

*±9.13 Acres of
Developable Land*

N. MARTIN LUTHER KING BOULEVARD

AVAILABLE FOR SALE

2903 N. MLK BLVD.

NORTH LAS VEGAS, NV 89032





N. MARTIN LUTHER KING BOULEVARD

Overview

Exceptional opportunity to acquire ±9.13 acres in a high-traffic area, surrounded by a mix of industrial, retail, and residential developments. This site is ideally located in the North Las Vegas submarket on N. Martin Luther King Boulevard, between Cheyenne Avenue and Lake Mead Boulevard. The property boasts outstanding street frontage, easy access to both I-15 and US-95, and significant visibility. Conveniently situated near major tenants such as FedEx, US Foods, BreakThru Beverage Group, PLI Solutions, Cox Communications and Frito-Lay.

2 2903 N. Martin Luther King Boulevard, North Las Vegas, NV 89032

Listing Profile



CONTACT BROKER

Asking Price



±9.13 AC

Total Acreage



PUD (Planned Use Dev.)

Zoning



139-16-201-012

APN #

Development Highlights

- » Water, sewer and power to the site (To be independently verified)
- » Offsites are completed on Martin Luther King Blvd.
- » Rare industrial land development site in North Las Vegas
- » Scarcity of large regular shaped developable parcels restricts future supply within the North Las Vegas sub-market



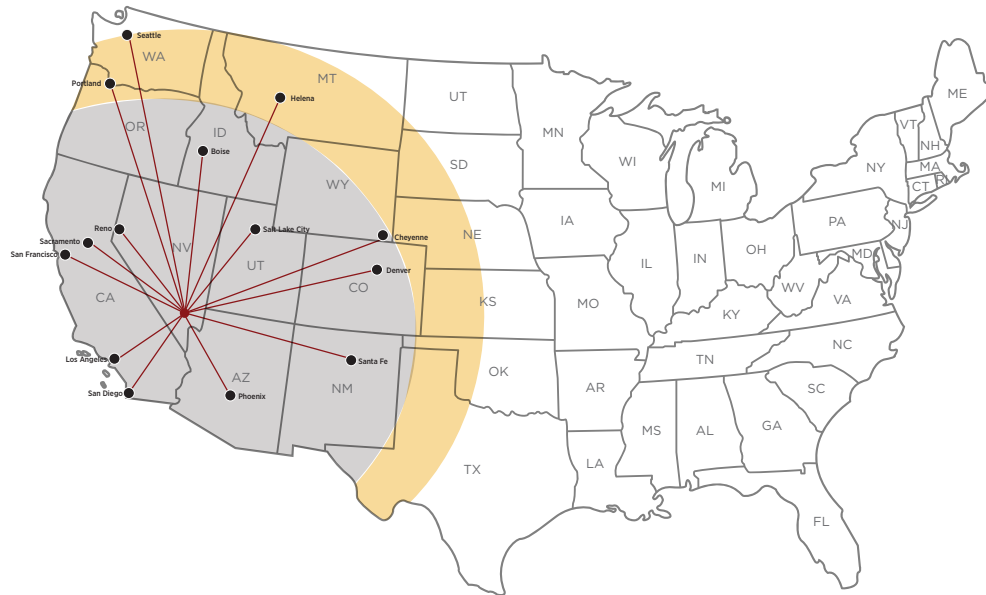
Surrounding Amenities



Drive Times

- » **5 MINUTES**
Via W. Cheyenne Ave. to I-15
- » **10 MINUTES**
Via W. Lake Mead Blvd. to I-15
- » **12 MINUTES**
Via N. MLK Blvd. to U-95

HYPER CONNECTED



■ 1-Day Truck Service ■ 2-Day Truck Service

<u>Location</u>	<u>Distance</u>	<u>Time (est.)</u>
Phoenix, AZ	305	5 hrs 2 mins
Salt Lake City, UT	418	5 hrs 45 mins
Boise, ID	624	9 hrs 28 mins
San Diego, CA	338	5 hrs 35 mins
Sacramento, CA	572	8 hrs 38 mins
Portland, OR	1051	15 hrs 43 mins
Helena, MT	899	12 hrs 03 mins
Seattle, WA	1116	16 hrs 39 mins
Reno, NV	422	6 hrs 53 mins
San Francisco, CA	570	8 hrs 41 mins
Denver, CO	747	10 hrs 30 mins
Cheyenne, WY	839	11 hrs 40 mins
Santa Fe, NM	641	9 hrs 13 mins
Los Angeles, CA	272	4 hrs 20 mins

FAVORABLE TAX CLIMATE

- No personal income tax
- No corporate income tax
- No franchise tax
- No unitary tax
- No inventory tax
- No inheritance tax
- No estate tax

LABOR FORCE

- Labor costs in Nevada are one of the lowest in the region
- Approximately 65,000 students are currently enrolled in higher education in Las Vegas
- Employment in Las Vegas continues to grow with nearly 200,000 employees in the trade, transportation, utilities, and manufacturing industries.

LABOR FORCE

- Sales & Use, Modified Business and Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling, Aviation parts abatement and Data Center abatement
- Intellectual Property Development and Train
- Nevada Train Employees (TEN) assists new & expanding companies achieve high productivity by delivering skills-based intensive job training
- Silver State Works Employee Hiring Incentive
- Nevada Catalyst Fund- Incentivizes the expansion or relocation of businesses



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