

OFFER MEMORANDUM

480 PAT AVENUE

Overton (Moapa Valley), Nevada 89040

Industrial Campus | 7.96 Acres | 24,000 SF | M1 Zoning



\$999,999

OFFER PRICE

7.96 Acres

LAND AREA

24,000 SF

BUILDING AREA

1,200A / 3 Phase

POWER

think commercial...think AL

AL Galvis, Sales Agent

Cell: 818.298.9770 | al@galviscommercial.com | NV DRE S.0201434

Century 21 Americana | 2580 St. Rose Pkwy, Unit 120, Henderson, NV 89074

NV Ofc: 702.296.9999 | Americana Broker NV DRE B.0000178



SECTION 1: CONFIDENTIALITY AND DISCLAIMER

This Offer Memorandum has been prepared by Century 21 Americana for the sole purpose of providing prospective purchasers with preliminary information regarding the real property located at 480 Pat Avenue, Overton (Moapa Valley), Nevada 89040 (the "Property").

The information contained herein has been obtained from sources believed to be reliable, including the Seller, public records, third party reports, and site inspection. Neither Century 21 Americana, AL Galvis, nor the Seller makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained in this Offer Memorandum. All square footages, dimensions, acreages, and other measurements are approximate and have not been independently verified.

This Offer Memorandum is not a substitute for a prospective purchaser's own due diligence investigation. Prospective purchasers are expected to conduct their own independent investigation of the Property, including but not limited to physical inspection, environmental assessment, survey, title review, zoning and entitlement verification, and review of all permits, records, and reports. Prospective purchasers should consult their own legal, tax, environmental, engineering, and financial advisors.

This Offer Memorandum does not constitute an offer to sell or a solicitation of an offer to buy. It is not a contract, and no binding obligation on the part of the Seller shall arise unless and until a definitive written purchase and sale agreement is fully executed and delivered by both the Seller and the purchaser. The Seller reserves the right, at its sole discretion, to modify or withdraw the Property from the market, to reject any and all offers, and to terminate discussions with any party at any time without notice.

By accepting this Offer Memorandum, the recipient agrees to treat the contents as confidential, to use the information solely for the purpose of evaluating a potential acquisition of the Property, and not to reproduce or distribute it to any third party other than the recipient's advisors and lenders in connection with such evaluation.

The Property is being offered as real estate only. The Seller no longer operates any business at the Property. The business, equipment, and operating assets previously located at the Property are being conveyed separately and are not included in this offering.

SECTION 2: EXECUTIVE SUMMARY

Century 21 Americana is pleased to present the opportunity to acquire 480 Pat Avenue, a 7.96 acre industrial campus located in Overton, within the Moapa Valley of Clark County, Nevada. The Property comprises approximately 24,000 square feet of insulated metal building area across two structures, heavy three phase electrical service, and a permitted evaporation pond regulated by the Nevada Division of Environmental Protection (NDEP).

The Property has been continuously owned and maintained by the same ownership since original construction in 1987. The Seller has ceased all manufacturing operations and no longer operates a business at the Property. The Property is presently held in a cleanup and caretaking status, which allows for an orderly and immediate transition to a new owner or operator.

OFFER SUMMARY

Offer Price	\$999,999	Price Per SF	\$41.67 / SF (24,000 SF)
Land Area	7.96 Acres (346,738 SF)	Price Per Acre	\$125,628 / Acre
Building Area	Approx. 24,000 SF	Zoning	M1, Industrial
Assessor Parcel	070-01-101-019	County	Clark County, Nevada
Year Built	1987, 1993, 1996	Construction	Insulated metal, single story
Electrical	1,200 Amp, 240V, 3 Phase	Sale Type	Real estate only

INVESTMENT HIGHLIGHTS

- **Heavy industrial power.** A single 1,200 amp, 240 volt, three phase service feeds the entire campus, a specification that is difficult and expensive to replicate and that supports manufacturing, processing, fabrication, and equipment intensive uses.
- **Permitted evaporation pond.** A double lined HDPE evaporation pond with leak detection monitoring is permitted under NDEP Permit NEV60044 at a permitted average capacity of 5,000 gallons per day. Complete compliance and testing records exist from 1986 forward. Permitted wastewater infrastructure of this type is rare and difficult to entitle from scratch.

- **Flexible pond disposition.** The pond may be maintained in active permitted status, decommissioned to a dry lined basin with no ongoing permit or testing obligation, or removed and filled for additional usable land. The optionality transfers to the purchaser.
- **Substantial expansion land.** Improvements occupy roughly half of the 7.96 acre site. The balance is undeveloped and available for building expansion, outdoor storage, laydown yard, or fleet parking.
- **Turnkey condition.** All buildings are insulated metal construction and have been continuously maintained. The site includes a paved yard, perimeter fencing, and gated access.
- **Clean environmental history.** All materials historically processed on site were non toxic and non hazardous, containing no heavy metals. Testing records are available from NDEP and from the Seller.
- **Vacant and available.** No business currently operates at the Property, so a purchaser is not required to negotiate around an existing operation, lease, or tenant holdover.

SECTION 3: PROPERTY DESCRIPTION

BUILDING IMPROVEMENTS

The Property is improved with three building areas across two physical structures, totaling approximately 24,000 square feet. All buildings are conventional insulated metal construction, single story, and have been maintained continuously since construction.

Building	Dimensions	Approx. SF	Year Built	Description
Building 1: Office and Manufacturing	80 x 175 ft	14,000 SF	1987	Primary structure. Includes office area (approx. 756 SF), restrooms, and kitchen area. Directly connected to Building 2.
Building 2: Attached Warehouse	40 x 50 ft	2,000 SF	1993	Attached to Building 1. Provides connective storage and staging area.
Building 3: Warehouse	80 x 100 ft	8,000 SF	1996	Freestanding structure. Newest building on site. Served from the main electrical input. Grade level overhead door.

ELECTRICAL SERVICE

Main Service	1,200 Amps, 240 Volts, 3 Phase
Configuration	Single main electrical input serving all buildings on site
Verification	Specifications taken directly from the main input panel. Panel label photographs available in the due diligence package.

SITE AND LAND

Total Land Area	7.96 Acres, comprising two legal parcels conveyed together
Assessor Parcel	070-01-101-019
Street Frontage	Pat Avenue (south), Lou Jean Avenue (north), N Lou Street (east)
Improved Area	Buildings, paved yard and parking, and the evaporation pond occupy the southern and central portion of the site
Undeveloped Area	Substantial undeveloped acreage to the north and east, available for expansion
Fencing	Chain link fence encloses the active operating half of the site. Barbed wire fence surrounds the remaining balance.
Access	Gated vehicular access from Pat Avenue
Topography	Generally level desert terrain

The chain link fence encloses approximately half of the total land area. The full parcel, including the unfenced eastern portion, is included in the sale. Both parcels are confirmed included in the February 2026 revised commercial appraisal.

SECTION 4: EVAPORATION POND AND ENVIRONMENTAL

The Property includes a permitted industrial wastewater evaporation pond. Because this is the single most distinguishing feature of the offering, the Seller and Broker have elected to disclose its status, history, and disposition options in full detail rather than in summary.

CURRENT STATUS: Manufacturing operations have ceased, and no new process wastewater is being generated at the Property. The pond remains in place and has not been emptied. It continues to be held under NDEP Permit NEV60044, and ownership has continued to pay annual permit fees and file quarterly reports. Prospective purchasers should confirm current pond condition by site inspection and confirm current permit standing directly with NDEP.

POND SPECIFICATIONS

Dimensions	155 x 115 ft	Depth	Approximately 6 ft
Liner System	Double HDPE membrane	Leak Detection	Monitoring well installed
Permit Number	NDEP NEV60044	Prior Permit No.	NS0060044 (renumbered)
Permitted Volume	5,000 gallons per day, average	Original Const.	Approximately 1986

PERMIT AND COMPLIANCE HISTORY

Regulating Agency	Nevada Division of Environmental Protection (NDEP)
Liner History	Original PVC liners were replaced with double HDPE liners in January 2000, under NDEP approval and supervision.
Reporting	Quarterly and annual testing has been performed and reported to NDEP continuously since original construction. Reports are filed electronically through the NDEP netDMR system.
Fees	Ownership has continued to pay annual permit fees in excess of \$3,000 and to submit quarterly reports.
Renewal Status	A complete renewal application was submitted at the five year deadline and fees were paid. NDEP confirmed receipt and advised that continued operation under the existing permit is authorized provided no material change is made to the operation. No such change has occurred.
Materials History	The pond has been used exclusively to evaporate wastewater generated from the washing and dyeing of domestic turkey feathers. All dyes and chemicals used have been non toxic and non hazardous. None contained heavy metals.
Records Available	Complete construction, testing, and compliance records are available from the Seller and from NDEP from 1986 to present.
Aeration Equipment	Two aerators rated at 2 horsepower each. Maximum annual electricity cost associated with aeration is approximately \$3,942.

POND DISPOSITION OPTIONS

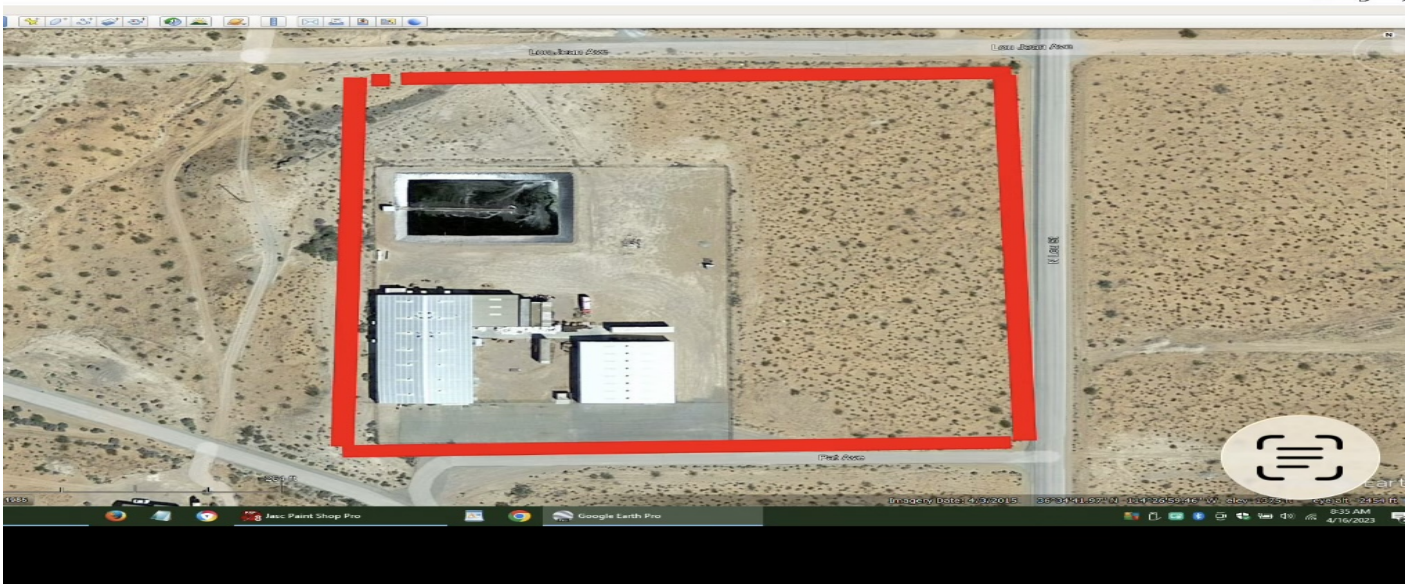
The pond is a sealed basin with no outlet or discharge to any surface water or groundwater. A purchaser has three distinct paths available, and the choice remains entirely with the purchaser:

Option	Description	Ongoing Obligation	Carrying Cost
Phase I: Maintain Active	Pond is maintained in ready to use permitted condition. Suitable for a purchaser intending to generate process wastewater on site.	NDEP permit maintained. Quarterly and annual testing and reporting continue.	Annual permit fees plus aeration electricity and testing.
Phase II: Decommission in Place	Pond is drained, cleaned, and dried. Double HDPE liners remain intact. No discharge into the pond.	With no discharge, the NDEP permit and associated testing are generally no longer required.	Substantially none. Regional rainfall of 4 to 5 inches per year evaporates readily.
Phase III: Remove and Fill	Liners are removed and the basin is backfilled, converting the footprint to additional usable land.	None.	One time cost of removal and fill.

Seller's stated view is that Phase II is generally the most efficient outcome, because it reduces carrying cost and regulatory obligation to effectively zero while preserving the liner system and basin intact, leaving a future owner free to either reactivate the permitted pond or fill it in for additional yard area. Prospective purchasers should verify permit status, transferability, closure requirements, and any notice obligations directly with NDEP as part of their due diligence.

SECTION 5: AERIALS AND SITE PLAN

The following aerial imagery illustrates the site boundary, improvement layout, and approximate building and pond dimensions. All dimensions shown are approximate and subject to survey verification.



Parcel boundary. Improvements occupy approximately half of the 7.96 acre site, with the balance undeveloped and available for expansion.



Approximate building and pond dimensions. Building 1 measures 80 x 175 ft, Building 2 measures 40 x 50 ft, Building 3 measures 80 x 100 ft, and the evaporation pond measures 155 x 115 ft at approximately 6 ft deep.

SECTION 6: PROPERTY PHOTOGRAPHS

Additional photography, including full interior coverage, is available through the online listing and the due diligence package.



Aerial view across the campus and evaporation pond toward the Mormon Mesa and Virgin Mountains.



Twilight exterior view of the campus from the undeveloped eastern portion of the parcel.

SECTION 7: SITE DETAIL



Overhead view of building improvements and paved yard area.



Overhead view of the double lined HDPE evaporation pond and surrounding containment area.

SECTION 8: ZONING AND ENTITLEMENTS

Zoning Designation	M1, Industrial
Jurisdiction	Clark County, Nevada
Current Use	Industrial manufacturing and warehouse. Operations have ceased and no business currently operates at the Property.
Legal Status	Existing improvements were permitted and constructed in 1987, 1993, and 1996 and have been continuously maintained since construction.
Environmental Permit	NDEP NEV60044, evaporation pond. This is the only environmental permit associated with the Property.

M1 zoning in Clark County is generally intended to accommodate light manufacturing, fabrication, assembly, warehousing, distribution, contractor yards, equipment storage, and related industrial service uses. Permitted, conditional, and prohibited uses are established by the Clark County Unified Development Code and are subject to change.

Prospective purchasers must independently verify current zoning designation, permitted uses, development standards, setback and coverage requirements, and any applicable conditional use or special use permit requirements directly with Clark County Comprehensive Planning prior to closing. Neither the Broker nor the Seller warrants the suitability of the Property for any particular intended use.

SECTION 9: LOCATION AND AREA OVERVIEW

The Property is located in Overton, an unincorporated community within the Moapa Valley of northeastern Clark County, Nevada. The Moapa Valley corridor is situated along the Muddy River between Interstate 15 and the northern arm of Lake Mead, and is served principally by State Route 169. The valley comprises the communities of Moapa, Logandale, and Overton.

AREA PROFILE (APPROXIMATE)

Community	Overton, Moapa Valley, unincorporated Clark County, Nevada
Elevation	Approximately 1,335 feet
Area Population	Approximately 6,300 residents across the Moapa Valley communities of Overton, Logandale, and Moapa
Households	Approximately 2,250 households, average household size approximately 3.0
Median Age	Approximately 36 years
County Population	Clark County, Nevada, approximately 2.3 million residents

DRIVE DISTANCES (APPROXIMATE)

Destination	Distance	Drive Time
Interstate 15, Glendale interchange, via SR 169	15 miles	20 minutes
Logandale, Nevada	5 miles	10 minutes
Valley of Fire State Park	15 miles	20 minutes
Lake Mead, northern arm	12 miles	20 minutes
Mesquite, Nevada	50 miles	50 minutes
Las Vegas, Nevada	63 miles	1 hour
Harry Reid International Airport	70 miles	1 hour 10 minutes
St. George, Utah	75 miles	1 hour 20 minutes

REGIONAL CONTEXT

Economic Base	The Moapa Valley economy has historically been driven by agriculture, light industry, logistics, power generation, and tourism related to Lake Mead National Recreation Area and Valley of Fire State Park.
Site Character	Low density industrial and rural residential setting with large parcel sizes, minimal congestion, and limited neighboring land use conflict.
Metro Access	Interstate 15 provides direct access to the Las Vegas metropolitan area to the southwest and to Mesquite, Nevada and St. George, Utah to the northeast.
Utilities	Electrical service to the site is established at 1,200 amps, three phase. Water and all other utility service to be verified by purchaser.

ESTIMATES DISCLAIMER: All distances, drive times, population, household, age, and other demographic figures in this section are approximations compiled from publicly available sources, census data, and commercial mapping services. They are provided for general reference only, have not been independently verified by the Broker or the Seller, are subject to change, and should not be relied upon in making a purchase decision. Purchaser is responsible for independently verifying all location, demographic, and market information material to its evaluation of the Property.

SECTION 10: FINANCIAL SUMMARY

PRICING

Offer Price	\$999,999	Sale Type	Real estate only
Price Per Building SF	\$41.67 / SF	Price Per Land Acre	\$125,628 / Acre
Price Per Land SF	\$2.88 / SF	Terms	All cash or conventional financing

CLARK COUNTY ASSESSED VALUATION

Assessor Parcel Number	070-01-101-019
Land Assessment	\$55,720
Improvement Assessment	\$154,047
Total Assessed Value	\$209,767

Assessed value in Nevada is a statutory figure calculated under NRS and is not an indication of market value. Purchasers should independently confirm the current tax rate, tax bill, and any special assessment districts applicable to the Property with the Clark County Assessor and Treasurer.

CARRYING COSTS

Item	Amount	Notes
NDEP annual permit fee	In excess of \$3,000 annually	Applies while the pond is maintained in active permitted status (Phase I).
Pond aeration electricity	Up to approximately \$3,942 annually	Two aerators at 2 horsepower each. Applies under Phase I.
Real property taxes	To be verified by purchaser	Clark County Assessor and Treasurer records.
Insurance	To be verified by purchaser	Existing insurance package available in due diligence materials.

Under Phase II decommissioning, both the NDEP permit fee and the pond aeration electricity cost are eliminated, materially reducing the ongoing carrying cost of the Property.

SECTION 11: DUE DILIGENCE MATERIALS AVAILABLE

The following documents are on file and will be made available to qualified prospective purchasers upon request and, where appropriate, upon execution of a confidentiality agreement.

Document	Description
Grant Deed	Recorded conveyance instrument for the Property.
Articles of Organization	Formation documents for Overton Ltd. Co., a Nevada limited liability company.
Commercial Appraisal	Revised commercial appraisal, February 2026. Includes both parcels.
NDEP Permit File	Permit NEV60044 documentation, including permit history and status correspondence.
NDEP Compliance Records	Quarterly and annual testing and reporting records from 1986 to present, filed via netDMR.
Electrical Documentation	Main service panel specifications and label photography.
Insurance Package	Existing property insurance documentation.
Title Report and CMA	Preliminary title information and comparative market analysis.
Utility Records	Recent water billing records.
Aerial Survey Imagery	Professional drone photography with annotated dimensions.

Document	Description
Photography and Video	117 professional photographs and a professionally produced video tour.

Purchaser is responsible for ordering and paying for any ALTA survey, Phase I Environmental Site Assessment, or other third party report it elects to obtain. No such report is warranted by Seller or Broker.

SECTION 12: OFFER PROCESS AND CONTACT

OFFER SUBMISSION

Offers should be submitted in writing to the Broker and should include the following, at minimum:

- Full legal name of the purchasing entity and the state of formation.
- Purchase price and proposed terms.
- Amount and timing of the earnest money deposit, and the point at which the deposit becomes non refundable.
- Requested due diligence period and proposed closing timeline.
- Title company and escrow holder preference.
- Whether a survey and Phase I Environmental Site Assessment will be ordered, and by whom.
- Confirmation that the offer is for real property only.
- Proof of funds or a lender pre qualification letter.
- Expiration date of the offer.

The Property is owned by Overton Ltd. Co., a Nevada limited liability company. Any purchase and sale agreement, amendment, or escrow instruction will require the signature of all members of the limited liability company. Prospective purchasers should account for this in proposed response and acceptance timelines.

PROPERTY TOURS

All property tours must be arranged in advance through the Broker. The Property is currently vacant and in caretaking status, and access is coordinated with an on site representative. Prospective purchasers and their consultants should not attempt to access the Property without prior authorization.

EXCLUSIVE LISTING BROKER

Listing Agent	AL Galvis, Sales Agent, NV DRE S.0201434
Direct	818.298.9770
Email	al@galviscommercial.com
Website	galviscommercial.com
Brokerage	Century 21 Americana
Brokerage Address	2580 St. Rose Parkway, Unit 120, Henderson, NV 89074
Brokerage Office	702.296.9999
Broker of Record	Nevada Broker License B.0000178
Online Listing	LoopNet Listing ID 39226829

All information contained in this Offer Memorandum is deemed reliable but is not guaranteed. All measurements and square footages are approximate. Purchaser is responsible for independently verifying all information material to its decision to acquire the Property. This Offer Memorandum is subject to change or withdrawal without notice.