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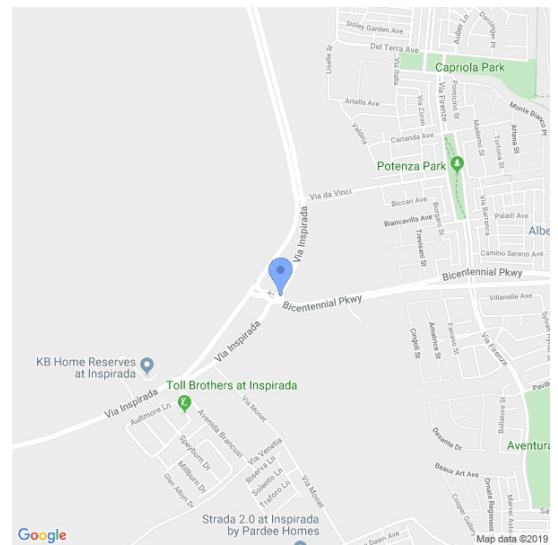
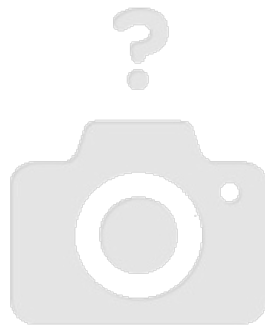


PRIME RETAIL LAND IN ONE OF THE NATION'S FASTEST GROWING MASTERPLANS



BICENTENNIAL PKWY VIA INSPIRADA, HENDERSON, NEVADA 89044

COMMERCIAL • LAND • FOR SALE



SALE PRICE \$5,200,000
SALE TYPE DEVELOPMENT
ZONING CC

LAND AREA 4.76 ACRES
LAND USE RETAIL
MARKET HENDERSON
SUB-MARKET INSPIRADA

- Top Selling Masterplan in Henderson Nevada • 9th Best Selling Masterplan in the U.S. with 717 sales in 2018
- Is currently home to over 9,600 residents • Approved for up to 8,500 homes
- Approximately 15 miles from McCarran Airport
- Located near the Raiders practice facility and headquarters, which broke ground in 2019
- Close to Henderson Executive Airport
- Scheduled to have significant new housing development with over 1,000 lots already final mapped
- Via Inspirada connects to Bicentennial Pkwy, Volunteer Blvd, Executive Airport DR and Las Vegas Blvd

The property is located on the new Via Inspirada street that connects the next phases of the Inspirada masterplan to greater Henderson. Via Inspirada runs from Executive Airport drive to Las Vegas Blvd south of M Resort. The parcel is 4.76 gross acres and is straddled by Via Inspirada next to the peanut roundabout. The property is ideal for shopping center and triple net developers. With minimal retail within one mile, the development would also serve the Anthem, Seven Hills and Southern Highlands communities.

Public homebuilders have sizable holdings in the area and there are over 1,000 mapped, partially finished or finished lots in

the immediate area. The initial phases of the Inspirada masterplan is nearing completion and development is moving west. Via Inspirada has been devised to connect existing development to Las Vegas Blvd and to provide quicker access to the I-15.