

FOR SALE

CONFIDENTIAL OFFERING MEMORANDUM

JUNE 2026

±49.75 ACRES



28460 N. US Highway 95
Cactus Springs, NV 89018

EXCLUSIVELY OFFERED BY:

BRAD SAUNDERS

702.326.9934

Brad@SaundersRealtyLV.com

www.SaundersRealtyLV.com



±49.75 Acres



INVESTMENT HIGHLIGHTS

SAUNDERS REALTY, as the exclusive advisor, is pleased to offer an exceptional opportunity to acquire ± 49.75 acres.

Strategically located adjacent to Creech Air Force Base - Home of the Hunters - The 432nd Wing and 432nd Air Expeditionary Wing "Hunters" consist of combat-ready Airmen who remotely fly MQ-1 Predator and MQ-9 Reaper on missions across the globe.

- ❖ Development or Land Investment
- ❖ Perfect 1031 Replacement Property
- ❖ Located in Clark County
- ❖ Bordered on Three Sides by Creech AFB
- ❖ 8.12 Acre-Feet of Water Rights Per Year
- ❖ $\pm 1,300$ Feet of US 95 Frontage
- ❖ 25-Minute Drive to Las Vegas
- ❖ At-Grade Turn Lane
- ❖ Highly Motivated Seller
- ❖ Site Owned Free & Clear
- ❖ List Price \$4,975,000
- ❖ Price Per Acre \$100,000

PROPERTY SUMMARY

- ❖ **ACRES:** ±49.75
- ❖ **ADDRESS:** 28460 N. US Highway 95, Cactus Springs, NV 89018
- ❖ **JURISDICTION:** Clark County
- ❖ **APN:** 058-00-001-006
- ❖ **CURRENT ZONING:** Commercial General (CG) & Residential Single-Family (RS80)
- ❖ **PLANNED LAND USE:** Business Employment (Commercial & Industrial Uses)
- ❖ **WATER:** Artesian Well and 8.12 Acre-Feet of Water Rights Per Year
- ❖ **ELECTRICITY:** NV Energy
- ❖ **SEWER:** No Public Service
- ❖ **NATURAL GAS:** No Public Service
- ❖ **BILLBOARDS:** Ownership Will Transfer to Buyer Upon a Sale

CLARK COUNTY ZONING

CURRENT ZONING

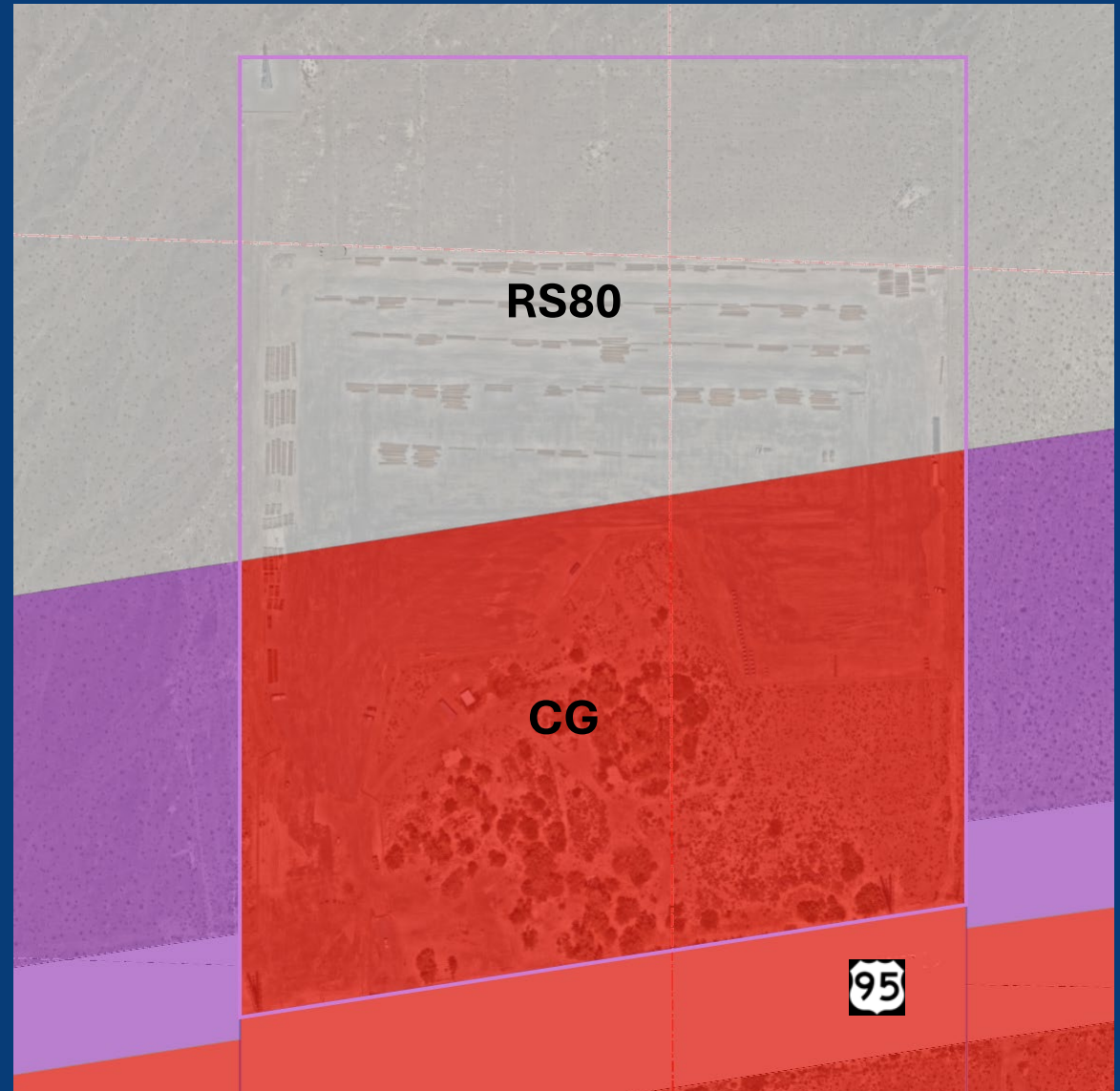
Commercial General (CG)

Residential Single-Family (RS80)

PLANNED LAND USE

Business Employment

(Commercial & Industrial Uses)



LAS VEGAS IS BUSINESS FRIENDLY

NEVADA'S TAX STRUCTURE

- ❖ NO CORPORATE INCOME TAX
- ❖ NO PERSONAL INCOME TAX
- ❖ NO UNITARY TAX
- ❖ NO FRANCHISE TAX
- ❖ NO INVENTORY TAX
- ❖ NO ESTATE TAX
- ❖ NO INHERITANCE TAX

BUSINESS INCENTIVES

- ❖ SALES AND USE TAX ABATEMENT
- ❖ MODIFIED BUSINESS TAX ABATEMENT
- ❖ PERSONAL PROPERTY TAX ABATEMENT
- ❖ DATA CENTER TAX ABATEMENT

NEVADA.

Where Innovation Meets Opportunity.

COMPETITIVE TAX CLIMATE

- Nevada ranks 7th for its exceptional business climate

STRATEGIC LOCATION

- Less than a day's drive to five major U.S. ports serving the Pacific Rim
- Convenient access to key interstates offering efficient and direct routes to major cities and destinations nationwide

BUSINESS FRIENDLY-IT'S IN OUR DNA

- Streamlined regulations
- Low taxes-no corporate or personal income tax
- Supportive ecosystem for entrepreneurs, startups and corporations

SKILLED WORKFORCE

- With a track record of adapting to market shifts and embracing innovation, Nevada's workforce consistently meets evolving industry demands, driving economic growth and sustainability

UNIQUE ADVANTAGE

- Nevada is the only U.S. state that encompasses every facet of the lithium battery economy and life cycle, making it the only location in the world with a complete lithium supply chain

"Realizing Nevada's Electric, Innovative, and Connected Future"



For more information on available business incentives in Nevada visit GOED.NV.GOV

LOCATION OVERVIEW

[CACTUS SPRINGS](#)
[AERIAL MAP LINK](#)

Creech Air Force Base

4,200 personnel that commute to Las Vegas
2-minute drive (2 miles)

Indian Springs

912 residents (Source 2020 U.S. Census)
2-minute drive (2 miles)

The Nevada National Security Site

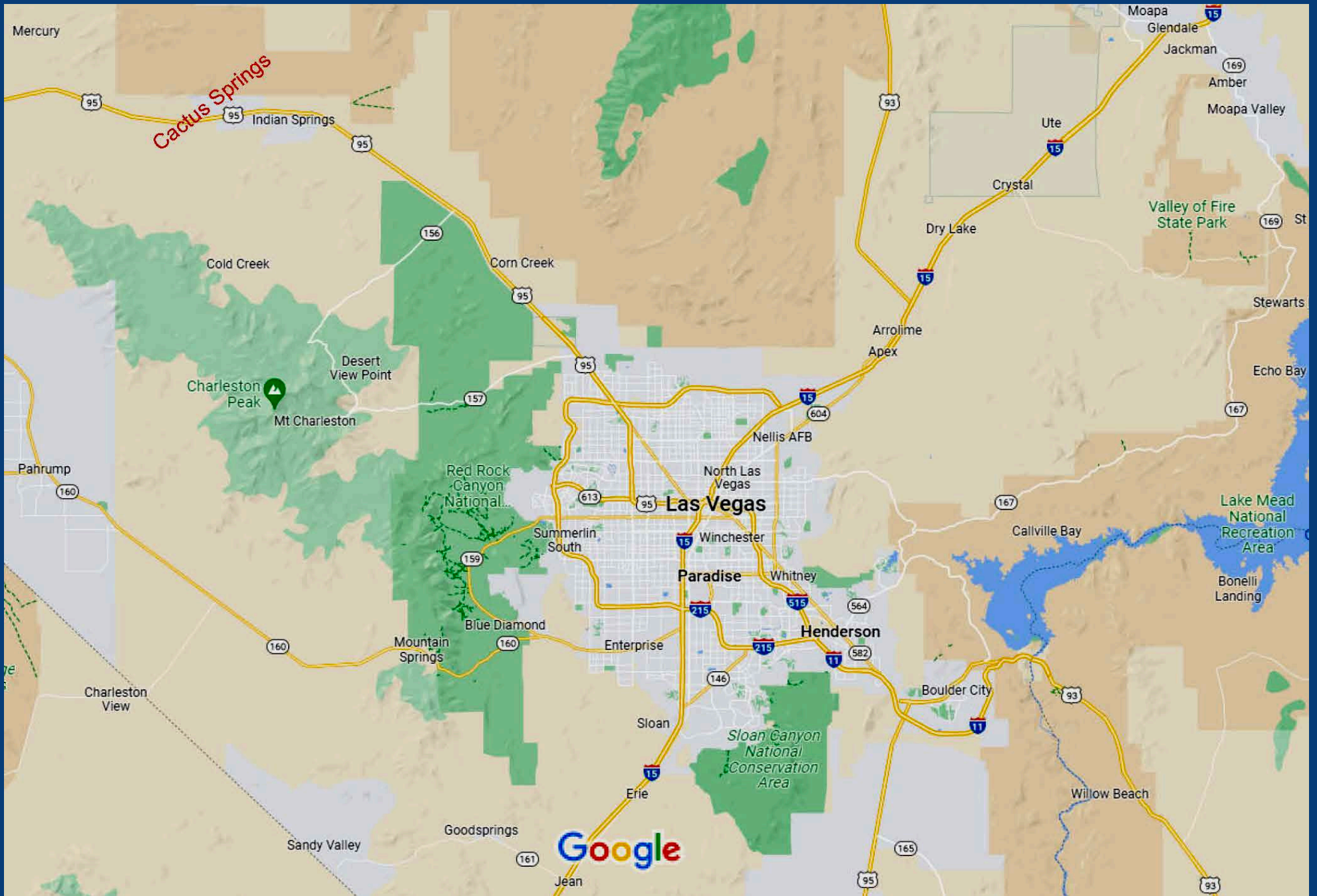
3,000 employees that commute to Las Vegas
10-minute drive (15 miles)

Skye Canyon Master Planned Community

6,500 homes planned
25-minute drive (30 miles)

TRANSIT FROM CACTUS SPRINGS

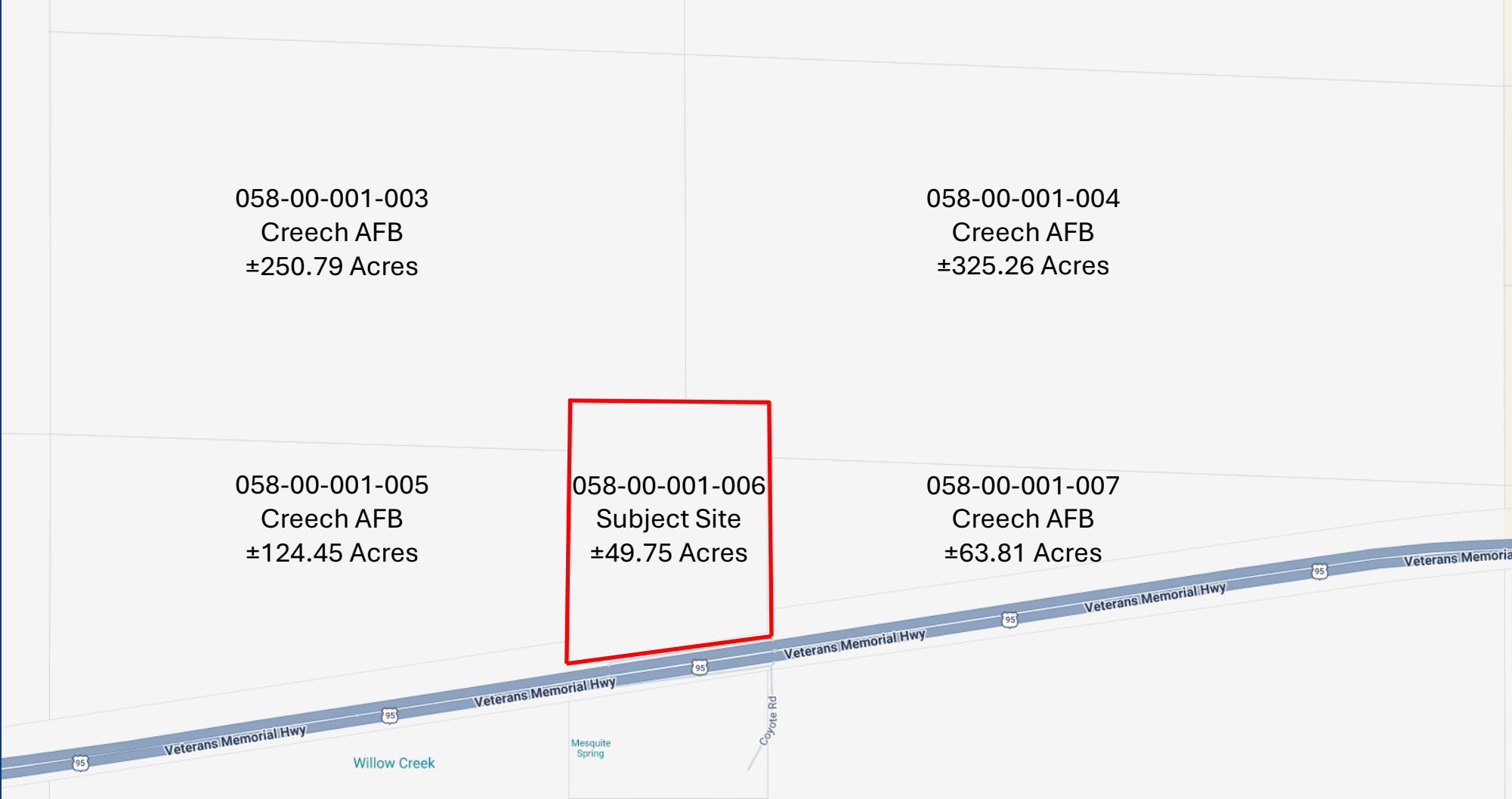
DESTINATION	±MILES
Las Vegas	30
Downtown Las Vegas	46
North Las Vegas	49
Las Vegas Convention Center	50
Los Angeles, CA	312
Port of Los Angeles, CA	326
Phoenix, AZ	345
San Diego, CA	374
Reno, NV	391
Salt Lake City, UT	454
Sacramento, CA	490



Cactus Springs

Google

BORDERED ON THREE SIDES BY CREECH AFB





TURN LANE TO N. CACTUS SPRINGS FRONTAGE ROAD



FRONTAGE ROAD – LOOKING SOUTHEAST



FRONTAGE FENCE – LOOKING SOUTHEAST



LOOKING NORTH



LOOKING SOUTH



LOOKING EAST



LOOKING WEST

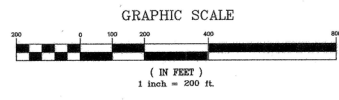
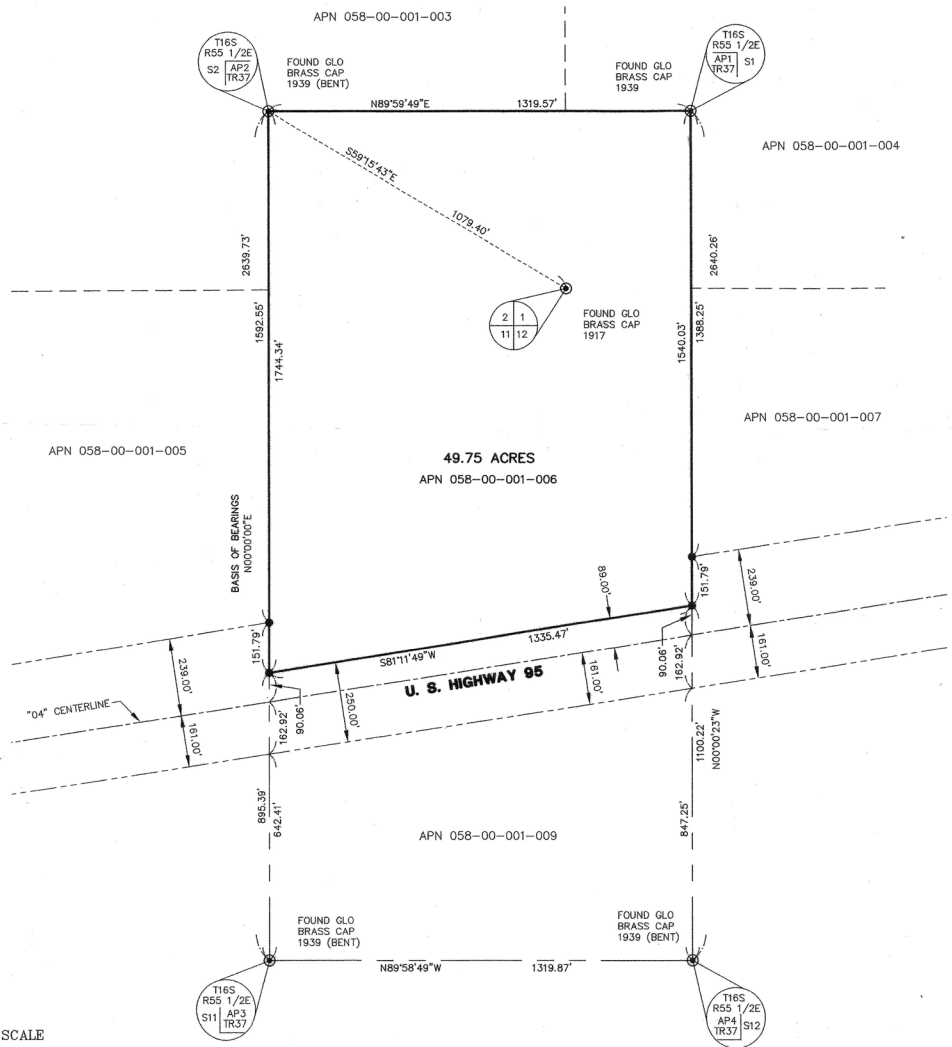
20040721-0002021
 Map Type: Final Map/Parcel
 SV 139 0060
 Survey

LEGEND

- BOUNDARY LINE OF SURVEY
- CENTERLINE
- - - - RIGHT-OF-WAY LINE
- - - - ADJOINING PROPERTY LINE
- APN ASSESSOR'S PARCEL NUMBER
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR AND AL. CAP "VTN PLS 9047"

RECORD OF SURVEY

A PORTION OF TRACT 37
 LOCATED WITHIN SECTIONS 1, 2, 11 AND 12,
 TOWNSHIP 16 SOUTH, RANGE 55 1/2 EAST, M.D.M., CLARK COUNTY, NEVADA



SURVEYOR'S CERTIFICATE

I, SAM LONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR VTN NEVADA, CERTIFY THAT:

1. THIS MAP REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RICHIE CLYNE.
2. THE LANDS SURVEYED LIE WITHIN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 16 SOUTH, RANGE 55 1/2 EAST, M.D.M., CLARK COUNTY, NEVADA. THIS SURVEY WAS COMPLETED ON 7/9/2004.
3. THIS SURVEY COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCE EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. THE MONUMENTS DEPICTED ON THE MAP ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

SAM LONG, P.L.S.
 NEVADA LICENSE NO. 9047



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 0°0'0" EAST BEING THE WEST LINE OF TRACT 37, TOWNSHIP 16 SOUTH, RANGE 55 1/2 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 64 AT PAGE 35.

SURVEY REFERENCES

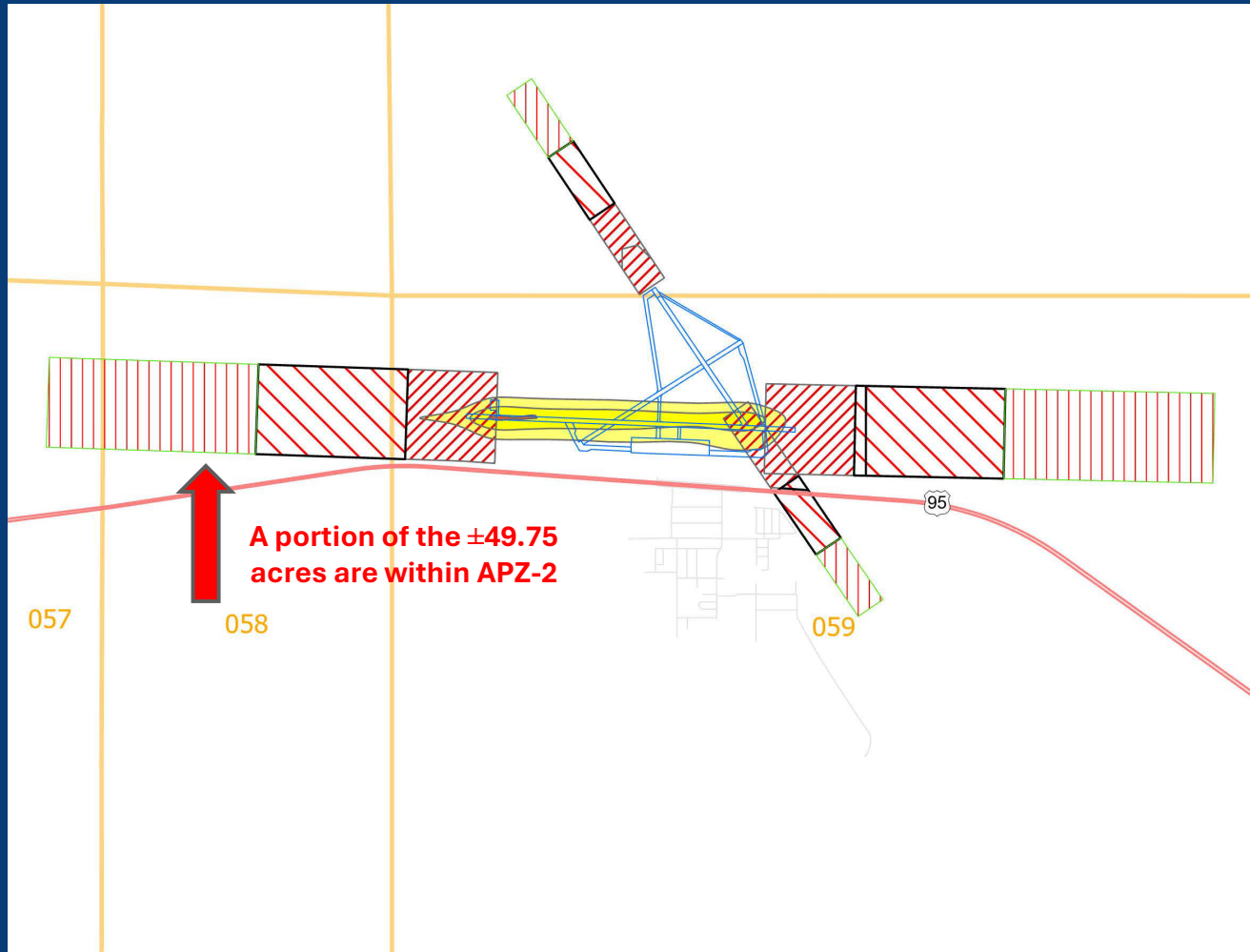
1. RECORD OF SURVEY - FILE 64, PAGE 35
2. RECORD OF SURVEY - FILE 78, PAGE 40
3. NDOT CONTROL SURVEY - W-A-P(A-D)-16(1)
4. NDOT CONTROL SURVEY - FLH-F-095-2(1)
5. BLM SUPPLEMENTAL PLAT OF SECS. 1, 2, 11, & 12 DATED: AUGUST 31, 1937

COUNTY RECORDER'S NOTE

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, N.R.S. 278.5695.

		CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89102 (702) 673-7500 FAX (702) 362-2597	
RECORD OF SURVEY A PORTION OF TRACT 37 LOCATED WITHIN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 16 SOUTH, RANGE 55 1/2 EAST, M.D.M., CLARK COUNTY, NEVADA		NO. <u>0002021</u> FILED AT THE REQUEST OF : VTN NEVADA DATED <u>7-21-04</u> AT <u>11:01 AM</u> FILE <u>139</u> PAGE <u>0060</u> OF SURVEYS OFFICIAL RECORDS BOOK, NO. <u>20040721</u> CLARK COUNTY, NEVADA RECORDS FRANCES DEANE, RECORDER FEE \$ <u>81.09</u> DEPUTY <u>KCP</u>	
SCALE: 1" = 200'	W.O. # 6441	DATE: 7/9/2004	SHEET OF
FILE: C:\6441\WOS	DRN. BY: KAK	REV.	1 1
V6441R02.DWG	OKD. BY: SL	REV.	

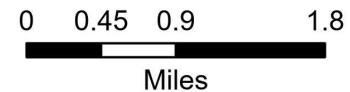
Creech Air Force Base Airport Environs Overlay Map



- | | |
|----------|----------------|
| Airports | Noise Subzones |
| AE-RPZ | AE-65 |
| APZ-1 | AE-70 |
| APZ-2 | AE-75 |

Date Prepared: August 2, 2023

This information is for display purposes only.
No liability is assumed as to the accuracy of the
data delineated herein.



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JUNE 2026

CONFIDENTIALITY & DISCLAIMER

The information contained in this Offering is provided solely for the purpose of giving a general overview and generating preliminary interest in the subject property. It is not intended to include all material details and should not be considered a substitute for a comprehensive due diligence review.

While the information has been obtained from sources deemed reliable, Saunders Realty makes no representations or warranties, express or implied, regarding its accuracy, completeness, or suitability for any purpose. All information is provided “as is,” and Saunders Realty expressly disclaims any and all liability for errors, omissions, or inaccuracies.

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AZ License # BR714477000

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