

±2.50 AC | SOUTHWEST DEVELOPMENT OPPORTUNITY



All SVN© offices are independently owned and operated.

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PROPERTY SUMMARY



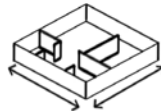
PROPERTY HIGHLIGHTS

Property Type:	Land
Zoning:	Residential Single-Family 20 (RS20)
Master Planned:	Neighborhood Commercial (NC)
Jurisdiction:	Clark County
Traffic Count:	±15,500 CPD along Russell Rd
Sub-Market:	Southwest
Opportunity Zone:	Yes

KEY POINTS



\$2,650,000
Sale Price



±2.50 AC
Land Size



163-36-501-007
Parcel Number (APN)

The SVN Equity Group is pleased to offer this ±2.50 Gross Acre land site located in the prime southwest submarket with close proximity to the Las Vegas “Strip” and Harry Reid International Airport. The site offers flexible development opportunities for master planned neighborhood commercial uses such as office, retail, service commercial, and other professional services with a conforming rezone process.

Located in the Qualified Opportunity Zone, the property offers many tax incentives to occupants and owners by the State of Nevada through the Governors office of Economic Development. These incentives are offered to promote new businesses to consider locating in the OP zone. Investing in the OP zone is intended to generate socioeconomic results within a given community. For more information, please visit the Internal Revenue Service Office at:

<https://www.irs.gov/newsroom/opportunity-zones>

UTILITIES

RUSSELL RD



● Cox Cable/ Fiber Optics

Located at the SWC of Russell Rd & Lindell Ave, approximately 247' northwest of the subject property.

● Electrical

Located at the SWC of Russell Rd & Lindell Ave, approximately 196' northwest of the subject property.

● Gas

Located at the SWC of Russell Rd & Lindell Ave, approximately 185' north of the subject property

● Water

Located at the SEC of Russell Rd & Lindell Ave, approximately 181' north of the subject property.

● Sewer

Located approximately 10' west of the subject property at the south end of centerline.

LOCATION

The property is located in the heart of the Southwest Las Vegas submarket, in an ideal location for many different development projects. The property provides swift access to the I-15 via Russell Road, and the 215 Beltway via Decatur Avenue.



±2.0 miles to the 215 Beltway and I-15



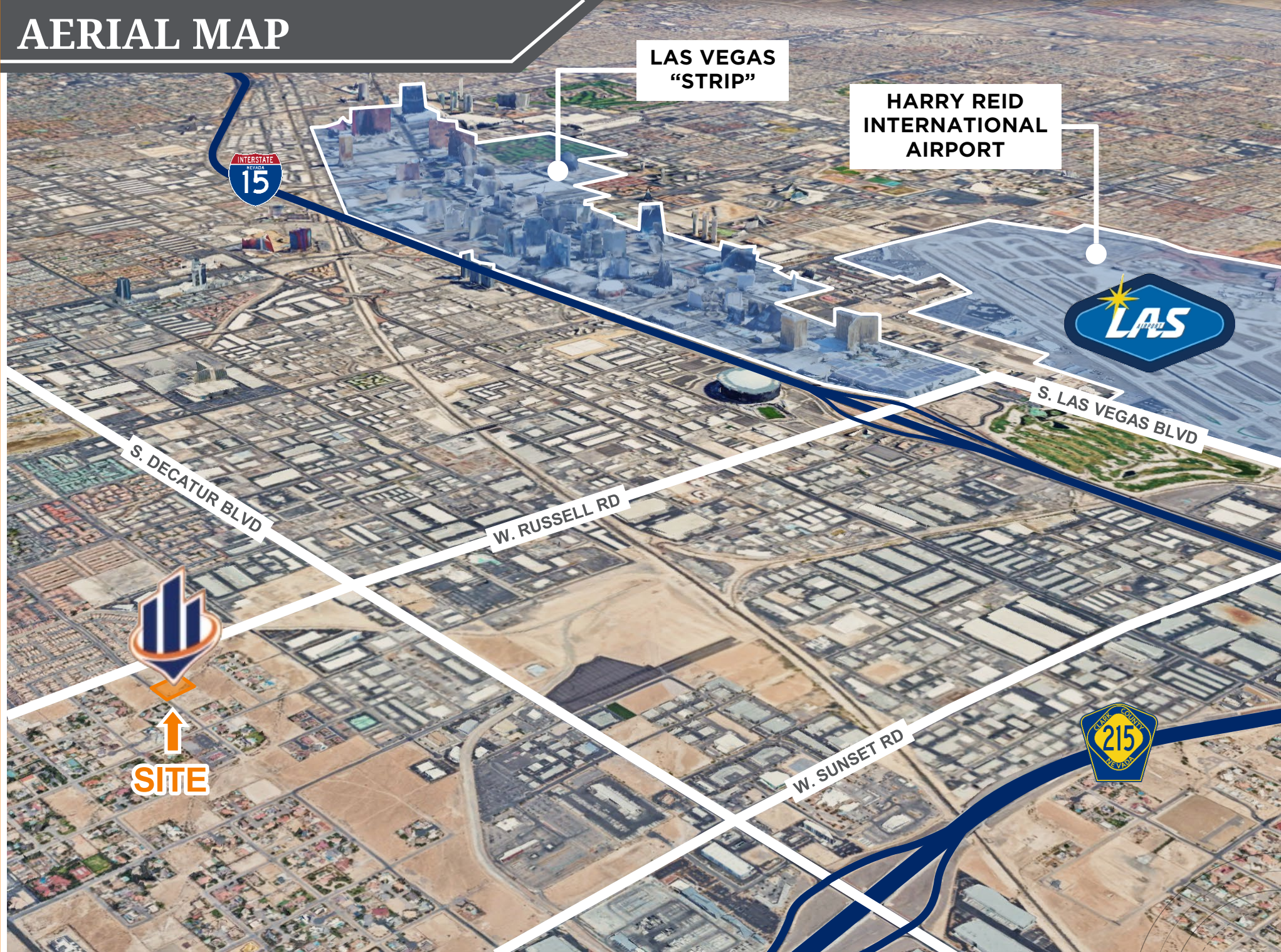
±2.5 miles to the Las Vegas Strip



±5.5 miles to Harry Reid International Airport



AERIAL MAP



AERIAL VIEW



ASSEMBLAGE OPTIONS



Current Assemblage Options

● \$4,650,000

● \$21.35/SF

● Two (2) Parcels

● ±5.00 Gross Acres

LAS VEGAS TRANSIT

2.9 M RESIDENTS
In Southern Nevada

Why Should You Move Your Business To Nevada?

NEVADA TAX INCENTIVES

- ⊘ Personal Income Tax
- ⊘ Franchise Tax
- ⊘ Unitary Tax
- ⊘ Inventory Tax
- ⊘ Inheritance Tax
- ⊘ Estate Tax
- ⊘ Corporate Income Tax
- ⊘ Admissions Tax

NEVADA BUSINESS ASSISTANCE PROGRAMS

- Modified Business Tax Abatement
- Real Property Tax Abatement For Recycling
- Personal Property Tax Abatement
- Sales and Use Tax Abatement
- Silver State Works Employee Hiring Incentive
- TRAIN Employees Now (TEN)



One Day Truck Service

23.1% of U.S. Population within a one-day truck drive.

	DISTANCE	TRAVEL TIME		DISTANCE	TRAVEL TIME
① LOS ANGELES	270 MI	4 HRS, 13 MIN	⑦ BOISE	624 MI	9 HRS, 36 MIN
② PHOENIX	302 MI	4 HRS, 36 MIN	⑧ DENVER	748 MI	11 HRS, 6 MIN
③ SALT LAKE CITY	420 MI	5 HRS, 58 MIN	⑨ CHEYENNE	851 MI	12 HRS, 25 MIN
④ RENO	439 MI	6 HRS, 58 MIN	⑩ HELENA	902 MI	13 HRS, 9 MIN
⑤ SAN FRANCISCO	569 MI	8 HRS, 54 MIN	⑪ PORTLAND	971 MI	15 HRS, 22 MIN
⑥ ALBUQUERQUE	576 MI	8 HRS, 20 MIN	⑫ SEATTLE	1,114 MI	17 HRS, 15 MIN

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability or representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, or the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, or any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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