

AVAILABLE FOR SALE

# 4.04 NET ACRES

LAS VEGAS, NV 89054





# PROPERTY INFORMATION

Henderson  
3 Miles



\$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.









**CUSHMAN &  
WAKEFIELD**

**Greg Tassi, SIOR**  
Executive Managing Director  
greg.tassi@cushwake.com  
+1 702 605 1713  
cushmanwakefield.com

**Nick Abraham**  
Director  
nick.abraham@cushwake.com  
+1 702 605 1738  
cushmanwakefield.com

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