

LAND FOR SALE

CACTUS & AMIGO

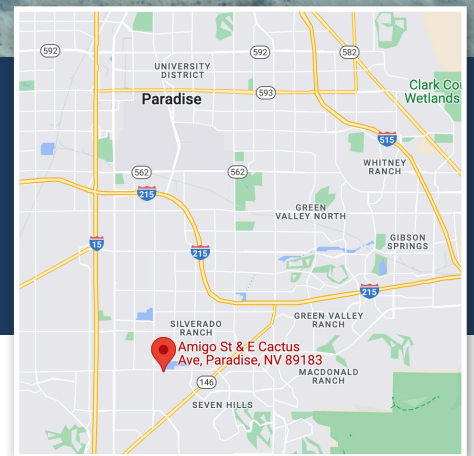
LAS VEGAS, NV 89183



**SUBJECT LOT:
2.12 AC**

**1.78 AC NOT A PART,
ALSO FOR SALE**

PRICE: \$2,250,000 | 2.12 AC
SOUTHEAST OF CACTUS & AMIGO 89183
PRICE: \$5,000,000 | 3.9 AC COMBINED C-1



FOR MORE INFO, PLEASE CONTACT:



Kaylee Cho
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KAYLEE CHO
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& DEVELOPMENT

kw Keller Williams
COMMERCIAL
LAS VEGAS

PROPERTY DESCRIPTION



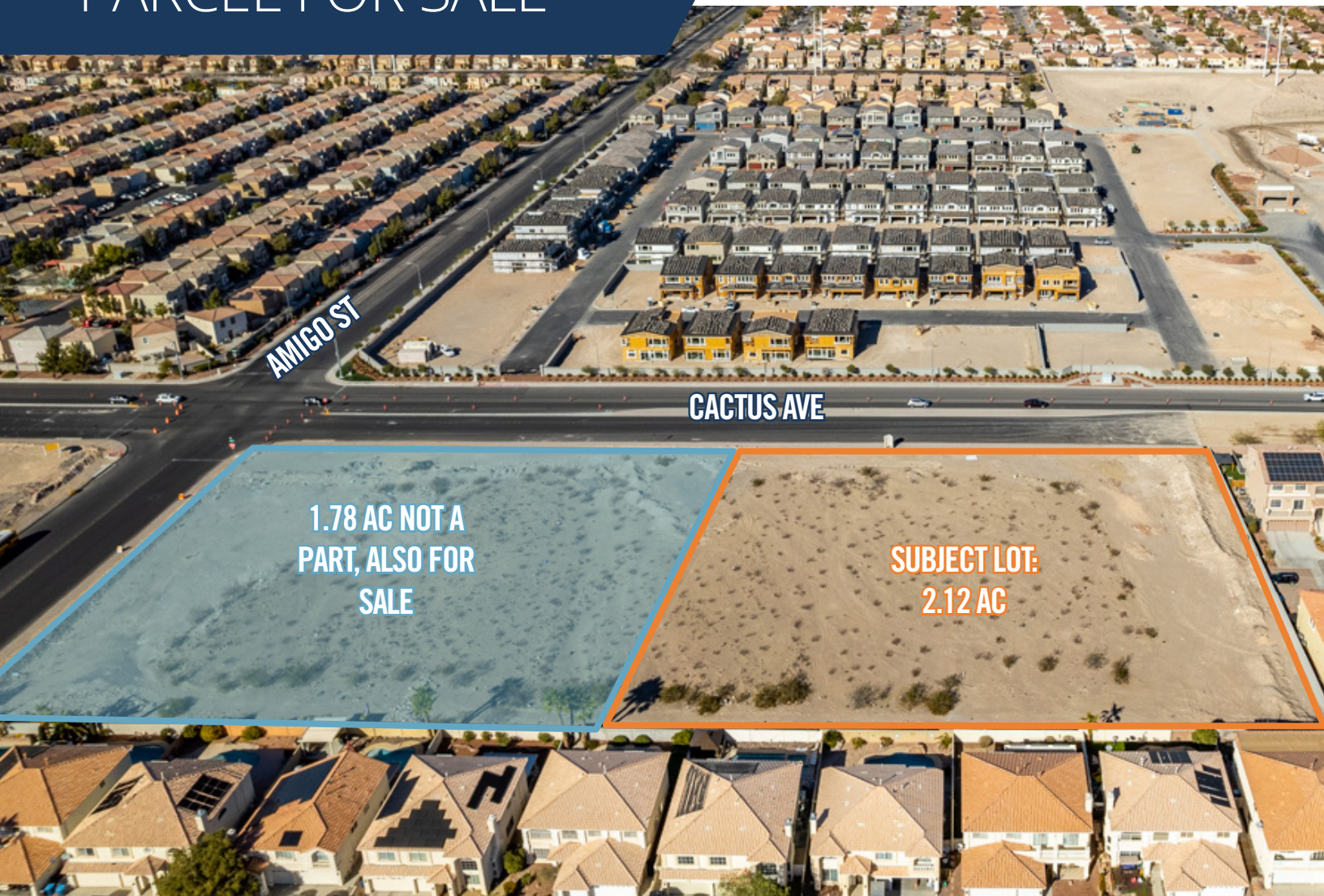
Keller Williams Realty Las Vegas is pleased to introduce a great development opportunity on Cactus and Amigo. This 2.12 AC +/- is zoned for C-1 providing great potential to be a retail strip center, office complex, residential, or other special purpose uses. The parcel is centrally located and connected to I-15 from the Cactus exit, surrounded by fully developed residential areas including Silverado Ranch, and proximity to multiple Henderson's master planned communities such as Seven Hills, Anthem Inspirada, and Green Valley. The location also offers many shopping and retail centers including Costco on St Rose Pkwy.

1.78 AC Southeast corner zoned for C-1 is also for sale at \$2.75M by another broker. The 3.9 AC combined lot asking \$5M offers more flexibility on access from both streets and larger buildable square footage. More information is available in the next page or contact the listing broker for more information.

PROPERTY OVERVIEW

Price:	\$2,250,000 (\$1,061,321/AC)
Location:	Southeast of Cactus & Amigo
Size:	2.12 AC
APN:	177-34-101-003
Planned Use:	Neighborhood Commercial (NC)
Zoning:	General Commercial (C-1)
Jurisdiction:	Clark County

ADJACENT PARCEL FOR SALE



Unlock a rare and exclusive opportunity with the combined sale of two exceptional land lots totaling 3.9 acres, offered at a compelling price of \$5,000,000. This executive offering presents a canvas of possibilities for the astute investor or visionary developer.

***ADJACENT PARCEL LISTED BY:**

Pete Kalkas

Rothwell Gornt Companies
1700 W. Horizon Ridge Suite 102
702.328.5623 | Kalkasrealstate@gmail.com

APN	ZONING	SIZE	ASKING
177-34-101-003 (Subject)	C-1	2.12 AC	\$2,250,000
177-34-101-002*	C-1	1.78 AC	\$2,750,000
Total:		3.90 AC	\$5,000,000



AERIAL OVERVIEW



Las Vegas Strip
HARRY REID INTERNATIONAL AIRPORT



Cactus Ave
Freeway Exit

LAS VEGAS BLVD

S EASTERN AVE

CACTUS AVE

ST ROSE PKWAY

ST ROSE PKWAY

Silverado Ranch

Eastern & St. Rose Pkwy

SEVEN HILLS
HOSPITAL

Dignity Health
St. Rose Dominican

Seven Hill Master
Planned Community

Anthem Master
Planned Community

Inspirada Master
Planned Community

HND
HENDERSON EXECUTIVE AIRPORT

Google



Green Valley Master
Planned Community



LOCATION, DEMOGRAPHICS & MARKET ANALYSIS

Las Vegas forever stands as one of the top business destinations, constantly creating initiatives to attract and retain new business and trade shows.

The city's diverse non-gaming features and activities continues to strengthen and has far surpassed gambling demand. One such driver is the unparalleled convention and meeting space capacity, In 2019, Las Vegas held over 21,000 conventions and hosted over 6.6 million convention delegates.

Las Vegas has more than 12 million square feet of convention and meeting space on and moments from the Las Vegas Strip.

320 days of sunshine, state-of-the-art facilities, and world-class dining and accommodations. These are just a few things that have made Las Vegas the world's No. 1 trade show destination for the last 26 years.



LAS VEGAS ECONOMIC HIGHLIGHTS

In just over a century, Las Vegas has gone from a whistle-stop on the train from Salt Lake City to LA to a city of more than 2 million people and the greatest resort destination in the world.

Las Vegas has made spectacular growth one of its hallmarks. Here are just a few of the highlights for our economy:

2.3 Million

Southern Nevada Residents

42.5 Million Visitors (2019)

Las Vegas Convention and Visitors Authority

56,000 Private Businesses

Nevada Department of Employment, Training and Rehabilitation

150,259 Hotel Rooms

Las Vegas Convention and Visitors Authority

\$15B in Project Investments

Applied Analysis

Home to Prestigious Companies

7 Fortune 1000 Companies Headquartered In Las Vegas

Top State for Economic Growth Potential

Business Facilities (2018)

2nd Busiest Airport in U.S.

McCarran Airport Annual Report (2017)

Best Economic Health Ranking in the U.S.

Forbes American Dream Index (2017)

New Home to Sports Teams

Las Vegas Raiders, Golden Knights, Aviators, Aces, and on the radar for professional baseball and basketball teams



The Las Vegas Metro area continues to grow as a result of its high rankings for quality of life, job and population growth, and healthy business climate.

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