

10100 Banbury Cross Dr.

Las Vegas, NV 89015



APPROX. 1.10 ACRES
VACANT LAND INCLUDED IN SALE

FUTURE SUMMERLIN
HOSPITAL EXPANSION

FOR SALE

OWNER-USER +/-14,638 SF

PURPOSE-BUILT SCHOOL FACILITY

\$10,500,000

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EXECUTIVE SUMMARY:

10100 Banburry Cross Dr | Las Vegas, NV 89144



Rare Summerlin Institutional Campus Adjacent to Summerlin Hospital

Hiltz Commercial Group is pleased to present the opportunity to acquire 10100 Banburry Cross Drive, a purpose-built ±14,638 square foot educational facility situated on ±3.02 acres within the premier Summerlin submarket of Las Vegas, Nevada.

The property is strategically positioned within the Summerlin Hospital Medical Center campus, one of the region's most significant healthcare and employment centers. This location provides exceptional accessibility, strong daytime population, and proximity to major transportation corridors including Summerlin Parkway, CC-215, US-95, and Interstate 15.

Originally designed for educational use, the single-story facility features a functional institutional layout including 11 classrooms, administrative offices, a full kitchen, and outdoor activity areas. The existing improvements allow for immediate occupancy by a private school, daycare operator, or educational institution.

Beyond educational uses, the property offers flexible repositioning potential for medical, therapy, or professional office users seeking a campus-style setting within one of the most affluent and established communities in the Las Vegas Valley.

Located within the Summerlin master planned community, the property benefits from strong surrounding demographics, high household incomes, and continued residential growth that supports long-term demand for educational, healthcare, and professional service facilities.

10100 Banburry Cross Drive represents a rare opportunity to acquire a well-located institutional asset in one of the most desirable submarkets in Southern Nevada.

PROPERTY OVERVIEW:

10100 Banburry Cross Dr | Las Vegas, NV 89144



10100 Banburry Cross Drive is a single story educational facility located within the Summerlin Hospital campus in Las Vegas, Nevada. The property was originally designed for preschool use and features a functional layout that includes multiple classrooms, administrative offices, and outdoor areas.

The building underwent significant improvements in 2016 and remains well suited for educational or institutional use. The surrounding Summerlin area continues to experience strong residential growth, creating long term demand for educational, medical, and professional service facilities.

The property's location within a medical campus environment further enhances its desirability and provides strong synergy with surrounding healthcare services.

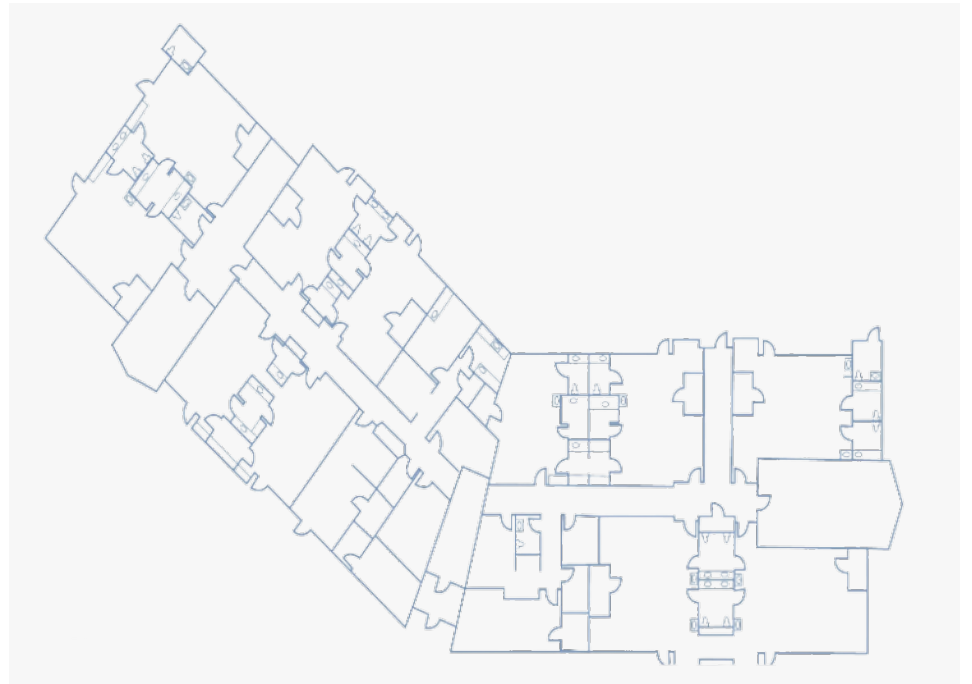


PROPERTY HIGHLIGHTS:

10100 Banburry Cross Dr | Las Vegas, NV 89144



Building Size:	+/- 14,638 SF
Land:	+/- 3.02 Acres
Buildings:	1 Single Story Educational Facility
Year Built/Renovated:	1999/2016
Property Taxes:	+/- \$46,696.77 (2026)
Zoning:	Planned Community (P-C), Las Vegas Jurisdiction
Location:	Summerlin Hospital Medical Center Campus
APNs:	138-30-212-005
Classrooms:	11



INVESTMENT HIGHLIGHTS:

10100 Banburry Cross Dr | Las Vegas, NV 89144



Premier Summerlin Location

Located within the Summerlin master planned community, one of the most affluent and desirable residential areas in Las Vegas.

Adjacent to Major Medical Campus

Positioned within the Summerlin Hospital Medical Center campus, a 454 bed hospital serving the surrounding Summerlin community.

Turnkey Educational Facility

Former preschool facility featuring 11 classrooms, administrative offices, a full kitchen, and resource room, designed specifically for educational operations.

Recent Capital Improvements

Strong Surrounding Demographics

The surrounding Summerlin community features high household incomes and strong population density.

Excellent Regional Access

- ±2 miles to CC-215
- ±4 miles to US-95
- ±8 miles to I-15
- Approximately 20 minutes to the Las Vegas Strip 10100 Banburry Cross Lease

Flexible Future Use Potential

The existing layout allows for a variety of potential uses including:

- Private school
- Daycare or preschool
- Medical or therapy center
- Professional office
- Educational training facility

AERIAL PHOTOS:

10100 Banburry Cross Dr | Las Vegas, NV 89144



PROPERTY PHOTOS:

10100 Banburry Cross Dr | Las Vegas, NV 89144



LOCATION OVERVIEW:

10100 Banburry Cross Dr | Las Vegas, NV 89144

The property is located within the Summerlin master planned community, widely recognized as one of the premier residential and commercial areas in the Las Vegas Valley.

Summerlin features a diverse mix of residential neighborhoods, retail centers, entertainment destinations, and major employment hubs. The area is home to several notable developments including:

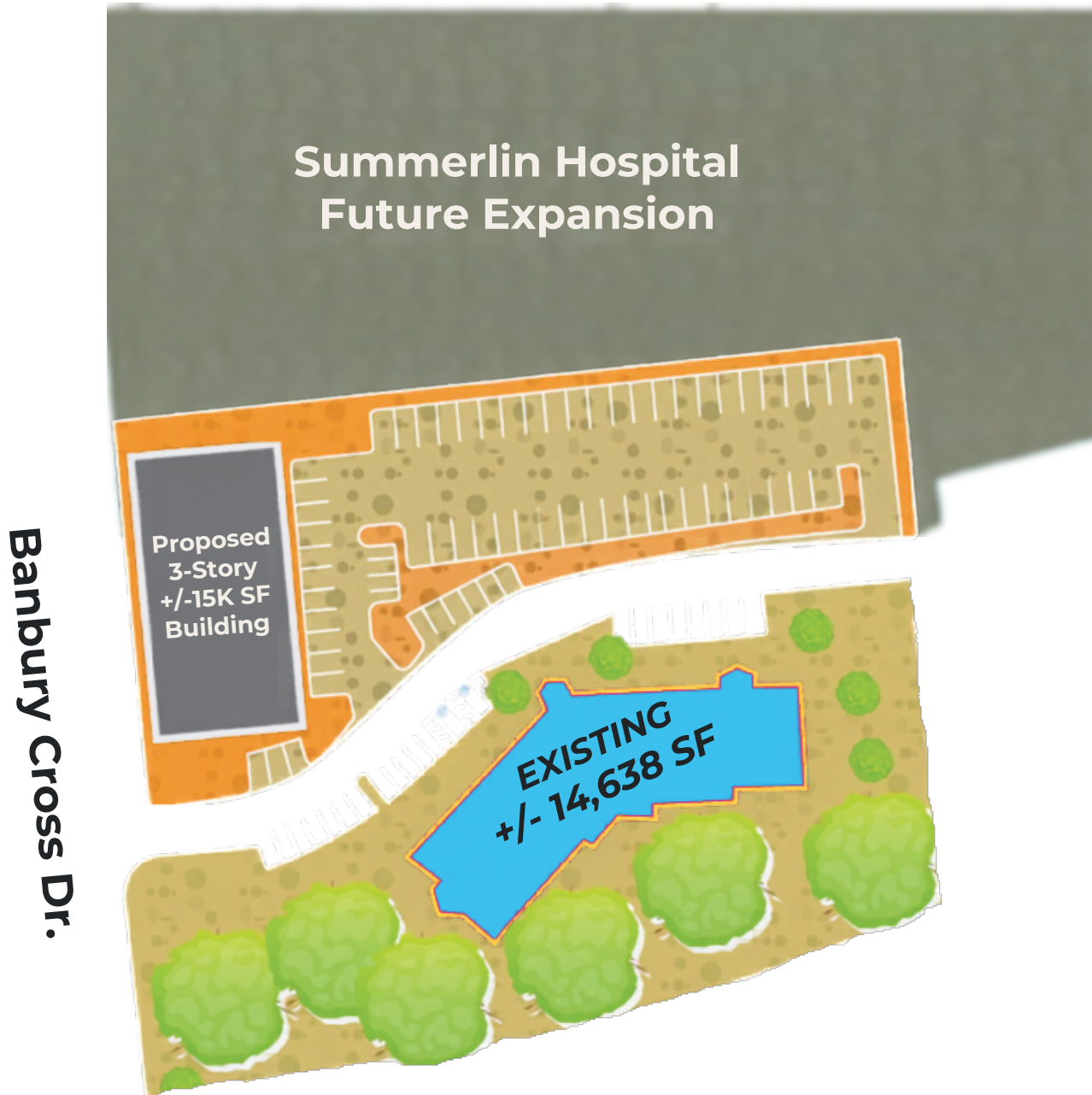
- Downtown Summerlin
- Red Rock Resort and Casino
- Tivoli Village
- Boca Park
- Suncoast Hotel and Casino
- TPC Summerlin Golf Club

The property benefits from convenient access to Summerlin Parkway, a major east west corridor that connects Summerlin to the rest of the Las Vegas Valley. Additional nearby transportation routes include CC-215, US-95, and Interstate 15, providing regional accessibility for employees, visitors, and customers.



SITE PLAN:

10100 Banbury Cross Dr | Las Vegas, NV 89144



FLOOR PLAN:

10100 Banburry Cross Dr | Las Vegas, NV 89144



LOCATION HIGHLIGHTS:

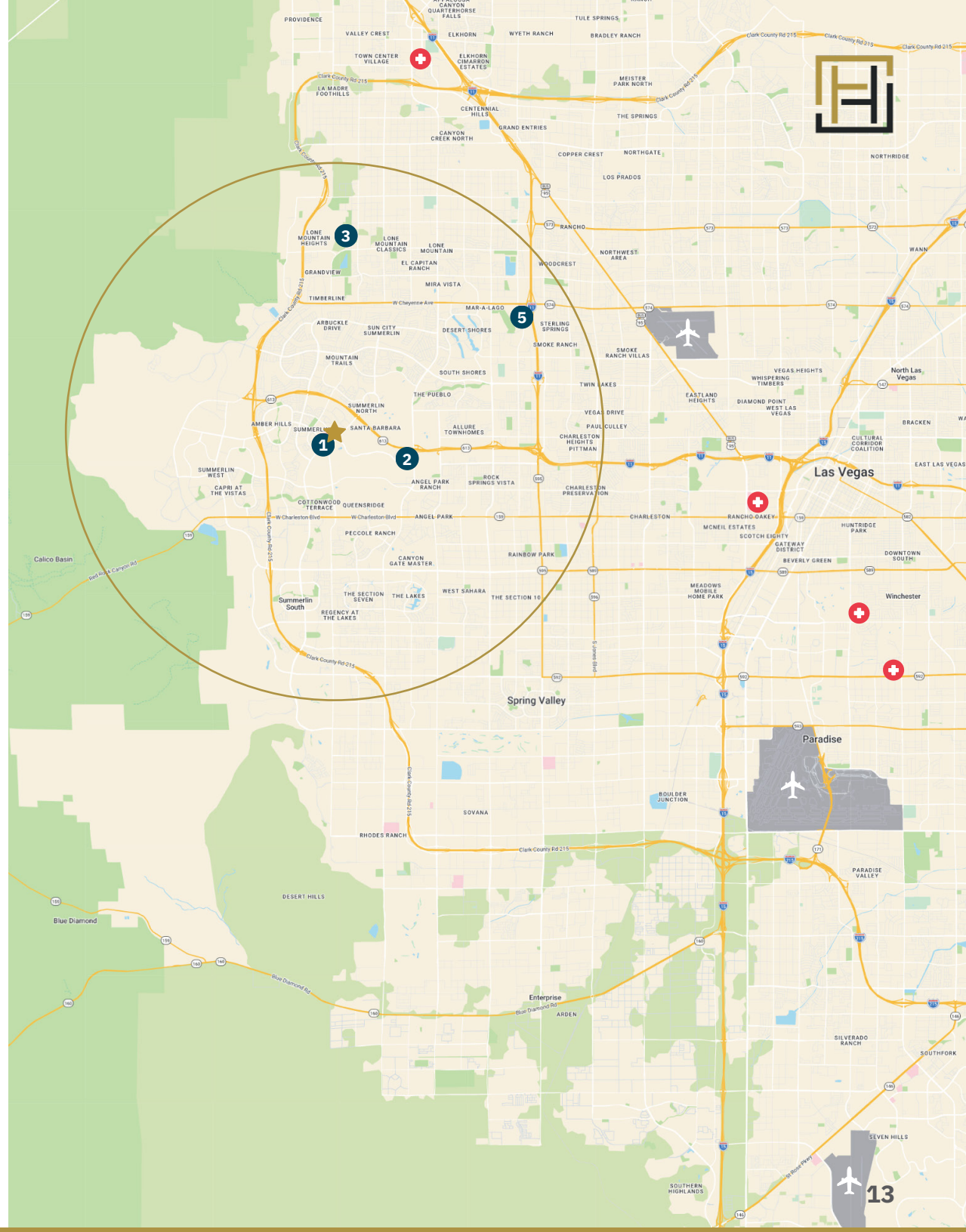
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AMENITIES WITHIN 5 MILES:

10100 Banbury Cross Dr |
Las Vegas, NV 89144

- 1** Summerlin Hospital Medical Center
-0.6 miles
- 2** Angel Park Golf Club
-2.1 miles
- 3** Lone Mountain Park
-4.0 miles
- 4** Canyon Gate Country Club
-4.5 miles
- 5** MountainView Hospital
-5.0 miles



AMENITIES WITHIN 5 MILES

DEMOGRAPHICS:

10100 Banburry Cross Dr | Las Vegas, NV 89144



13,885

Population
1 Mile

0%

Pop Growth
1 Mile

45.7

Average Age
1 Mile

\$107,561

Median HI
1 Mile

140,946

Population
3 Mile

0.37%

Pop Growth
3 Mile

45.7

Average Age
3 Mile

\$101,767

Median HI
3 Mile

330,627

Population
5 Mile

0.34%

Pop Growth
5 Mile

42.6

Average Age
5 Mile

\$87,435

Median HI
5 Mile

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Haltz Commercial Group



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