

Executive Summary



LAS VEGAS LAND
Ventures

23.52 Acres – West

Henderson Masterplan

Commercial 2026

Las Vegas Land Ventures is pleased to present 23.52 acres in West Henderson on the corner of Las Vegas Boulevard and Via Nobila. This property is in the City of Henderson masterplan for commercial zoning.

Property Information. APN# 191-17-701-015, 016, 017

Jurisdiction. City of Henderson, 89044

Zoning Classification. Masterplan Commercial

Utilities. Water is stubbed to the property, other utilities to be researched by Buyer.

Sale Price. \$50,600,000

Excellent Location Offering High Visibility and Accessibility. The site is located approximately 1 mile south of the M Resort and is less than 2 miles from the new Haas Automation 2.5 million square foot plant. The property is approximately 2 miles west of the proposed Stations Casino in Inspirada. The site includes extensive frontage on Las Vegas Boulevard and both sides Via Nobila, a new major roadway that connects Las Vegas Blvd to the Inspirada Master-Planned Community and will connect West Henderson to Interstate 15. This site will also contain frontage on the planned I-15 interchange at Via Nobila, which will be the gateway to West Henderson.

Development Opportunity. This project is an attractive opportunity to develop a commercial center on Via Nobila and Las Vegas Blvd, with future I-15 interchange access. This is a unique property unlike any currently on the Las Vegas Market.

West Henderson Growth. West Henderson is one of the most active markets in Las Vegas with extensive residential, commercial, and industrial growth. There is a significant presence of residential development near the site by homebuilders such as Lennar, KB Homes, Toll Brothers, DR Horton and others. The site is strategically located to be in close proximity to the new West Henderson commercial hubs including but not limited to: the proposed Stations Casino at Inspirada, the Henderson Executive Airport, the new 600,000 square foot Amazon Distribution Center, and HAAS automation's development of over 2-million square feet of manufacturing and office space, and the Las Vegas Raiders' 50-acre headquarters.

For Information Please Contact:

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Las Vegas Land Ventures, LLC

The information has been secured from sources, which we believe are reliable. While we do not doubt its sources, we make no representations or warranties, express or implied, as to its accuracy. Furthermore, this information contained herein is based on current estimated market conditions, and is subject to modification, change and/or correction.

LAS VEGAS LAND

Ventures

West Henderson, NV

Las Vegas Boulevard and Via
Nobila

For Sale – 23.52 Acres
Masterplan – Commercial

APNs: 191-17-701-015, 016, 017

Presented by:

Jake Koentopp, Principal/Salesperson

Juli Koentopp, Principal/Salesperson

Kevin Koentopp, Principal/Broker

Las Vegas Land Ventures, LLC





Las Vegas Boulevard

Future I-15 Interchange
@ Via Nobila

Via Nobila

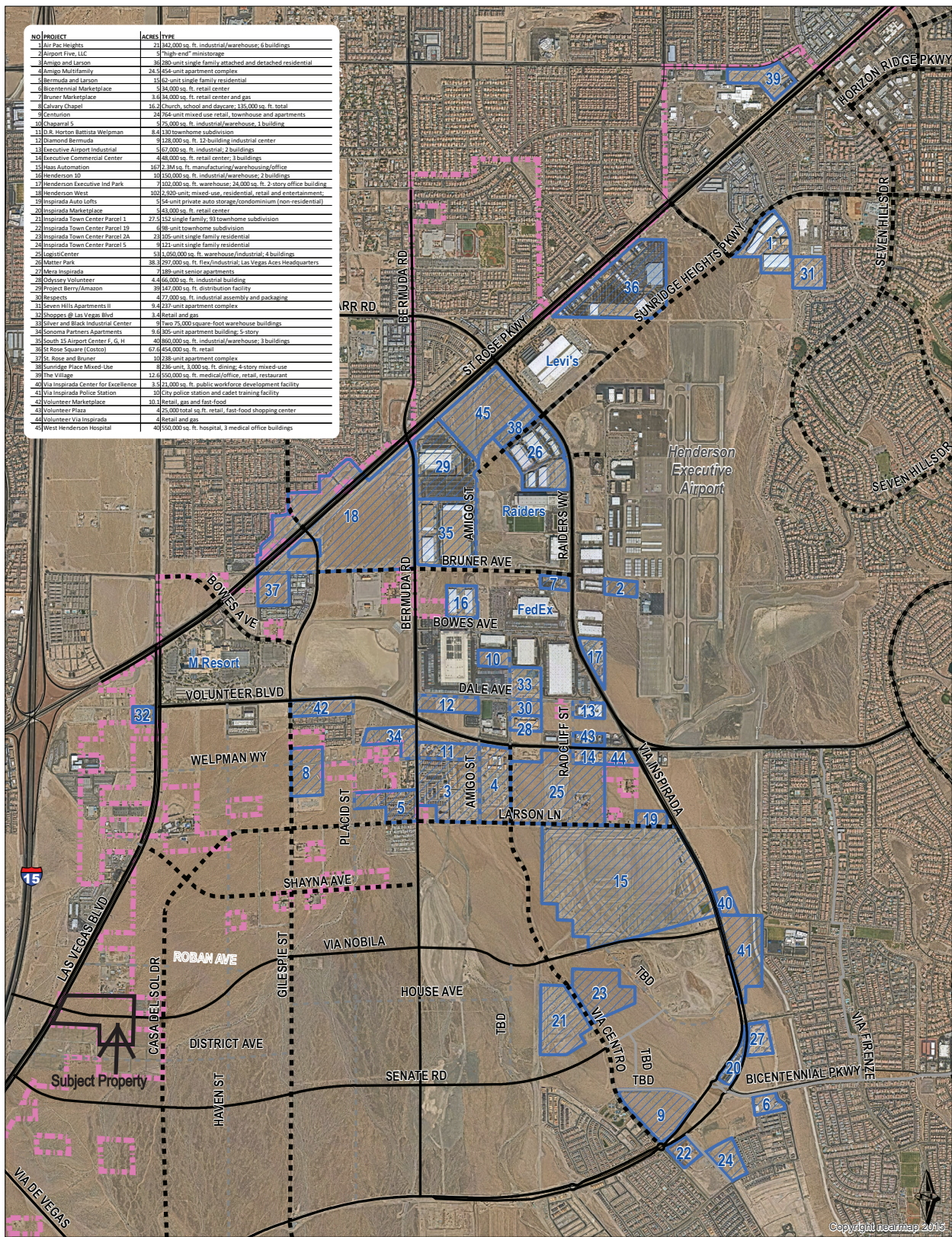




Las Vegas Boulevard

Via Nobla

Future Casa Del Sol Drive



NO	PROJECT	ACRES	TYPE
1	Air Pac Heaters	21,342,000 sq. ft.	Industrial/warehouse, 6 buildings
2	Airport Five, LLC	3	High-end "mini-storage"
3	Amigo and Larson	36,280	unit single family attached and detached residential
4	Amigo Multifamily	24.5	454-unit apartment complex
5	Bremuda and Larson	15.6	unit single family residential
6	Bicentennial Marketplace	3,344,000 sq. ft.	retail center
7	Bruner Marketplace	3,634,000 sq. ft.	retail center and gas
8	Calvary Chapel	16	Church, school and daycare, 125,000 sq. ft. total
9	Centurion	24	745-unit mixed-use retail, warehouse and apartments
10	Chaparral 5	57,000 sq. ft.	Industrial/Warehouse, 3 buildings
11	D. R. Horton Battista Weipman	8.4	130 townhome subdivision
12	Diamond Bermuda	128,000 sq. ft.	12-building industrial center
13	Executive Airport Industrial	517,000 sq. ft.	Industrial, 2 buildings
14	Executive Commercial Center	448,000 sq. ft.	retail center, 3 buildings
15	Hess Automation	107,394 sq. ft.	manufacturing/warehousing/office
16	Henderson 10	10,150,000 sq. ft.	Industrial/warehouse, 2 buildings
17	Henderson Executive Ind Park	7,102,000 sq. ft.	warehouse, 24,000 sq. ft. 2-story office building
18	Henderson West	102	2,920-unit mixed-use, residential, retail and entertainment
19	Inspirada Auto Lifts	154	unit private auto storage/condominium (non-residential)
20	Inspirada Marketplace	3,430,000 sq. ft.	retail center
21	Inspirada Town Center Parcel 1	27.5	152 single family, 83 townhome subdivision
22	Inspirada Town Center Parcel 2a	4	96-unit townhome subdivision
23	Inspirada Town Center Parcel 2b	23	105-unit single family residential
24	Inspirada Town Center Parcel 5	9	121-unit single family residential
25	Logan Center	5.1	1,050,000 sq. ft. warehouse/Industrial, 4 buildings
26	Metter Park	38	297,000 sq. ft. flex/Industrial, Las Vegas Aces Headquarters
27	Mesa Inspirada	7	189-unit senior apartments
28	Odyssey Volunteer	4,466,000 sq. ft.	Industrial building
29	Project Berry/Amason	39,147,000 sq. ft.	distribution facility
30	Respects	477,000 sq. ft.	Industrial assembly and packaging
31	Seven Hills Apartments II	9,427	unit apartment complex
32	Shopper @ Las Vegas Blvd	4	Retail and gas
33	Sher and Bank Industrial Center	1	75,000 square-foot warehouse buildings
34	Sonoma Partners Apartments	9.6	305-unit apartment building, 5-story
35	South 35 Airport Center F, G, H	40	860,000 sq. ft. Industrial/Warehouse, 3 buildings
36	So Now Square (Gates)	17	454,000 sq. ft. retail
37	St. Rose and Bruner	10	238-unit apartment complex
38	Supridge Place Mixed-Use	8	236-unit, 3,000 sq. ft. dining, 4-story mixed-use
39	The Village	12.4	350,000 sq. ft. medical/office, retail, restaurant
40	Via Inspirada Center for Excellence	3.1	121,000 sq. ft. public workforce development facility
41	Via Inspirada Police Station	10	City police station and cadet training facility
42	Volunteer Marketplace	10	Retail, gas and fast food
43	Volunteer Plaza	4	25,000 total sq. ft. retail, fast food shopping center
44	Volunteer Via Inspirada	4	Retail and gas
45	West Henderson Hospital	40	550,000 sq. ft. hospital, 3 medical office buildings

HENDERSON, NEVADA

APPROVED DEVELOPMENT PROJECTS

WEST HENDERSON

- Master Transportation Plan (MTP) Streets**
- Per Development Stds
 - - - Minor Collector
 - Major Collector
 - Minor
 - == Major
 - Railroad
- Streets**
- Interstate; Ramp
 - US Highway; State Highway; County Highway
 - Major Street
 - Collector
 - Local
 - Other (Access; Emerg Vehicles Only; Rural Travel; 4WD High Clearance & Tributary)
- Subject Areas**
- Subject Areas
 - City Limits

10/21/2021
 MAP NOT TO SCALE
 Maps available on the web at
www.cityofhenderson.com/planning
 This map is offered as a general reference guide only. Neither warranty of accuracy is intended nor should any be assumed.
 Based on Projected Coordinate System:
 NAD83, StatePlane NV East FIPS 2701 Feet

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