



\$3,875,000 **ASKING PRICE**

4.04 NET AC
TOTAL SIZE

191-19-601-008

APN: #

Business Employment (BE)
PLANNED LAND USE

To Be Verified UTILITIES



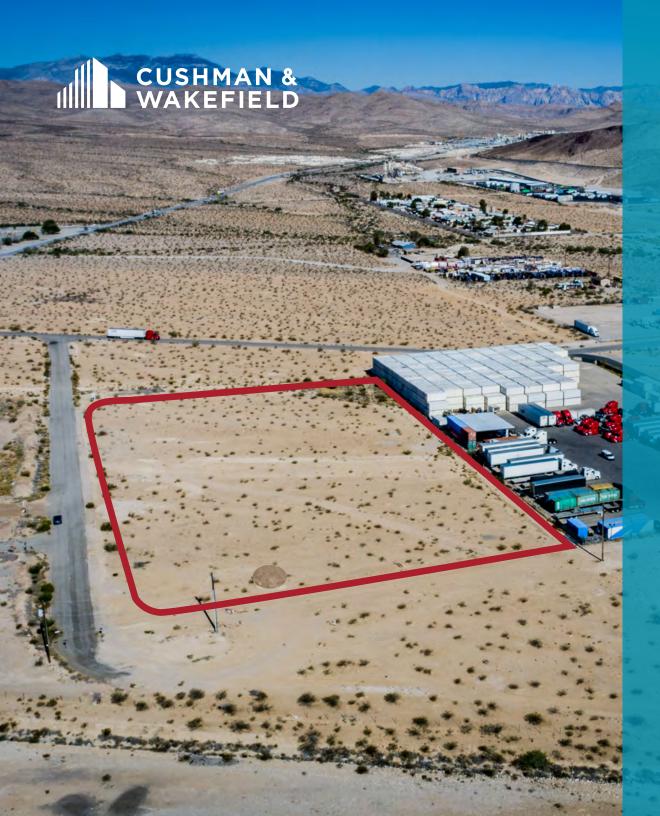
HIGHLIGHTS

- Great development site, Prime I-15 Frontage with immediate access to the freeway via Sloan Interchange.
- Situated at the southern edge of the greater Las Vegas metropolitan area, this 4 acre parcel is strategically located for a one-day turnaround from Southern California and easy access to other major southwest markets.
- Within 5 minutes of an abundance of amenities including eateries, shopping, and rooftops.

- Pro-business environment with favorable tax structures and an abundance of labor, with a population of 165,000+ within 15 minutes.
- Located north of Sloan, within the West Henderson submarket, which is a growing epi-center for e-commerce and logistics users in the region given its proximity to the California state line.
- Neighboring the 1,940-acre master-planned Inspirada community, M Resort & Casino, the Las Vegas Raiders Headquarters & Practice Facility, and Henderson Executive Airport.

AMENITIES MAP





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