

For Sale

# Rare ± 4.06 AC Infill Land Opportunity in West Henderson



SWC Amigo St. & E. Bruner Ave.  
Henderson, NV 89044

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## Listing Snapshot



### Contact Broker

Sale Price



### Industrial Park (IP)

Zoning



### ± 4.06 AC

Fully Entitled Land

## Property Highlights



### Prime Location:

- Situated at the SWC of Amigo St. and E. Bruner Ave. in the highly desirable West Henderson submarket.



### Strategic Access:

- Close proximity to major transportation routes, including St. Rose Parkway, I-15, and 215 Beltway, providing easy connectivity throughout the Las Vegas Valley and to California



### Excellent Visibility:

- Benefiting from the highly trafficked St. Rose Pkwy. boasting ± 44,000 CPD. This site has excellent visibility with ± 551 ft. frontage on Amigo St. and ± 262 ft. frontage on E. Bruner Ave.



### APN:

- 191-10-101-001



### Rare Infill Opportunity:

- ± 4.06 AC of developable land in a rapidly growing and established area.
- Fully entitled and permit ready for a ± 80,820 SF freestanding, class A industrial facility.









## Nearby Amenities





# West Henderson Demographics

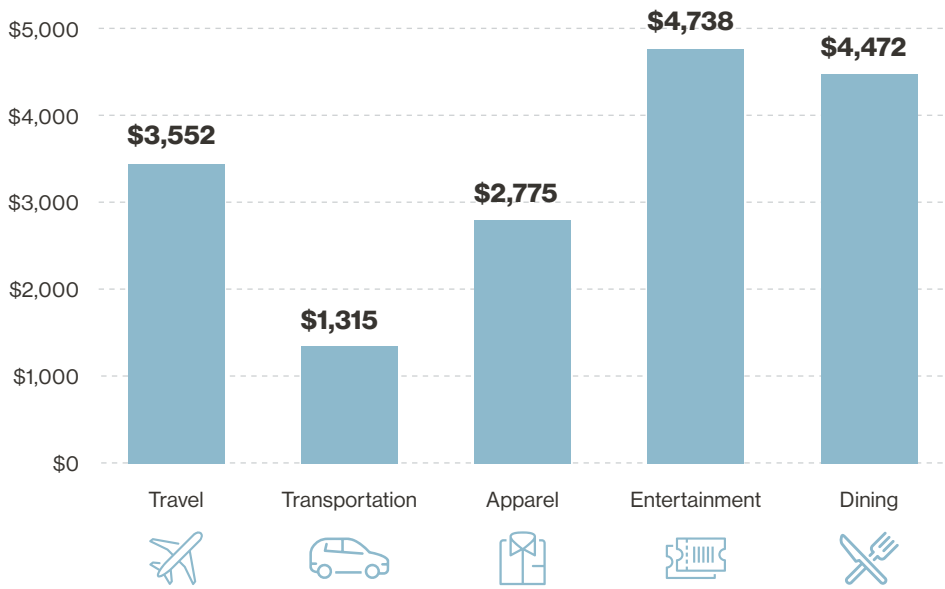
West Henderson has emerged as a premier destination for luxury living in the Las Vegas Valley.

 <b>216K</b> Population	 <b>184+ Miles</b> of Award Winning Trails
 <b>± 68,928 AC</b> Total Community Acreage	 <b>43,839</b> Total Employees
 <b>\$130K</b> Average HHI	 <b>20+</b> Neighborhood Parks
 <b>\$490K</b> Median New Home Price	 <b>3.11%</b> 2024-2029 Population Growth

## Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household













# Transportation & Infrastructure

This site will benefit from the improvements of NDOT's I-15 South Project:

- **Future freeway access directly to the site**
- Widening I-15 from six to eight general-purpose lanes between Sloan Road and St. Rose Parkway
- Expanding and restriping I-15 from six to 10 general-purpose lanes between St. Rose Parkway and Blue Diamond Road
- Adding an HOV lane in each direction between St. Rose Parkway and Blue Diamond Road
- Resurfacing bridges and preserving pavement at the Blue Diamond Interchange
- Constructing 10 new sound walls near eligible residential areas along the corridor

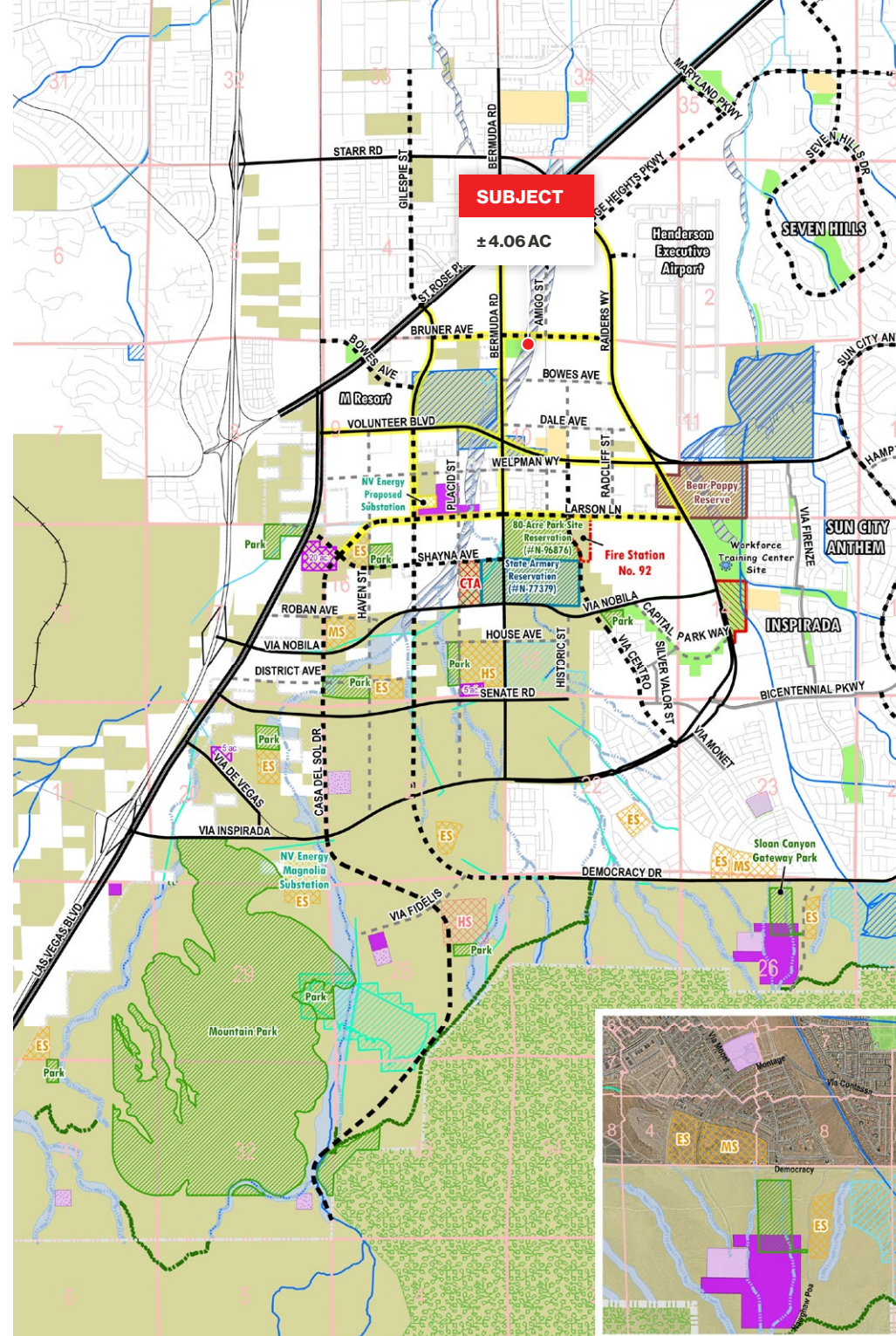
## West Henderson Public Facility Reservations

Master Transportation Plan (MTP)

- Per Development Stds
- Minor Collector
- Major Collector
- Minor Arterial
- Major Arterial
- Railroad
- Proposed Conduit Routes
- Proposed Modified Basin Footprint
- Police Station
- Fire Station
- City Owned
- Federal Land Ownership
- Sloan Canyon NCA

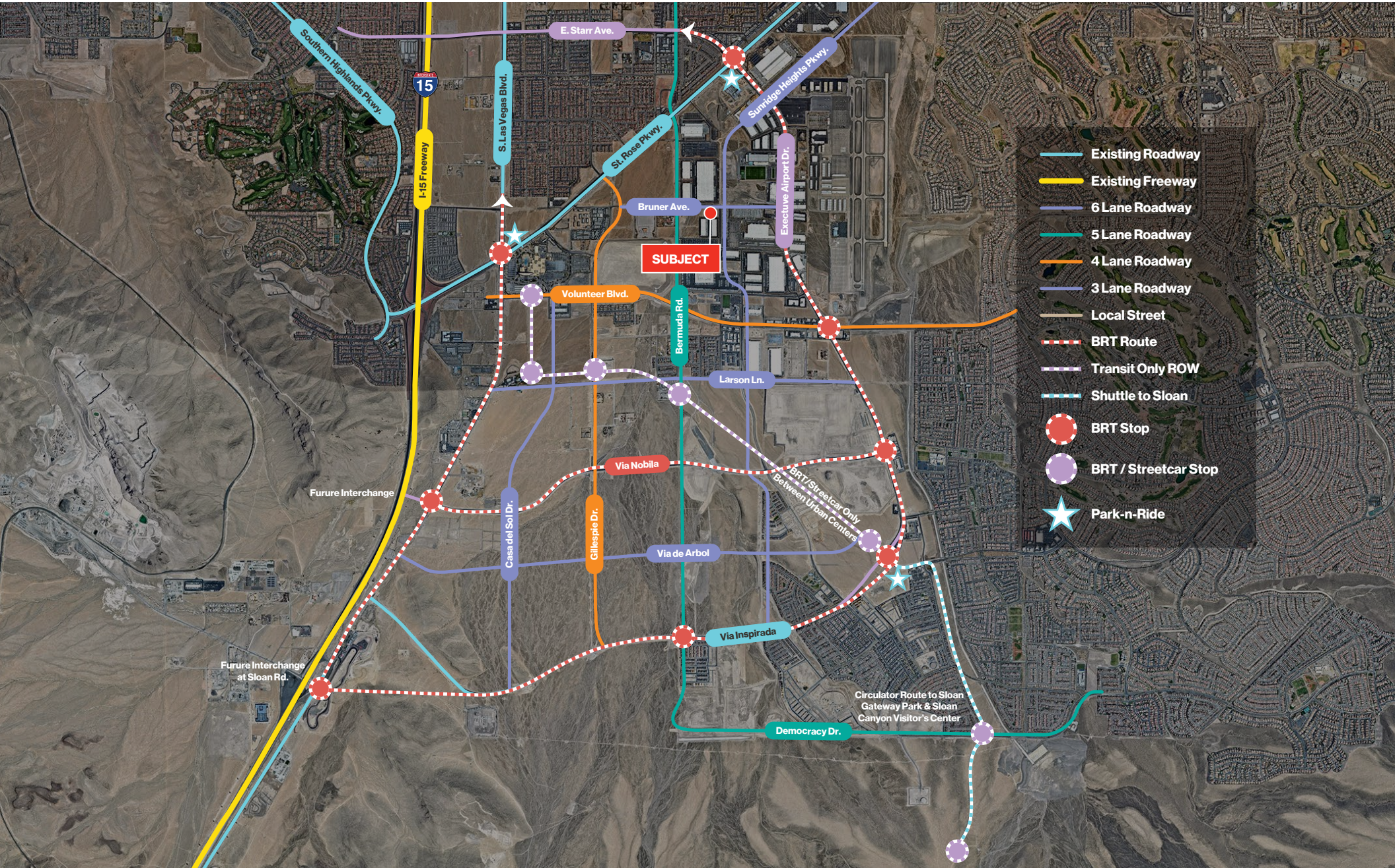
- State Army Reservation
- NV Energy (Proposed Substation)
- NV Energy (Magnolia Substation)
- Potential Affordable Housing Site(s)
- Las Vegas Bearpoppy Preservation Area
- Airport Noise Attenuation Zone
- Potential Park Site Reservations
- Schools (Planned & moving forward w/reservations)
- Schools (Secondary planned & moving forward w/reservations)
- Schools (Proposed)
- Henderson City Limits
- Trails 30 ft
- Section
- Washes

- Proposed Public Drainage & Recreation Facility
- 2008 MPU Facilities
- Existing Facility
- Proposed Facility
- Category B Facility
- Detention Basins
- Existing Basin
- Proposed Basin
- Category B Basin
- 100-Year Flood Overlay
- Utility Sites
- Existing Utility Site
- Proposed Utility Site
- Regional Utility Site





Transportation & Infrastructure Map





Property Photos





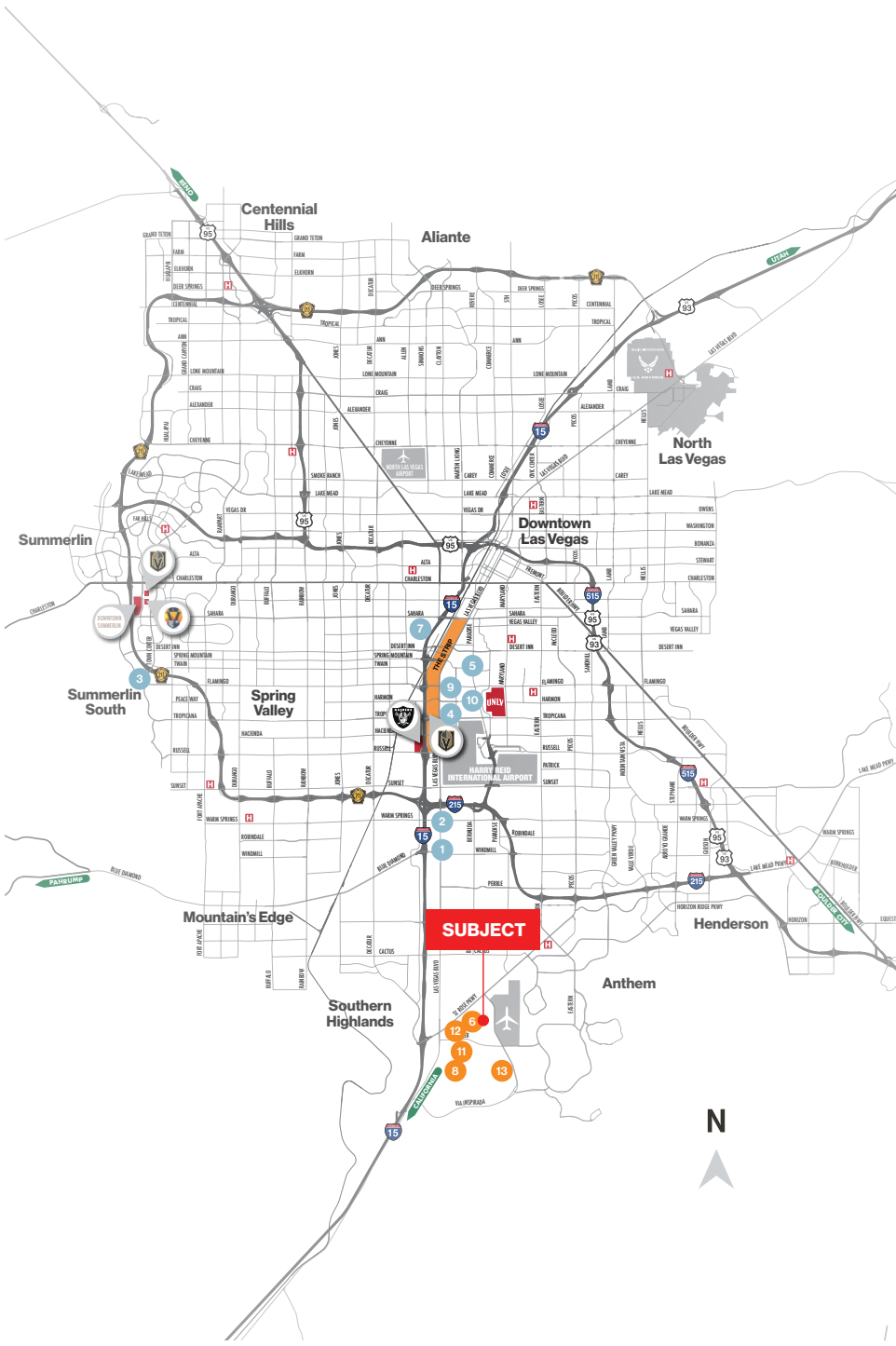
# Top Projects 2024-2028

## Under Construction & Planned



#	Project	Cost	Status of Project	Estimated
1	<b>Oak View Group Arena &amp; Hotel-Casino</b> 850,000 SF arena, casino, and hotel	<b>\$10B</b>	Planned	2026
2	<b>Brightline High Speed Rail</b> High-speed rail line from Las Vegas to SoCal	<b>\$2B</b>	Planned	2027
3	<b>Sony / Howard Hughes Project</b> Movie studio and mixed-use development on 30 AC in Summerlin South	<b>\$1.8B</b>	Planned	TBD
4	<b>Tropicana / A's Stadium</b> 30,000 seat ballpark on the Tropicana site	<b>\$1.5B</b>	Planned	2028
5	<b>LV Convention Center N., Central, &amp; S. Halls Renovation</b> Technology upgrades, newly designed parking lot, outdoor plaza and indoor lobby at the South Hall	<b>\$600MM</b>	Under Construction	2025
6	<b>UHS Henderson Hospital</b> 40 AC medical campus, 400,000 SF medical campus, 150 hospital beds	<b>\$385MM</b>	Under Construction	2024
7	<b>Universal Studios- Horror Unleashed (AREA 15)</b> Next to Area 15/close to LV Strip; 110,000 SF; 20 AC expansion	<b>DND</b>	Under Construction	TBD
8	<b>Station's Casino Inspirada</b> Henderson; 80,000 SF of casino space, 600 hotel rooms, 4 restaurants, 11 unit food hall, bowling alley, movie theatre	<b>DND</b>	Under Construction	March 2025
10	<b>Fertitta Entertainment Casino / Hotel Project</b> 43-story 2,420 room project on the southeast corner of LV Blvd. and Harmon	<b>DND</b>	Planned	TBD
11	<b>Mosaic Project</b> 220-acre mixed-use community, 900 apartment/condominium units, 180 affordable housing units, 1.65 million SF of industrial space and two shopping centers	<b>\$800MM</b>	Under Construction	TBD
12	<b>M Resort Expansion</b> 384 rooms, 15,000 SF of convention space, bringing the total to 774 rooms and suites	<b>\$206MM</b>	Under Construction	Summer 2025
13	<b>HAAS Commerce Center</b> State-of-the-art industrial campus with market leading specifications	<b>\$327MM</b>	Under Construction	TBD

Source: vegasdevmap.com | lvcva.com/research | reviewjournal.com/business    DND: Did Not Disclose    ■ Henderson Projects





# Nevada

## Tax Advantages

Nevada is the most business-friendly state in the West, offering a very low-regulation environment and a variety of incentives to help qualifying companies make the decision to do business in the state. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

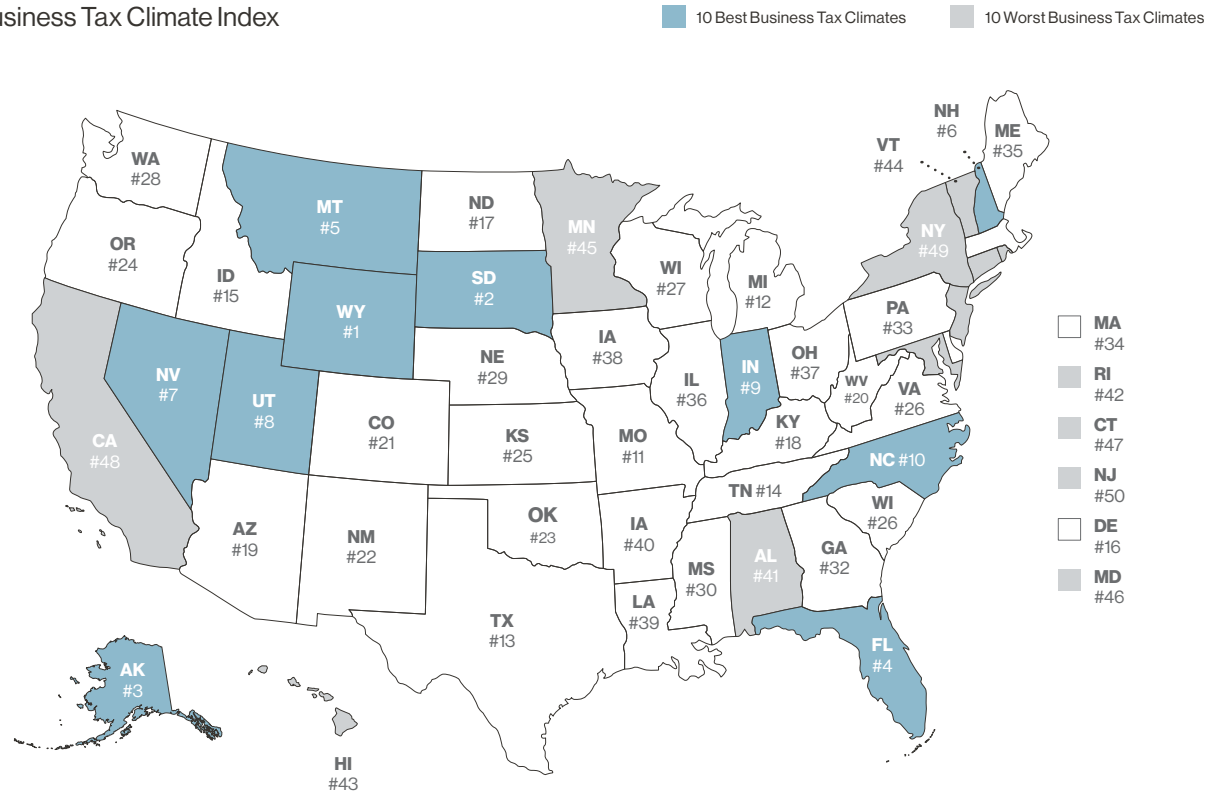
Nevada ranks as the **7th** best state in the Tax Foundation's 2023 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

### Tax Free Haven

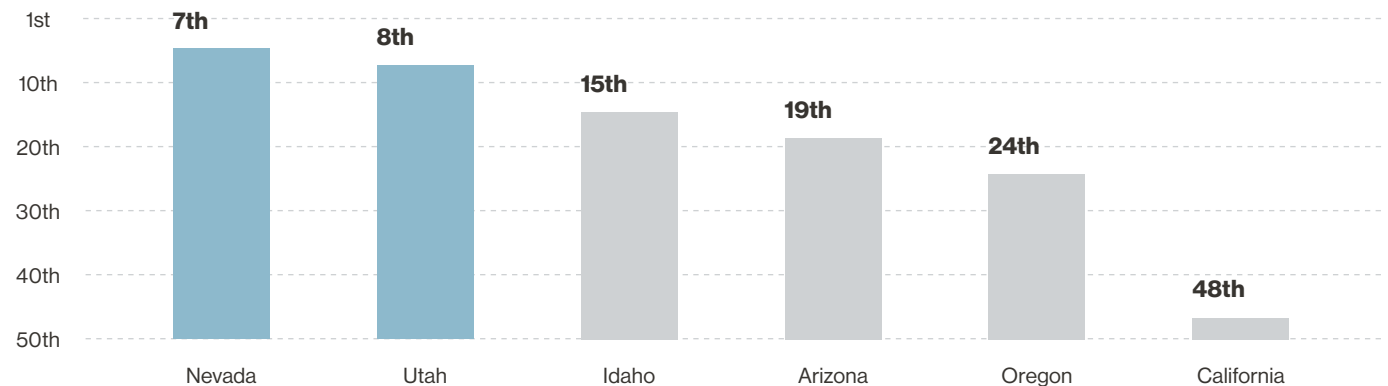
- ⊗ No Corporate Income Tax
- ⊗ No Corporate Shares Tax
- ⊗ No Franchise Tax
- ⊗ No Personal Income Tax
- ⊗ No Franchise Tax on Income
- ⊗ No Inheritance or Gift Tax
- ⊗ No Unitary Tax
- ⊗ No Estate Tax

Source: taxfoundation.org

### 2023 State Business Tax Climate Index



### Tax Climate Index Ranking By State





## About The Team

Serving as a Partner of LOGIC Commercial Real Estate with a specialized focus in the Industrial & Logistics Division, Amy Ogden, SIOR, brings a seasoned perspective to an ever-changing market. With her 18-year industry tenure with both Cushman Wakefield and LOGIC Commercial Real Estate Amy has specialized in a multitude of areas, i.e., building and land acquisition/disposition, representation for both tenant and landlords, bankruptcy sales, land assemblages, commercial development, 1031 Exchanges, and corporate relocations.

Surpassing over \$2B in transactional volume in total, Amy has represented global and national names like Pilot Flying J and prominent ecommerce users. Amy has facilitated a myriad of significant expansions in both logistics and distribution that include all local Amazon locations, the Department of Veterans Affairs Campus, along with Systemax – one of the largest build-to-suit projects in Southern Nevada at the time. Additionally, Amy has partnered in three of the largest industrial transactions in Southern Nevada's Industrial market history within the past decade – 813K SF, 857K SF, and 2.2M SF, respectively. Amy has been a featured speaker on multiple industry panels both regionally and locally and possesses a wealth of knowledge and unrivaled industry acumen, solidifying her stance as one of the top producers within the Las Vegas market.

In addition to being a wife and mother of two girls and three rescue dogs, Amy serves her community by working with local animal rescue centers and private rescue groups. She has hosted multiple fundraisers for both the NVPSCA and the Las Vegas Homeless Mission.

- SIOR Member
- CoStar Power Broker award recipient (9x)
- SIOR National - represented Four of the top Fifty transactions nationwide in 2021
- CW National - facilitated some of the largest lease transactions (2012-2017) and the largest sale transaction (2015) on a national scale
- NAIOP Developing Leaders Institute
- SIOR IBG (Independent Brokerage Group)

Madeline Nuha embarked on her commercial real estate journey in 2022 when she served as a student intern at LOGIC Commercial Real Estate. She completed her undergraduate studies at UNLV in 2023, earning a Bachelor of Science in Business Administration with a focus in marketing and a minor in real estate. Through her unwavering commitment and adept skills, she secured a full-time role as a Junior Associate with the Ogden Industrial Group at LOGIC.

Originally from Mililani, Oahu, Madeline developed her passion for the outdoors amid the scenic beauty of Hawaii. Her interests include hiking, traveling and welcoming new adventures and experiences.

Michael Keating Jr. joined LOGIC Commercial Real Estate as an Associate in 2023 after graduating with a Finance degree at St. Ambrose University. His expertise is in industrial properties in Las Vegas, and will help his clients with tenant-representation, leasing, and sales.

Before entering the commercial real estate industry, Michael improved his skills working with Rialto in the REO department, where he specialized in CMBS loans, further enhancing his understanding of the financial aspects of the field. A graduate with a bachelor's degree in finance and a minor in philosophy from St. Ambrose University, Michael's educational background features his analytical abilities and strategic thinking. Beyond his professional pursuits, Michael's collegiate background as a lacrosse player for St. Ambrose University showcases his dedication, teamwork, and competitiveness. In his free time, he enjoys staying active through activities like traveling, mountain biking, and skiing.



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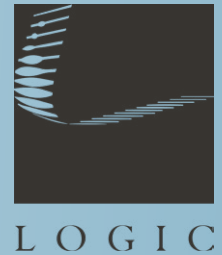
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# LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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