

For Sale

# Rare Las Vegas Strip Gateway Assemblage ± 5-14 AC Development Potential



**SUBJECT**

**APN 191-09-301-001**  
**± 5.12 AC**

**SUBJECT**

**APN 191-09-301-006**  
**± 5.00 AC**

**SUBJECT**

**APN 191-09-301-007**  
**± 2.07 AC**

**SUBJECT**

**APN 191-09-301-008**  
**± 2.06 AC**

## Listing Snapshot



### Contact Broker

Sale Price



### West Henderson

Premier Submarket



### ± 5-14 AC

Lot Size

## Property Highlights



### Location

- Located at the SEC of S. Las Vegas Blvd. & Volunteer Blvd. in Henderson, NV 89044
- Positioned at a signalized intersection on Las Vegas Blvd. boasting high traffic counts in excess of 33,400 CPD
- This area is the gateway to the famous Las Vegas Strip located at the first major interchange entering Las Vegas from California
- Rare Opportunity to acquire a large land assemblage in the high-profile West Henderson submarket
- Excellent visibility and frontage on main cross streets
  - ± 662 ft. of frontage on Volunteer Blvd.
  - ± 307 - 660 ft. of frontage on S. Las Vegas Blvd.



### Zoning

- Zoned Tourist Commercial (CT) - Established to accommodate the development of gaming enterprises, tourism related activities and businesses while also accommodating some residential and mixed use developments. Permitted uses include, hotels and motels, casino and gambling, restaurants and bars, retail, and recreational facilities.
- Ideal for resort, mixed-use, or high density-high-end residential development.



### Parcel Number(s)

- 191-09-301-001; 191-09-301-006; 191-09-301-007; 191-09-301-008



### Utilities

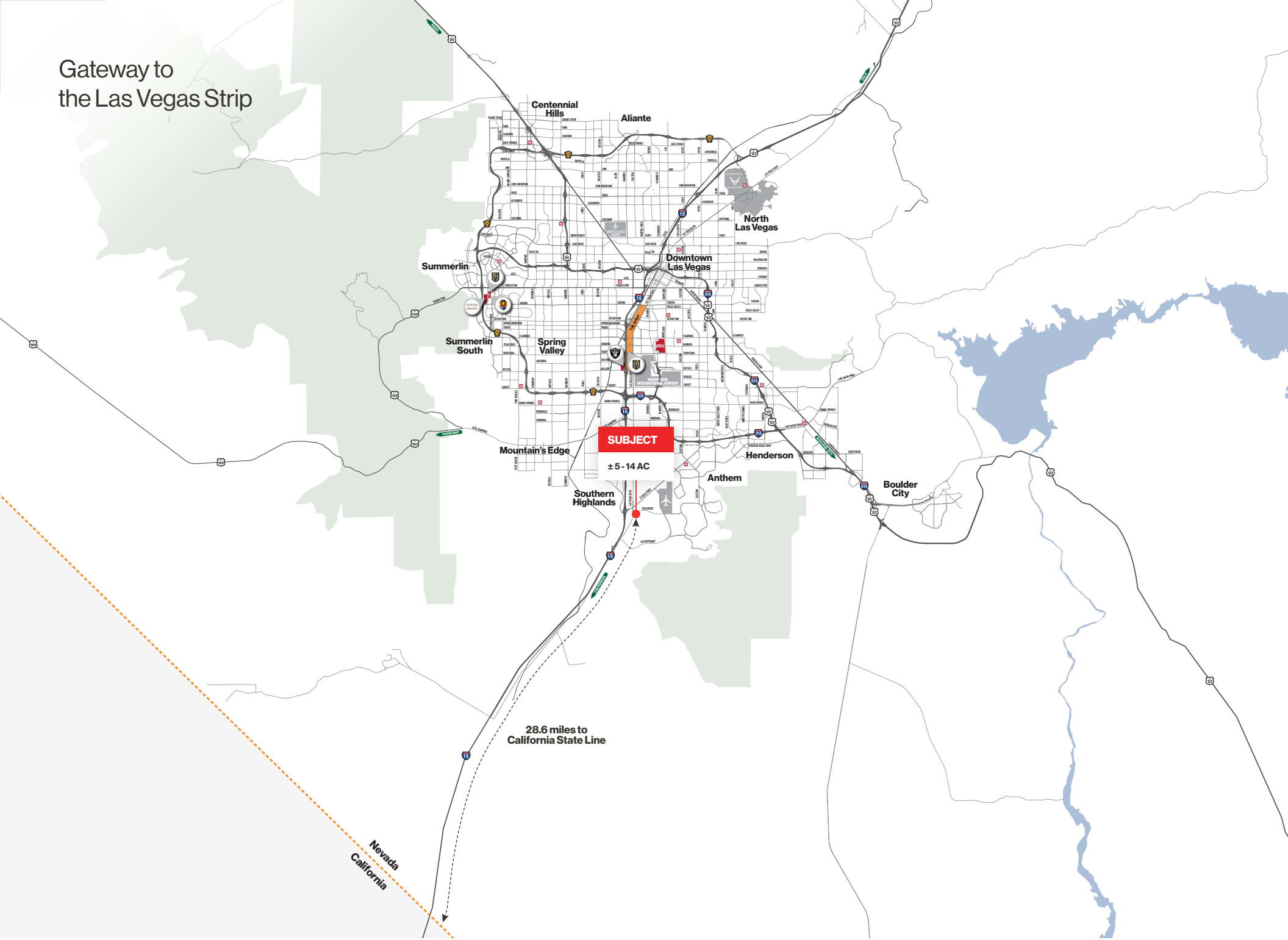
- All utilities are at the corner of Las Vegas Blvd. and Volunteer Blvd.

## Nearby Amenities



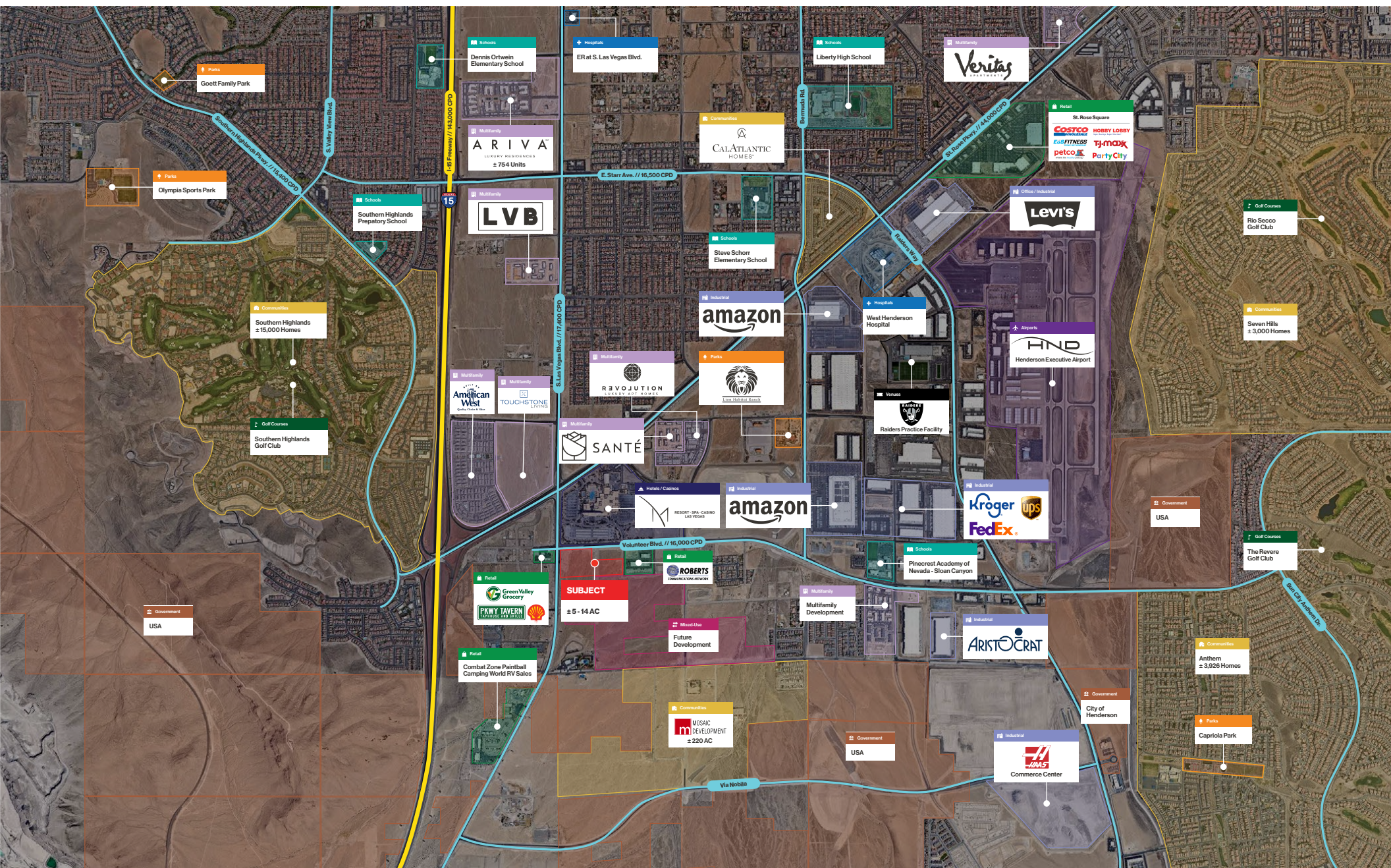
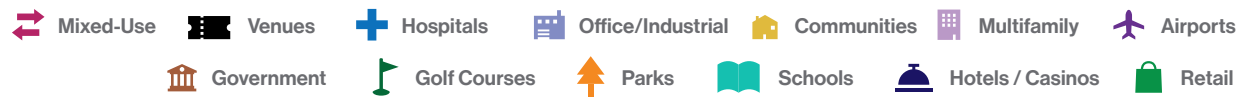


Gateway to  
the Las Vegas Strip

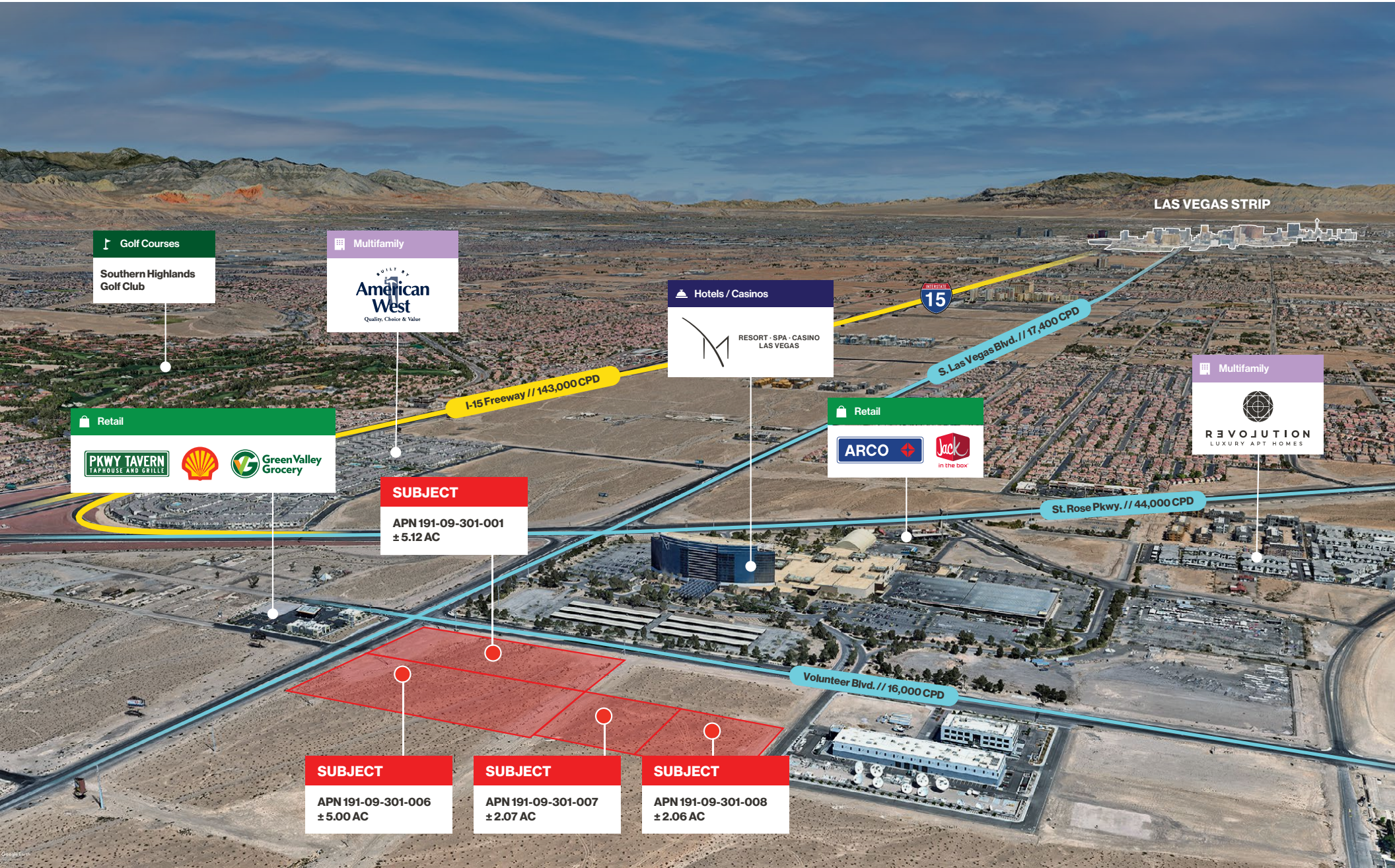




## Aerial









# 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

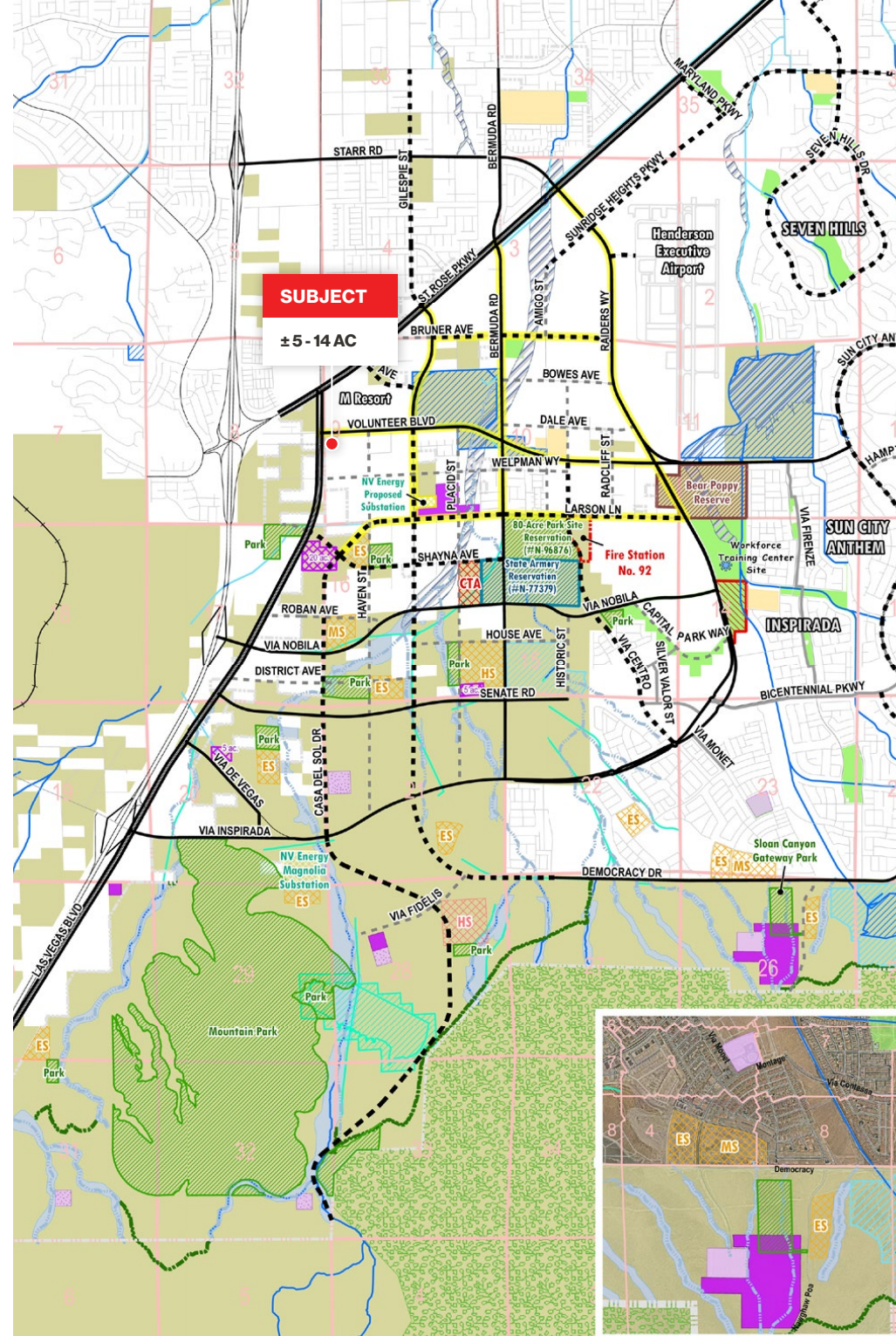
## West Henderson Public Facility Reservations

Master Transportation Plan (MTP)

- Per Development Sids
- 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



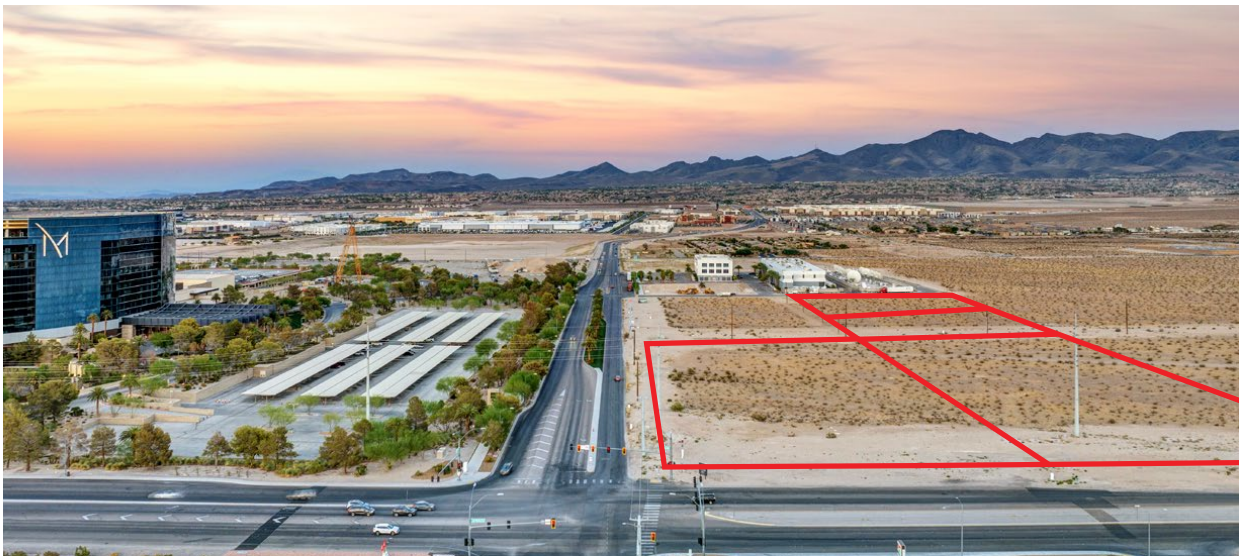


Transportation & Infrastructure Map





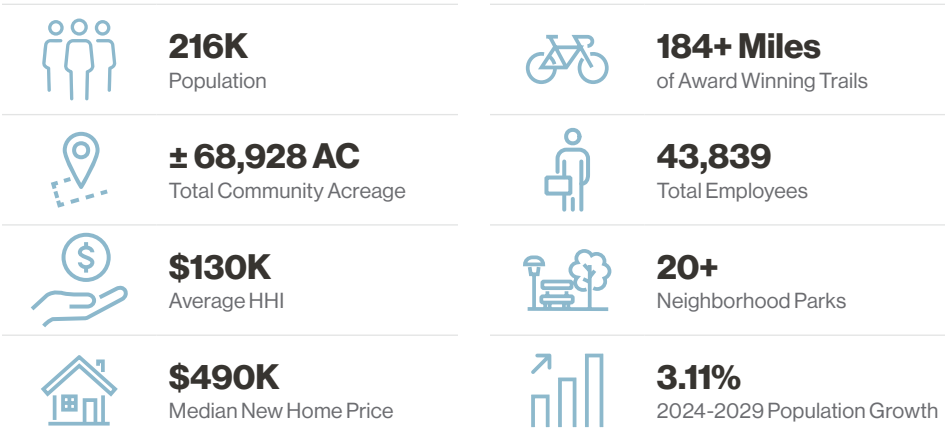
Property Photos





# West Henderson Features

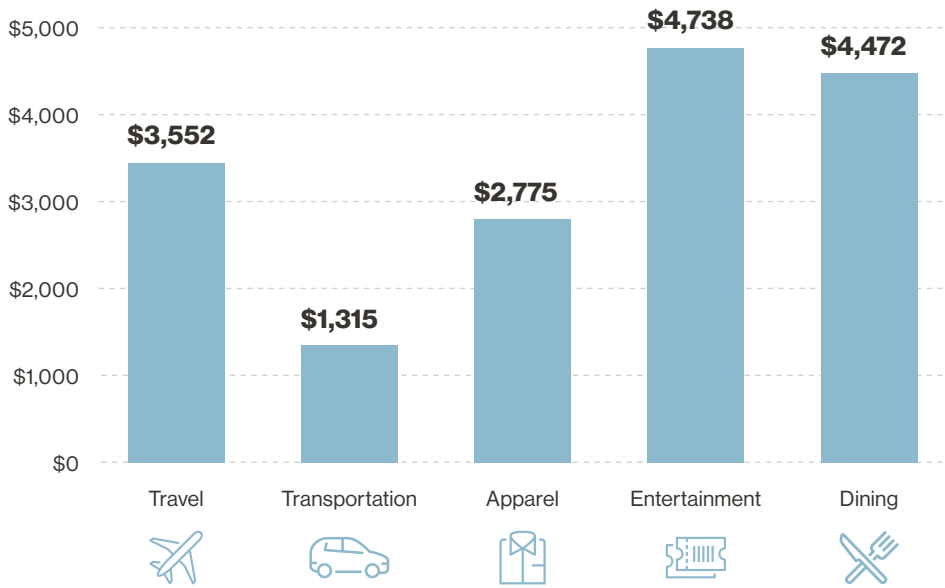
West Henderson has emerged as a premier destination for luxury living in the Las Vegas Valley.



## Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household







## ST. ROSE SQUARE

St. Rose Square is a vibrant power center and dining hub featuring 24 specialty stores, services, and eateries. It offers a diverse mix of national, regional, and boutique restaurants and retailers. With 2,300 linear feet of frontage along St. Rose Parkway, the center is strategically positioned at the signalized intersection of St. Rose and Amigo. Anchored by major tenants including Costco, EOS Fitness, and the soon-to-open Grocery Outlet, St. Rose Square attracts significant traffic, with 53,617 vehicles passing daily according to NDOT. The area is projected to experience over 30% growth in the next five years, making it a prime location for retail and dining establishments.



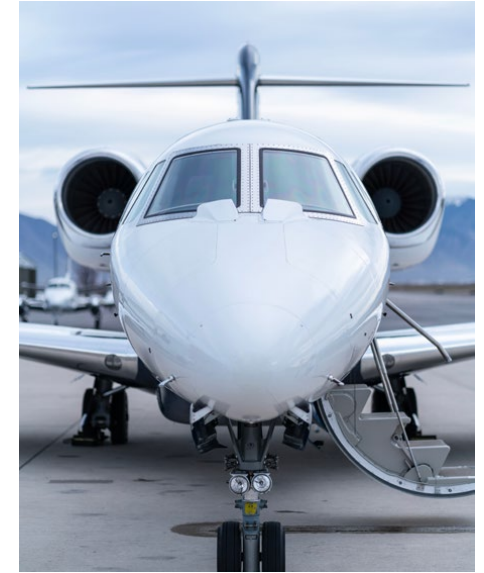
## THE M RESORT SPA CASINO

The M Resort Spa Casino is a boutique hotel and casino located eight miles south of the Las Vegas Strip. The property, which includes a 92,000 SF casino and a 16-story tower with 390 rooms, is owned by Gaming and Leisure Properties and managed by Penn Entertainment. Since 2019, the resort has partnered with the Las Vegas Raiders, providing accommodation for the team before games.



## THE RAIDERS HEADQUARTERS AND INTERMOUNTAIN HEALTH PERFORMANCE CENTER

The Raiders Headquarters and Intermountain Health Performance Center includes a three-story, 135,000-square-foot office area, along with a 150,000-square-foot field house that houses one-and-a-half indoor football fields. There are three outdoor football fields and a 50,000-square-foot performance center.



## HENDERSON EXECUTIVE AIRPORT

Henderson Executive Airport, is a public-use airport managed by the Clark County Department of Aviation. Covering 760 acres, the airport features two asphalt runways and serves as a reliever airport for the Las Vegas area. In the year ending May 31, 2022, it recorded 78,000 aircraft operations, with a mix of general aviation, air taxi, and military flights. The terminal includes amenities such as car rentals, a flight school, line services, and the Landings Restaurant.





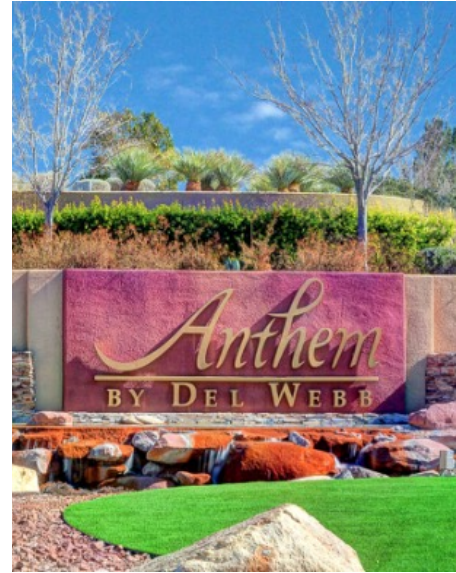
## INSPIRADA

Inspirada is a dynamic and fully-planned large-scale community that has been evolving since its opening in 2007. Inspirada is home to more than 9,600 residents and continues to grow, with approvals in place for up to 8,500 homes. Central to Inspirada's appeal is its commitment to outdoor living, with 35 miles of planned trails and parks that span 85 acres.



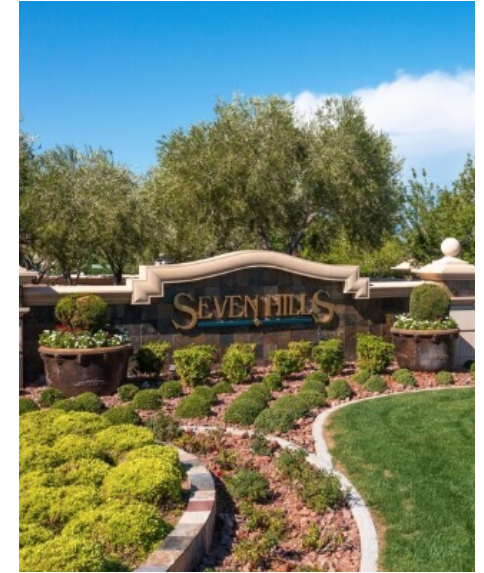
## SOUTHERN HIGHLANDS

Developed by Olympia Companies, Southern Highlands is one of Henderson's premier communities, offering luxury living in a picturesque setting. Home to over 9,000 residents, the community is known for its elegant homes, with average prices around \$900,000. Southern Highlands features several parks, walking trails, and recreational facilities, along with the prestigious Southern Highlands Golf Club, an exclusive, private course renowned for its challenging play and luxurious amenities.



## ANTHEM

Developed by Del Webb, Anthem is home to over 13,000 residents, with homes averaging around \$600,000, making it a sought-after destination for families, professionals, and retirees alike. Anthem boasts a variety of amenities, including the Anthem Country Club, a private, members-only golf course known for its challenging layout and upscale facilities.



## SEVEN HILLS

Seven Hills is a 1,300-acre village in Henderson, Nevada, featuring more than 20 upscale neighborhoods. Drawing inspiration from Italian architecture, the community is home to over 3,000 residences, with an average home value of \$780,576. Centered around the scenic Rio Secco Golf Course, Seven Hills offers residents access to this 18-hole public course. The area also includes five park and is minutes from the 13-mile Black Mountain Trail, and the 48,000-acre Sloan Canyon National Conservation Area, all providing excellent outdoor recreational opportunities.



# Key Figures of Southern Nevada

Clark County, home to the world-famous Las Vegas Strip, is home to over **3.19 million residents**. With the 7th busiest airport in the US, Harry Reid International Airport, Southern Nevada welcomes **40.8 million visitors annually**. From the neon lights and bustling casinos to the serene beauty of Red Rock Canyon and Lake Mead, Clark County offers an unparalleled lifestyle and adventure for all.



2023  
Travel

## 40.8<sub>MM</sub>

Number of Visitors to Las Vegas

## 57.6<sub>MM</sub>

Number of Enplaned/Deplaned  
Airline Passengers

## ± 5k

Number of People Moving  
To Las Vegas Daily



2023  
Revenue

## \$13.4<sub>B</sub>

Clark County's Gaming Revenue

## \$8.9<sub>B</sub>

Las Vegas Strip Gaming Revenue

## \$179.3<sub>B</sub>

Overall Economic Impact of Tourism

## 6.0<sub>MM</sub>

Number of Convention Visitors

## 154k

Number of Hotel Rooms



2023  
Occupancy

## 90.7%

Las Vegas' Weekend Occupancy

## 82.6%

Las Vegas'  
City-Wide Occupancy

## 20%

Year Over Year Increase in  
Convention Attendance





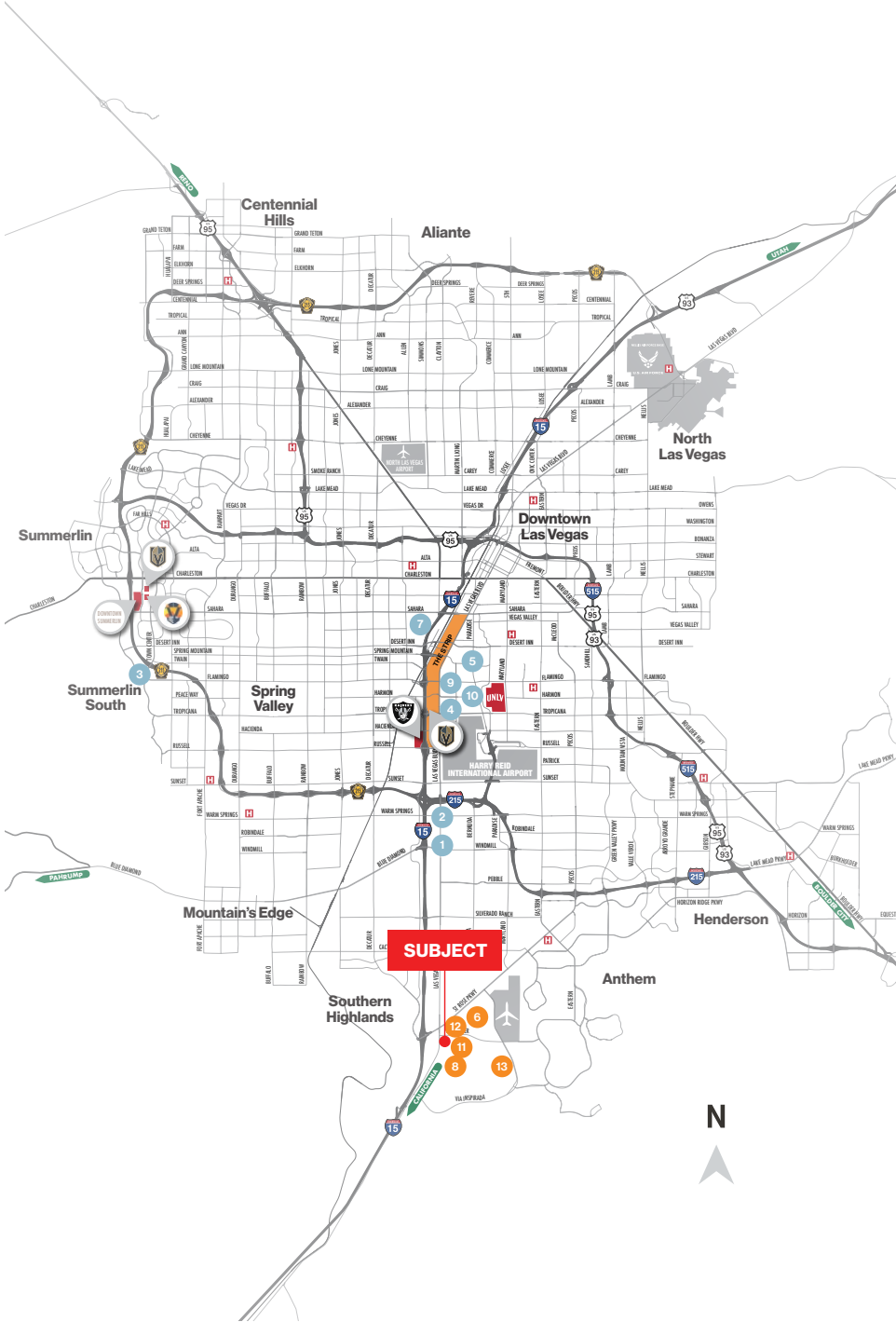
# Top Projects 2024-2028

## 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





# A New Frontier for Sports

**Las Vegas is now a sports epicenter, with teams like the NFL's Raiders, NHL's Golden Knights, WNBA's Aces and events like Super Bowl 58 and Formula 1 Grand Prix.**



## Raiders

- Inaugural season: 2020
- Home Field: **\$1.9B** Allegiant Stadium built in 2020 with **65,000 seat capacity**
- Hosted Super Bowl 58 in 2024



## Formula 1

- Purchased 39 AC for **\$240MM** in 2022 with a total project cost estimated at **\$500MM**
- Inaugural race: November 2023
- Race attracted 315,000 fans and generated **\$1.2B** in economic impact



## Vegas Golden Knights

- Inaugural season: 2017-18
- Home ice: T-Mobile Arena built in 2016 with **18,000 seat capacity**
- **2023 Stanley Cup Champions**



## Ultimate Fighting Championship

- Las Vegas is home of the **55 AC UFC headquarters**
- UFC programming is broadcast in over **165 countries**
- Produces more than 40 live events annually around the globe, **over 20 hosted in Las Vegas in 2023**



## Las Vegas Aces

- Inaugural season: 2018
- **2022 and 2023 WNBA champions**
- Aces are owned by Mark Davis, the current owner of the NFL's Las Vegas Raiders



## Las Vegas A's – Coming Soon!

- In Nov. 2023, MLB owners approved Athletics' move from Oakland to Las Vegas
- New stadium planned at Tropicana Las Vegas, covering **35 acres**
- Expected to cost **\$1.5 billion** with **30,000 seat capacity**



## Las Vegas Aviators

- Minor League Baseball, Oakland A's affiliate
- Inaugural season: 2019
- Home Field: **\$150MM** Las Vegas Ballpark with **8,196 seating capacity**



## Henderson Silver Knights

- American Hockey League, Vegas Golden Knights Affiliate
- Inaugural season: 2020-21
- Home Ice: **\$84MM** Dollar Loan Center with **5,567 seating capacity**



## LV Lights FC

- American professional soccer team, that plays in the USL Championship
- Inaugural season: 2018
- Home field: Cashman Field with **9,334 seating capacity**



# 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

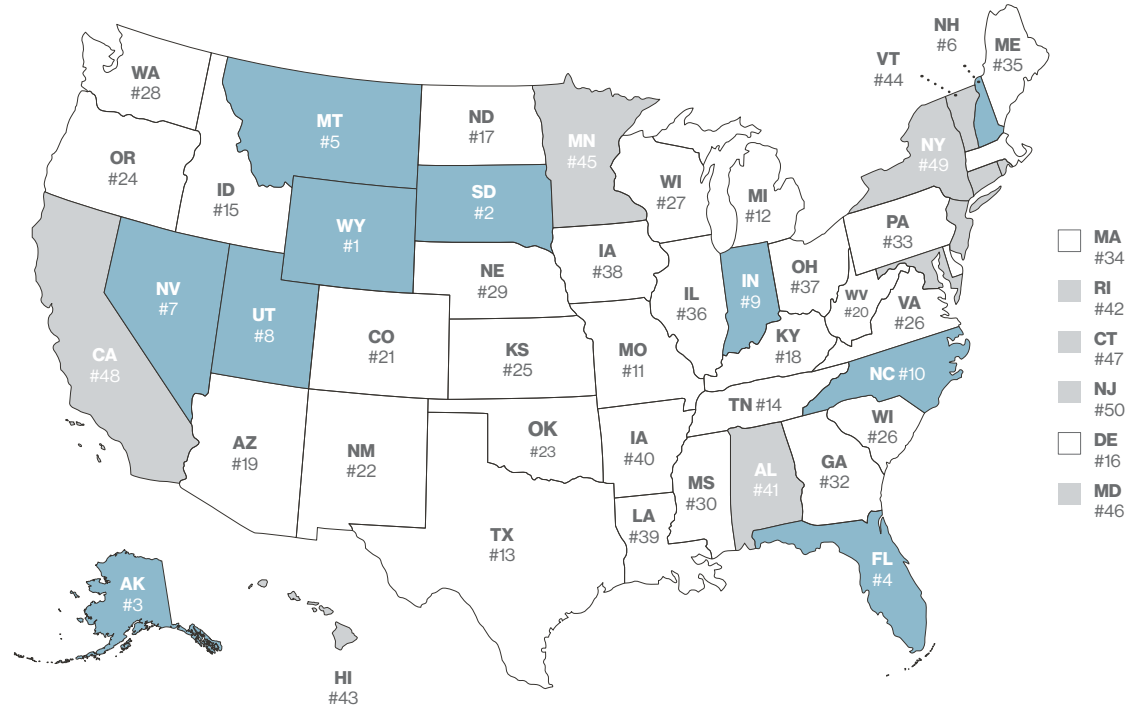
- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax

Source: taxfoundation.org

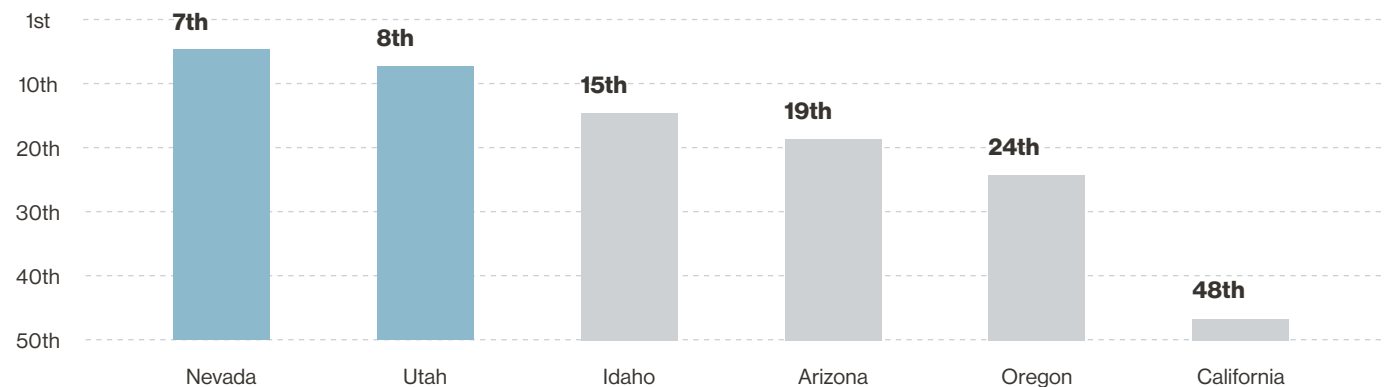
## 2023 State Business Tax Climate Index

10 Best Business Tax Climates

10 Worst Business Tax Climates



### Tax Climate Index Ranking By State





# A Look at Southern Nevada

## Clark County

Clark County, home to the renowned Las Vegas Strip, is the **nation's 11th largest county**. With over 3.19 million residents and 40.8 million yearly visitors, it offers various services, including the 7th busiest US airport and the state's largest hospital. Mt. Charleston and skiing are just 45 minutes away, with the Red Rock National Conservation Area nearby.

## Las Vegas

Las Vegas ranks as the **24th most populous city in the US**, the largest in Nevada. It anchors the Las Vegas Valley metro area, being the Mojave Desert's largest city. Celebrated globally as a resort destination, it's known for its vibrant gambling, shopping, dining, entertainment, and nightlife scenes, making the Las Vegas Valley the prime financial, commercial, and cultural hub of Nevada.

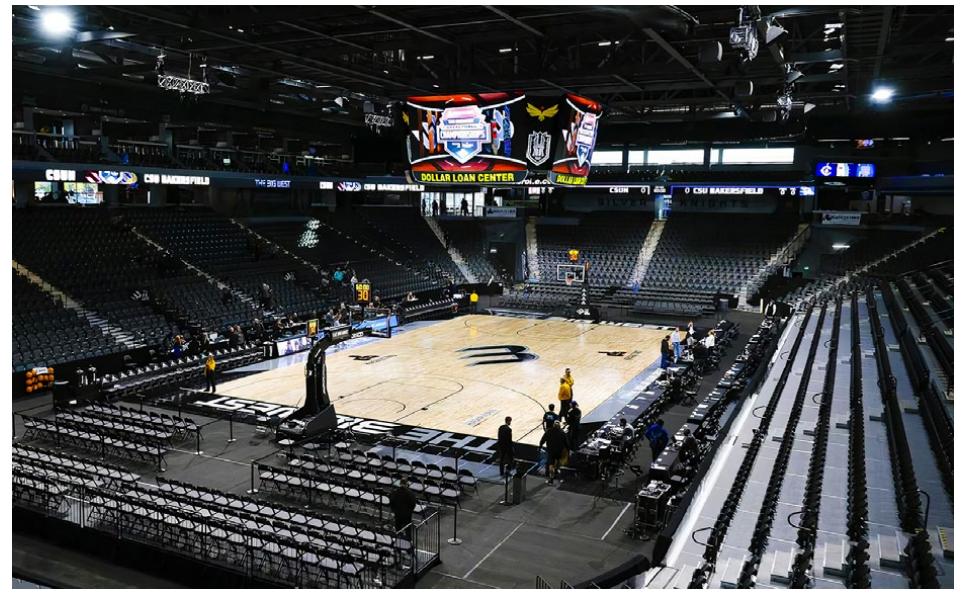
## North Las Vegas

North Las Vegas experienced a population surge over the past 17 years due to factors like low unemployment, a thriving economy driven largely by its industrial development, freeway loop connections, and record home construction. The city, with around **270,000 residents**, hosts Nellis Air Force Base, recognized as the "Home of the Fighter Pilot" and housing the U.S. Air Force Warfare Center, the world's largest and most rigorous advanced air combat training center.

## Henderson

As of 2023, Henderson, Nevada, boasting over 330,000 residents, retains its status as Nevada's second-largest city. It continues its legacy of safety, consistently ranking among the nation's top cities. In the most recent FBI Uniform Crime Report, Henderson secured a position in the **top 10 safest cities** in the United States.

Source: lvcva.com | britannica.com





# A Look at Southern Nevada

## Las Vegas Strip

The Las Vegas Strip, a 4.2-mile stretch in the heart of the city's entertainment and tourism industry, is a bustling epicenter of gaming and hospitality. Lined with extravagant hotels and casinos, and world-class restaurants, the Strip offers an array of experiences for visitors. From high-stakes gaming to captivating stage shows, the Las Vegas Strip continues to allure and inspire travelers.

## Downtown Las Vegas

Downtown Las Vegas (DTLV), the historic heart and central business district of Las Vegas, NV, originally served as the city's main gambling area before the Strip emerged. It still maintains its gaming scene and features a blend of high-rise hotels, businesses, cultural centers, historical landmarks, government institutions, and residential and retail developments. Fremont Street, home to most of downtown's hotels and casinos, **drew in 26MM annual visitors.**

## Summerlin

Summerlin, an upscale master-planned community in the Las Vegas Valley, borders the Spring Mountains and Red Rock Canyon to the west. It spans both Las Vegas city limits and unincorporated Clark County, covering over ± 24,200 acres. Summerlin boasts 300+ parks, 16+ public and 11 private schools, 15 houses of worship, 10 golf courses, 3 resort hotels, 4 recreational facilities, 125+ retail and entertainment centers, established office parks, and a medical center.

## Southwest Las Vegas

Encompassing master-planned developments such as Rhodes Ranch and Mountain's Edge, the Southwest is a distinct corner of the Valley cherished for its bedroom communities and rural allure, forming part of a larger unincorporated Las Vegas stretch striving to preserve its rural essence. Today, its strategic positioning near freeways yet distant from The Strip renders it an appealing locale for numerous Las Vegans and prospective home buyers alike.

Source: lvcva.com | britannica.com





## 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.



### Amy Ogden, SIOR

Partner

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# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



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connect with us on LinkedIn

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For inquiries please reach out to our team.

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