

NWC
LAS VEGAS BLVD
CACTUS AVE

Land For Sale ±16.57 Acres

±14.68 Acres

Planned Medical Development

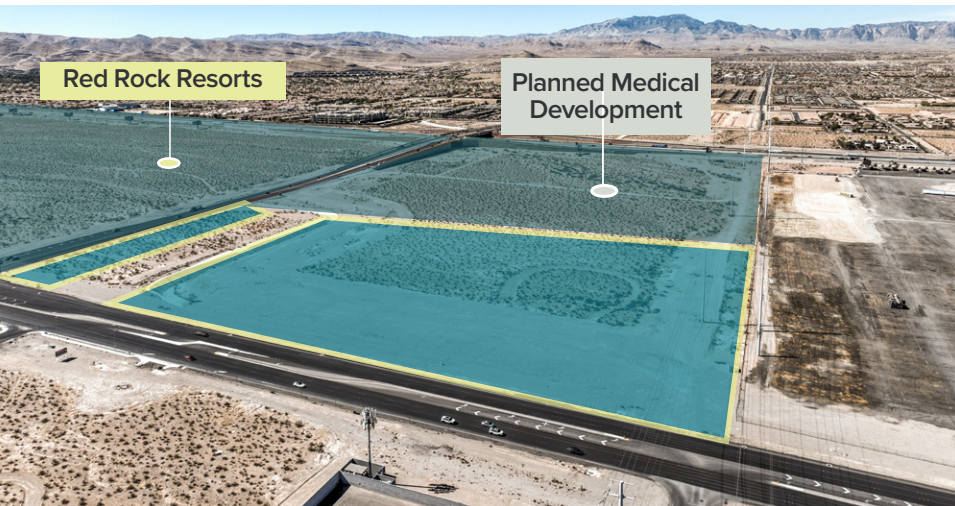
±1.89 Acres

CBRE

NWC SOUTH LAS VEGAS BOULEVARD & EAST CACTUS AVENUE | LAS VEGAS, NV 89183

Property Overview

Address	NWC South Las Vegas Boulevard & East Cactus Avenue, Las Vegas, NV 89183
Market/Submarket	South Las Vegas Submarket
Lot Size	±16.57 Acres Las Vegas Blvd Frontage ±1,100 feet Cactus Avenue Frontage ±600 feet



CBRE is pleased to present a rare opportunity to purchase a +/- 16.57-acre site on the northwest corner of South Las Vegas Boulevard and West Cactus Avenue. Located in a high-growth corridor, the property is adjacent to the future Red Rock Resorts site and down the street from the highly anticipated Brightline West Las Vegas Station. The site features over 1,100 feet of frontage along South Las Vegas Boulevard and 600 feet along West Cactus Avenue. Situated directly off the I-15/Cactus Avenue Interchange, the property offers exceptional visibility from both the I-15 and South Las Vegas Boulevard.

Property Highlights



Unpriced - Inquire with Broker



±16.57 Acres



Zoned CR (Commercial Resort) - Clark County Unincorporated



Access via South Las Vegas Boulevard & West Cactus Avenue



Adjacent to the future Red Rock Resorts site



Located at the signalized intersection on the northwest corner of South Las Vegas Boulevard and West Cactus Road



Features ±1,100 feet of frontage along South Las Vegas Boulevard and ±600 feet of frontage along West Cactus Avenue

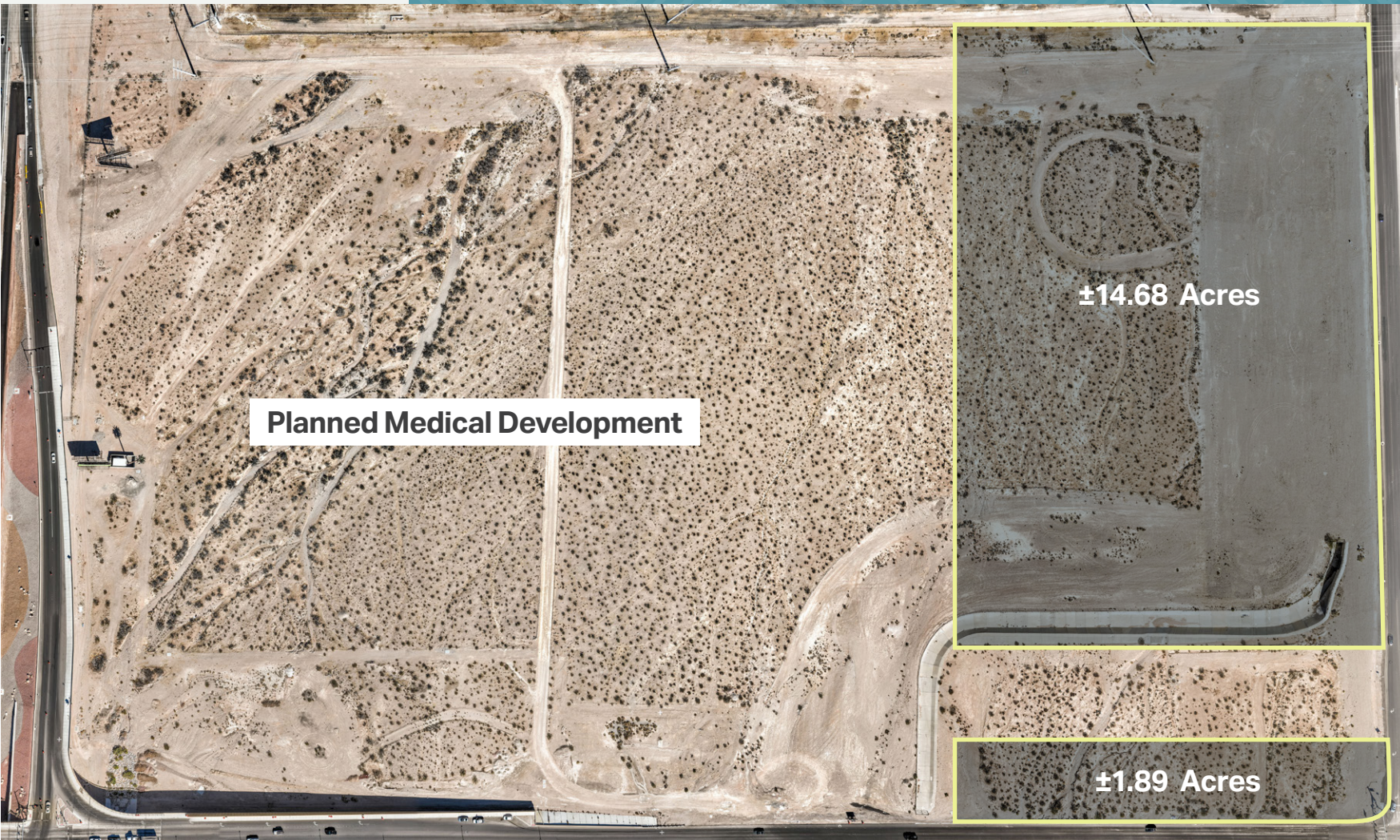


Exceptional visibility from South Las Vegas Boulevard and the I-15



Parcel #:

- 177-29-801-004
- 177-29-801-011
- 177-20-801-007 (a portion of)
- 177-29-801-012
- 177-29-801-010
- 177-29-801-020



Demographics

3 Miles

5 Miles

Population	125,855	274,018
HH Income	\$113,625	\$119,398
Businesses	1,879	8,138
Employees	22,906	92,453

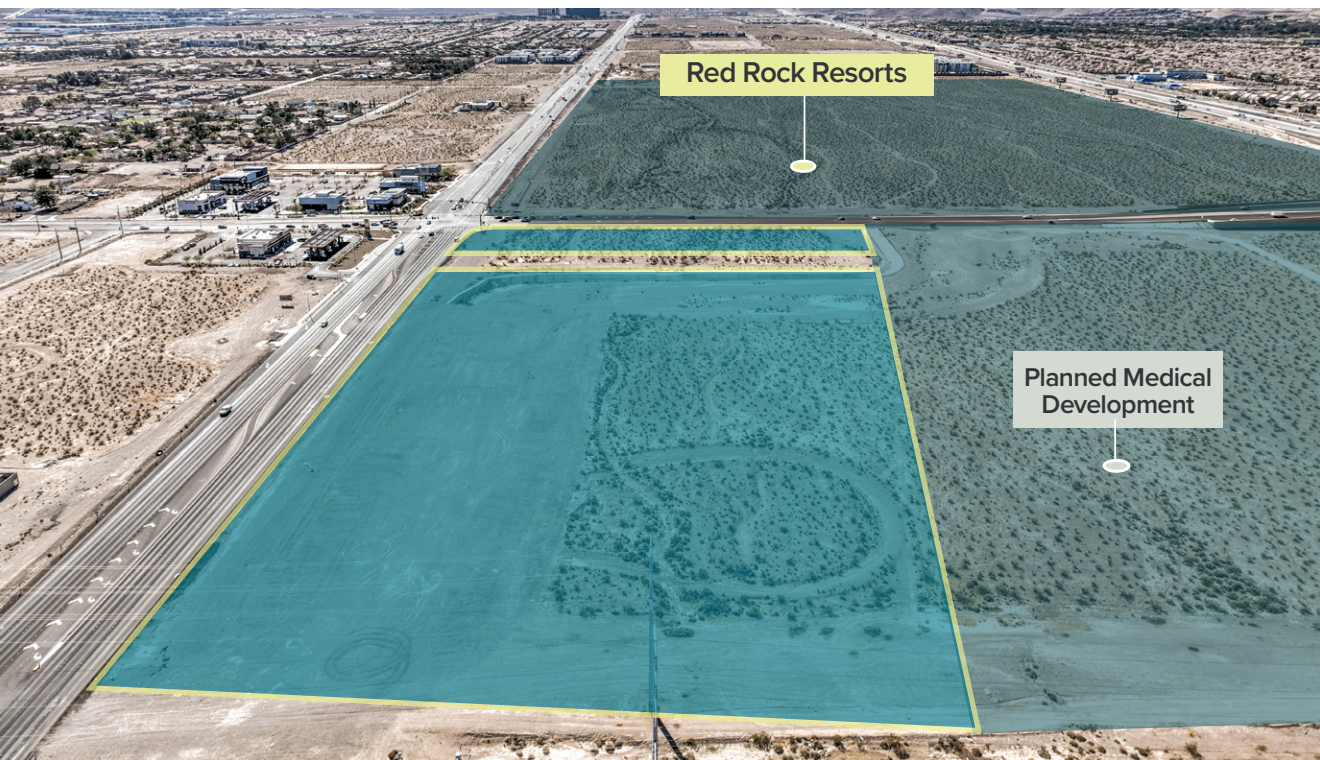
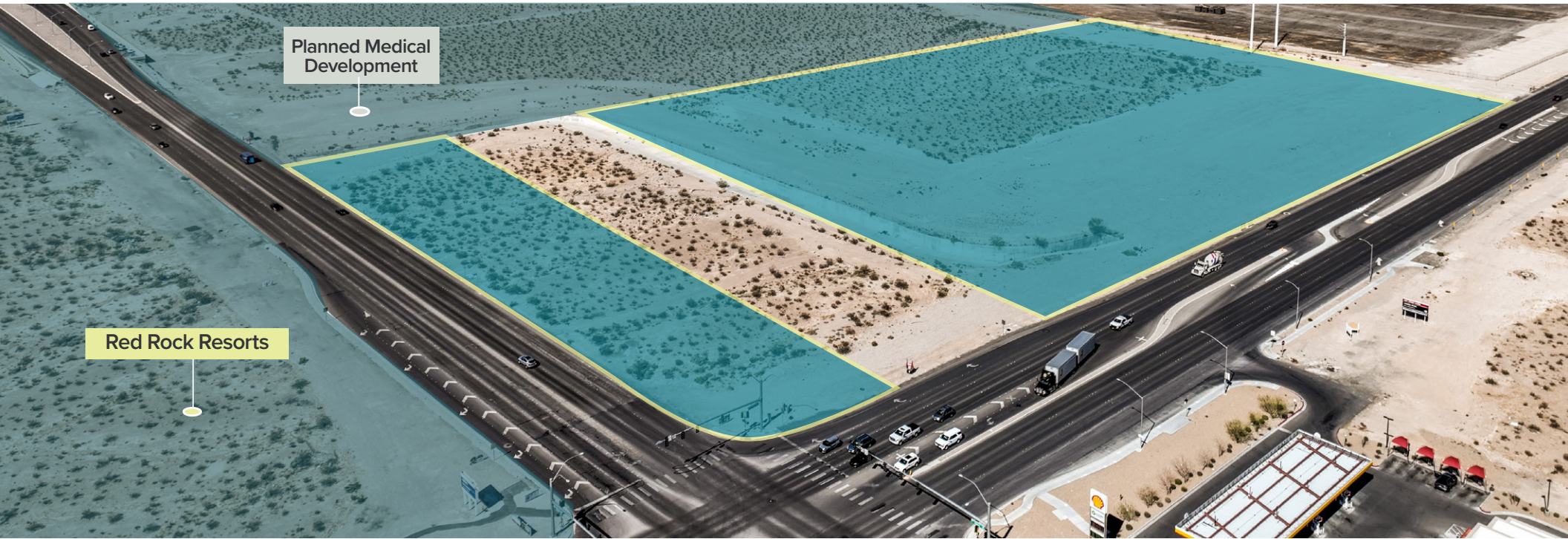
Traffic Counts

I-15 & N. of Cactus Ave	124,000 CPD
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Surrounding Area



Parcel Gallery



Las Vegas Market Snapshot

We're
#1!

Nevada/Las Vegas #1 Rankings

Las Vegas – Top Travel Destination for Americans
(Family Destinations Guide, 2023)

Las Vegas – Top Destination for Relocating Homeowners
(Redfin, 2023)

Nevada – Job Growth
(U.S. Bureau of Labor Statistics, 2023)

UNLV – Most Diverse University for Undergraduates
(U.S. News & World Report, 2021)

Notable Accolades

#2 **Nevada's population growth U.S. ranking**
(U.S. Census Bureau, 2020)

#7 **State Business Climate Index**
(Tax Foundation, 2023)

#8 **Best state to start a business**
(Wallethub, 2023)

#8 **Quality of infrastructure - Nevada**
(U.S. News & World Report, 2023)

Quality of Life



294 Average Sunny Days



15 National Parks & Forests



6 State Parks

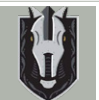


53 Golf Courses

Sports Teams



NHL (Golden Knights)



AHL (Henderson Silver Knights)



NFL (Las Vegas Raiders)



NLL (Las Vegas Desert Dogs)



WNBA (Las Vegas Aces)

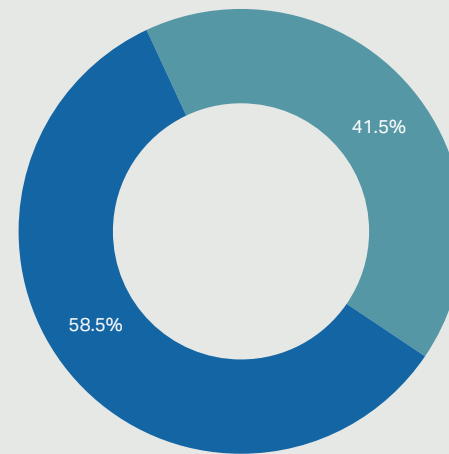


MILB (Las Vegas Aviators Oakland A's affiliate)



USLC (Las Vegas Lights)

58.5% Home Ownership Rate



Renters	41.5%
Home Owners	58.5%

Source: Oxford Economics 2023



Las Vegas MSA
Average Home Value:
\$443,826

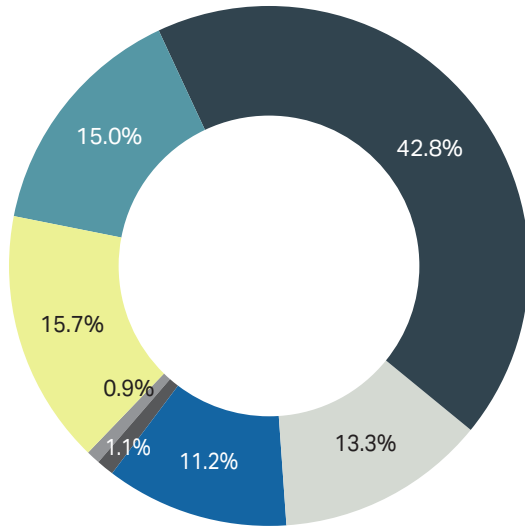
Source: ESRI, Oxford Economics 2023

Who We Are

Smart & Diverse

Las Vegas has a diverse demographic and has experienced an influx in in-migration, as individuals seek a market that offers low costs and direct access to recreation and culture.

Race & Ethnicity

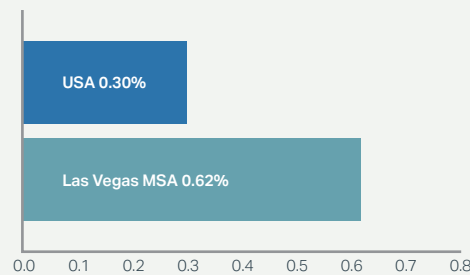


- White | 42.8%
- Black/African American | 13.3%
- Asian | 11.2%
- American Indian | 1.1%
- Native Hawaiian/Other Pacific Islander | 0.9%
- Other Race | 15.7%
- Two or More Races | 15.0%



Las Vegas MSA population
2,359,915
ESRI

% Annual Population Growth (2023-2028)



Source: ESRI

Household Income Levels Las Vegas Metro (2023)

Under \$15,000	10.6%
\$15,000-\$24,999	7.4%
\$25,000-\$34,999	8.6%
\$35,000-\$49,999	11.4%
\$50,000-\$74,999	17.3%
\$75,000-\$99,999	12.9%
\$100,000-\$149,999	15.6%
\$150,000-\$199,999	7.9%
\$200,000 and Over	8.3%

Source: ESRI

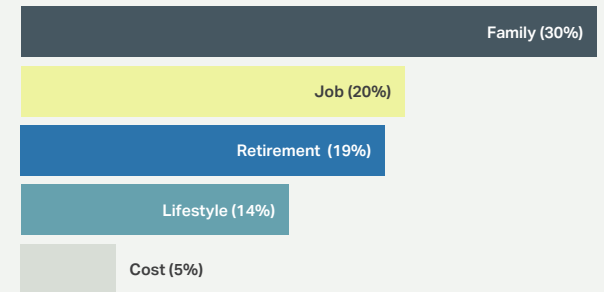
Young Workforce

Median Age

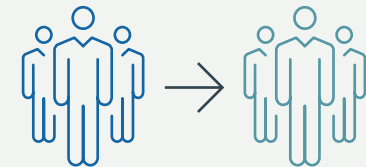
Nevada	37.3 Years
U.S.	39.1 Years

Source: ESRI

Clark County Population 2023 Primary Reasons for Moving to Nevada



Source: United Van Lines 2023 National Movers Survey



Consistent Levels of In-Migration

2024:	17.27%
5-year forecast:	20.6%

Source: Oxford Economics

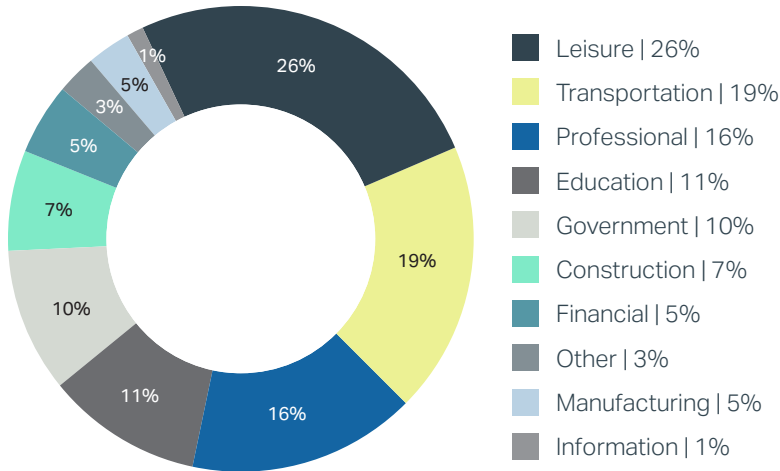
Market Overview

How We Work

A Thriving Knowledge Economy

Sectors % Of Overall Employment

November 2023, %



Top Employers

Employers	Employees
1 MGM Resorts International	74,500
2 Cox Holdings, Inc.	55,000
3 Caesars Entertainment	54,000
4 Las Vegas Sands	46,000
5 Johnson Electric	40,000
6 Wynn Resorts	30,200
7 MGM Hospitality	30,000
8 Boyd Gaming	25,000
9 Clark County School District	17,820
10 IGT	12,000

Employers	Employees
11 Station Casinos	11,600
12 Hempworx Official	10,001
13 Scientific Games	9,000
14 Diamond Resorts	8,174
15 Red Rock Resorts	7,800
16 Party Gals	7,500
17 Marshall Retail Group/ InMotion	7,500
18 Action Messenger Service	7,500
19 MetricFox	7,500
20 Golden Entertainment	6,940

Education Attainment

High School Diploma	24.8%	Associate's Degree	9.6%
Some College	21.0%	Bachelor's Degree	19.0%

Source: ESRI



1,007,260 991,500
 December 2023 December 2021
 Source: U.S. Bureau of Labor Statistics

#7

The Tax Foundation 2024 State Business Tax Climate Index ranks Nevada #7 best state in the U.S.

Source: The Tax Foundation

#16

Las Vegas ranked 16th on CBRE's "The Next 25 Tech Markets to Watch" list.

Source: CBRE 2023 Scoring Tech Talent

One of the Nation's Most Tax-Friendly States



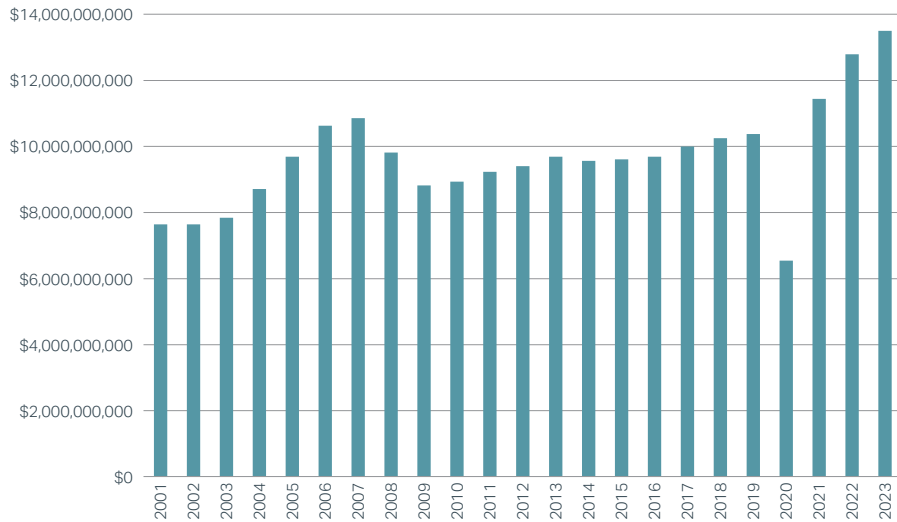
- ✓ No Corporate Income Tax
- ✓ No Personal Income Tax
- ✓ No Franchise Tax on Income
- ✓ No Inheritance or Gift Tax
- ✓ No Unitary Tax
- ✓ No Estate Tax

Our Economy

Las Vegas, is a known as the “Entertainment Capital of the World.” This vibrant city offers a unique experience for visitors, with a large variety of entertainment, dining, shopping and resort options.

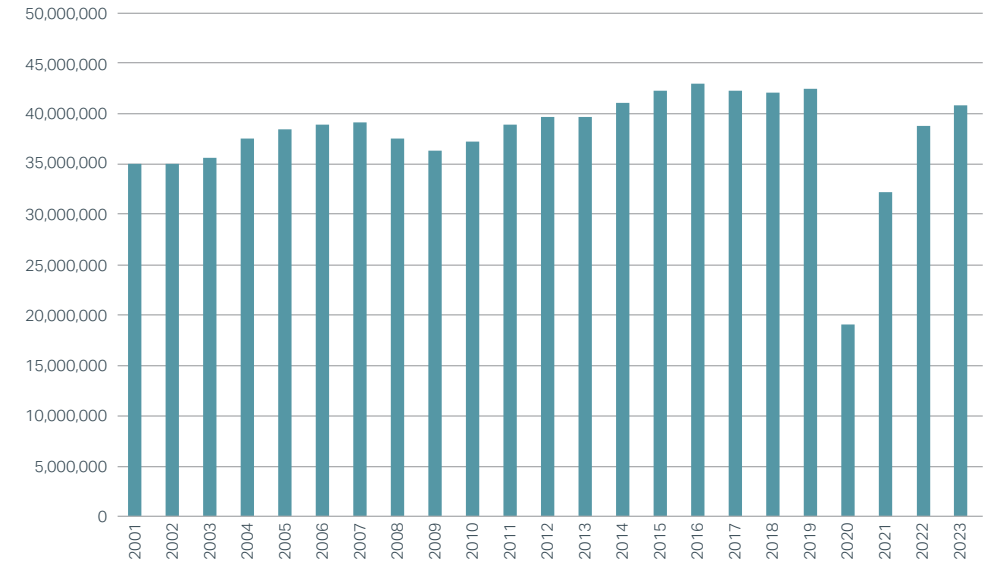
Clark County Gaming Revenue

(2001 – 2023, \$)



Visitor Volume

(2001 – 2023, No.)



Visitors to Southern Nevada

40.8M
2023 Total
Visitors

\$13.5B
Total Gaming
Revenue 2023



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LAS VEGAS, NV 89183

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