or big-box user.

TARGET USES — BROAD NET

QSR & restaurants · Pad users (banks, auto, urgent care, c-store) · Junior anchors & shop space · Specialty (grocer, fitness, daycare, medical)

LET'S TALK

Owner Direct

Reach out anytime to discuss parcel sale, pad sales, ground lease, or build-to-suit scenarios.

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Call for pricing on all scenarios

