

FOR
SALE

ELDORADO VALLEY

amazon

BENTONITE AVENUE

WHIDBEY ROAD

162

ACRE INDUSTRIAL SITE
12801 S. US HIGHWAY 95

HENDERSON, NV 89005

OMP
OVERTON MOORE PROPERTIES

BLASTCO
LASER CUTTING

GODFELLOW ROAD

N

INVESTMENT CONTACTS

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CBRE

THE OFFERING

CBRE is pleased to exclusively offer for sale a 161.93 Acre Industrial-zoned parcel in Henderson, Nevada, located at 12801 South US Highway 95, adjacent to the new I-11 Freeway. This site is uniquely situated ±24 minutes from Harry Reid International Airport, ±56 minutes from the CA/NV border, 4 hours 35 minutes to the Port of Long Beach and 4 hours 4 minutes to Phoenix, Arizona.

PROPERTY HIGHLIGHTS

- | | |
|--|---|
|  SIZE
161.93 Net Acres |  WET UTILITIES
City of Henderson Sewer |
|  DIMENSIONS
±2600' long x ±2600' wide |  POWER UTILITY
110 MW Spring Canyon Substation (2027) |
|  ADJACENT
I-11 Freeway |  GAS UTILITY
Southwest Gas Corp |
|  APN
189-11-401-001 |  ALTA SURVEY
Yes |
|  ZONING
City of Henderson (IG) General Industrial |  GRADING
COH Approved Property for Grading-Level |
|  IMPROVEMENTS
Property Includes an a ±91,000 SF Warehouse/ Manufacturing Building and a 4,500 SF Club House Building with Bar. |  ENVIRONMENTAL REPORTS
NDEP Approved Remediation Action Plan (RAP) |
|  PRIVATELY OWNED AND OPERATED |  GEOTECHNICAL REPORTS
Yes |





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DISTANCES TO	MILES
Harry Reid Int'l Airport	21.8
The Las Vegas "Strip"	2.6
I-215 Freeway	1.3
I-15 Freeway	1.3
CA/NV Border	57.6
AZ/NV Border & miles	1.3

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SITE MAP

USA/
BLM
LAND

ATLAS INDUSTRIAL PARK

OMP GATEWAY 11

1846,380 SF

TravelCenters of America

1102,440 SF

Goodfellow Corp

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WHIDDEY ROAD



CITY OF
BOULDER

CITY OF
BOULDER
CITY

USA/BLM
LAND

CITY OF
BOULDER
CITY

SOLO INVESTMENTS
301 Acres

ALLUVIAL HILLS AVE

AMAZON
297 Acres

USA

USA/BLM
LAND

Eldorado Valley
Logistics Center (DIV)



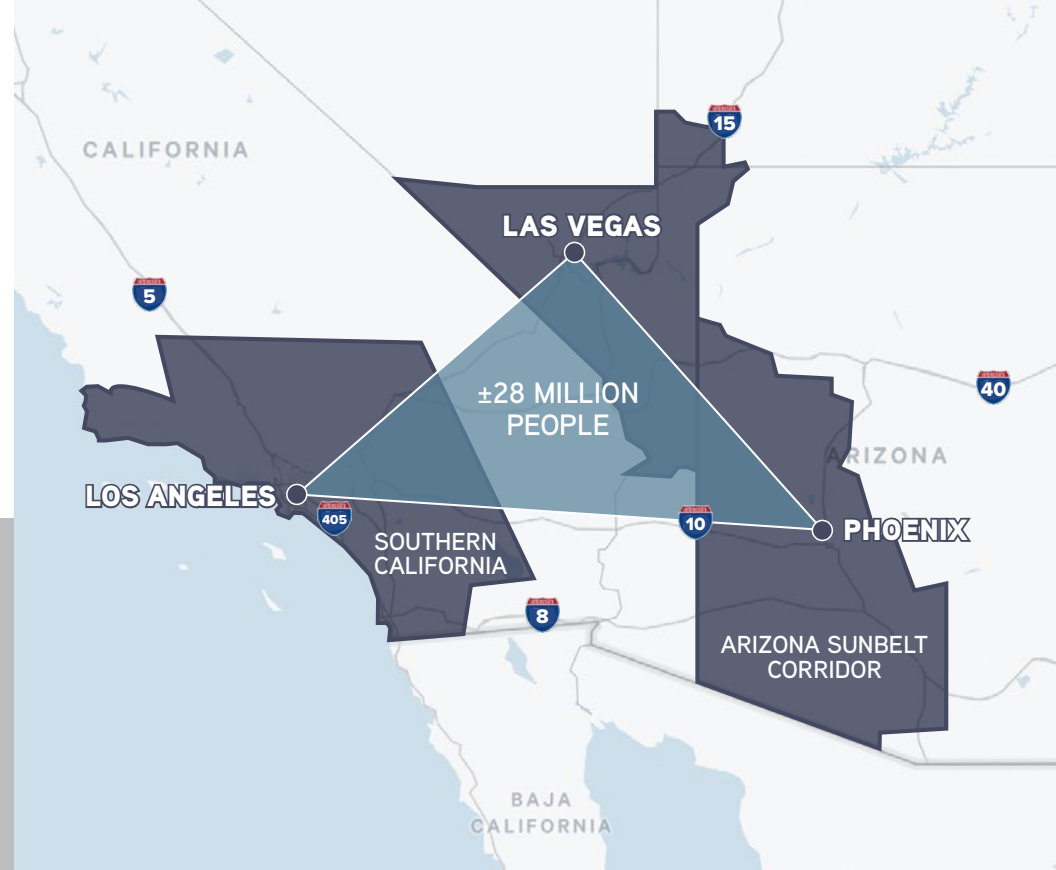
FUTURE DETENTION BASIN

SITE SURVEY



THE SOUTHWESTERN UNITED STATES MEGAPOLITAN LOGISTICS CLUSTER

The new I-11 Freeway provides a high-capacity, access controlled transportation corridor which supports enhanced regional mobility within the Southwest Megapolitan Cluster between Los Angeles, Las Vegas and Phoenix (±28 million people) for Drayage/Logistics by improving travel time, reliability and efficiency.



TRAVEL SNAPSHOT

2.9 MILLION+ Southern Nevada Residents	39.7 MILLION+ 2023 Enplaned/Deplaned Airline Passengers
53% 2023 Evisitors Travel By Plane	30% International Travelers Visiting Las Vegas

GAMING REVENUE SNAPSHOT

\$ 12.6 BILLION 2022 Clark County Gaming Revenue	\$922.17 Average Visitor's Gambling Spending Per Trip
2.3 MILLION 2023 Convention Delegates	40.8 MILLION 2023 Las Vegas Visitors

OCCUPANCY SNAPSHOT

88.5% 2022 Weekend Occupancy	69.6% 2022 U.S National Average Hotel Occupancy
72.6% 2022 Las Vegas Midweek Occupancy	77.5% 2022 Las Vegas City-Wide Occupancy

Source: Las Vegas convention and visitors authority

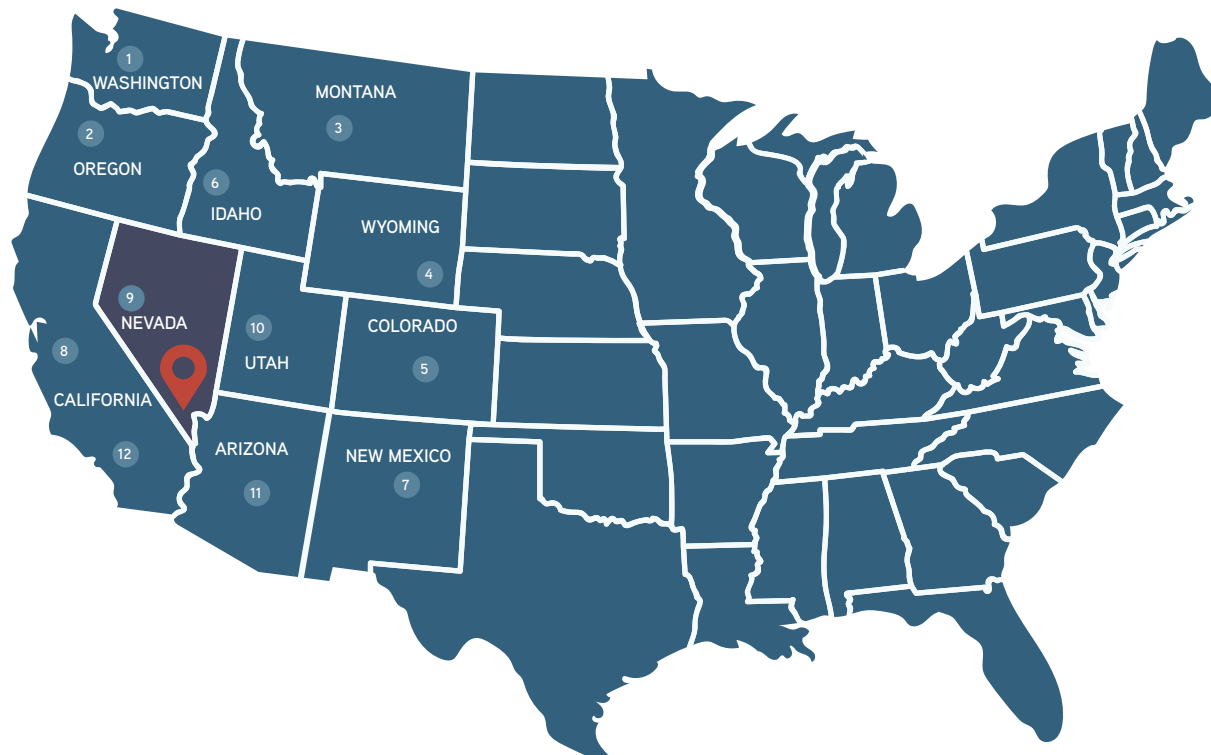
ONE DAY TRUCK SERVICE

Access to serving over 77 million+ people within a one day truck drive.

23.1% OF U.S. POPULATION



2.3 MILLION SOUTHERN NEVADA RESIDENTS



NEVADA TAX CLIMATE

- No corporate income tax
- No admissions tax
- No personal income tax
- No unitary tax
- No franchise tax on income
- No inventory tax

BUSINESS ASSISTANCE PROGRAMS

- Sales and use tax abatement
- Modified business tax abatement
- Personal property tax abatement
- Real property tax abatement for recycling
- Train employees now (TEN)
- Silver state works employee hiring incentive

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