



**SUNBELT**  
DEVELOPMENT & REALTY PARTNERS, LLC

**VACANT LAND**  
HENDERSON, NV



**FOR SALE**  
**± 0.95 AC VACANT LAND**  
**WEST HENDERSON INDUSTRIAL**  
**\$1,550,000**  
Raiders Way & E Dale Ave  
Henderson, NV

# NORTH FACING OVERVIEW



Information is deemed to be reliable but is not guaranteed. The Buyer should conduct an independent investigation to determine the suitability of the property.

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# SOUTHEAST FACING OVERVIEW



**APN : 191-10-701-004**



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## Location Highlights

- Strategically located at the in the high demand West Henderson Industrial Submarket.
- 2.6 miles to I-15 interchange entering Las Vegas from Southern California
- ±1.5 miles to Henderson Executive Airport
- ±3.8 miles to I-15 freeway via Volunteer Blvd
- ±12.0 miles to Harry Reid International Airport
- ±13.0 miles to Las Vegas Strip

## Project Highlights

- Recently completed state-of-the-art freestanding distribution building
- Build to Suit office
- Ready for tenant improvements

## WEST HENDERSON INDUSTRIAL DEVELOPMENT SITE

A highly desirable development site located within a strong industrial corridor characterized by limited available land and sustained user demand. The property represents a rare opportunity to secure a well-positioned site in a supply-constrained market where new inventory is increasingly difficult to deliver.

With its favorable location, access, and development potential, the site is well suited for an owner/user seeking long-term control, operational efficiency, and future appreciation.



**I-15 INTERCHANGE**

±2.6 mi



**HARRY REID INTL AIRPORT**

±12.0 mi



**HENDERSON EXEC. AIRPORT**

±1.5 mi



**LAS VEGAS STRIP**

±13.0 mi

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# RANGE MAP

## POINTS OF INTEREST



### LOCATION

- > 36 minute drive to Red Rock Canyon
- > 1 hour 10 minute drive to Mt Charleston

### CONNECTIVITY

Harry Reid International Airport.....	10 mi • 20 min
Las Vegas Strip.....	14 mi • 20 min
Henderson.....	13 mi • 24 min
North Las Vegas Airport.....	13.5 mi • 36 min
North Las Vegas.....	21 mi • 38 min
Summerlin.....	27 mi • 38 min
Lone Mountain.....	30 mi • 43 min

### LEGEND

-  10 Minute Drive
-  40 Minute Drive



# Regional Advantage

## LOCATION AND TRANSPORTATION

- I-15 Interchange is  $\pm 2.6$  miles
- Harry Reid Airport is  $\pm 12.0$  miles
- The Las Vegas Strip is  $\pm 13.0$  miles

## SHIPPING AND MAILING SERVICES

- FedEx Ground: 1.2 Miles
- FedEx Freight: 11.9 Miles
- FedEx Ship Center: 13.4 Miles
- FedEx Air Cargo: 14.2 Miles
- UPS Freight Service Center: 13.8 Miles
- UPS Customer Center: 13.8 Miles
- UPS Air Cargo: 14.3 Miles
- US Post Office: 3.8 Miles

## TRANSIT ANALYSIS FROM LAS VEGAS, NV

Destination	Distance	Time
Los Angeles, CA	257 mi	4 hrs, 1 min
Phoenix, AZ	299 mi	5 hrs, 25 min
San Diego, CA	318 mi	4 hrs, 58 min
Salt Lake City, UT	433 mi	6 hrs, 19 min
Reno, NV	455 mi	7 hrs, 4 min
San Francisco, CA	558 mi	8 hrs, 35 min
Sacramento, CA	552 mi	8 hrs, 36 min
Boise, ID	638 mi	9 hrs, 49 min
Santa Fe, NM	630 mi	9 hrs, 8 min
Denver, CO	762 mi	11 hrs, 14 min
Cheyenne, WY	863 mi	12 hrs, 44 min
Helena, MT	915 mi	13 hrs, 11 min
Portland, OR	983 mi	15 hrs, 50 min
Seattle, WA	1,138 mi	17 hrs, 14 min

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# Henderson Business Facts



## BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement (rates as low as 2%)
- Modified Business Tax Abatement
- Personal Property Tax Abatement (up to 50% for 10 years)
- Real Property Tax Abatement for Recycling
- Silver State Works (up to \$2,000 per new hire)
- Henderson Redevelopment Agency developer assistance



## NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Personal Income Tax
- No Franchise Tax
- No Inventory Tax
- No Estate or Inheritance Tax
- Lowest city property tax rate among major NV cities



## LABOR OVERVIEW

- Henderson workforce of 170,000+ drawn from a Las Vegas metro population of 2.3 million
- Henderson is the 3rd-fastest growing large city in the U.S. per capita, with 365,000+ residents
- Highest percentage (36.8%) of residents with a bachelor's degree in Nevada
- Located in the nation's largest county to be ACT Work Ready-Certified
- Home to Nevada State University, Touro University, and CSN's Debra March Center for Advanced Manufacturing

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# Nearby Industrial & Logistics Occupiers

## Amazon Distribution

Logistics

## DB Schenker

Logistics

## FedEx

Shipping

## M Resort Spa Casino

Hospitality

## Costco Wholesale

Retail

## OluKai

Corporate

## Aristocrat

Gaming/Tech

## Haas Automation

Manufacturing

## Levi's

Distribution

## Raiders Practice Facility

Sports

## Aces Practice Facility

Sports

## Henderson Executive Airport

Aviation

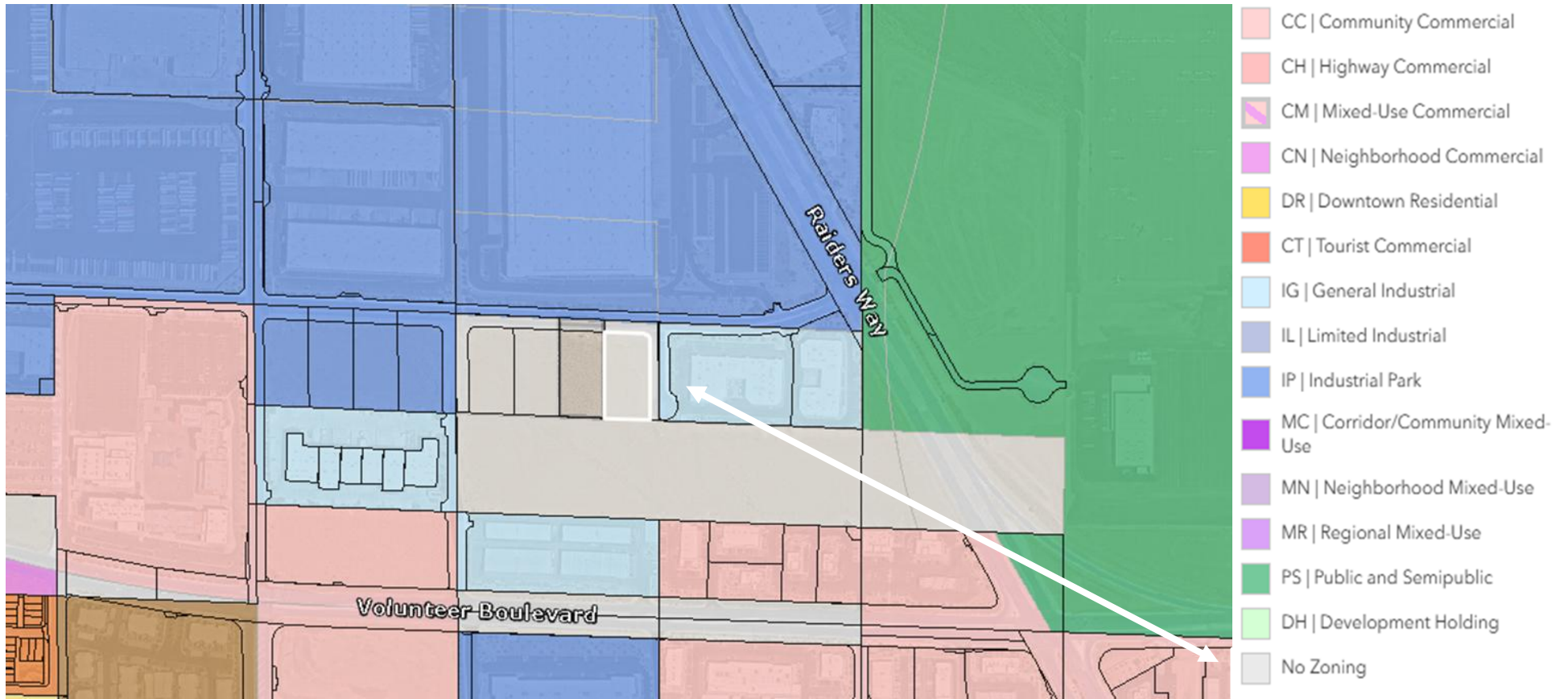
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# ZONING MAP & POPULATION



No Zoning(NO ZONING) - This is established

Population: 	1 Mile:	933
	3 Miles:	29,115
	5 Miles:	104,655

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## CONTACT

At Sunbelt Development & Realty Partners, our Custom Lot Division offers more than access to land — we provide an end-to-end experience built on decades of expertise and trusted relationships. We guide buyers through every step of the custom home process, coordinating with a trusted network of lenders, civil engineers, architects, and custom homebuilders; advising on site feasibility, zoning, and entitlement paths; and supporting you from the first consultation to the final site plan. Whether you're working with a builder or exploring your vision independently, our team is here to help you confidently take the next step toward your dream home.

Our decades of market knowledge and client-centered service are focused on delivering the same exceptional results to buyers seeking a single, premium custom homesite. We employ our expertise in land development to evaluate the property's unique characteristics, recommend best-use options, and connect you with partners who can bring your vision to reality. As your advocate, we remain committed to ensuring a smooth transaction and maximizing the value of your land investment.



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