

Call for Pricing

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7.24

ACRES

APN 124-23-210-014

100K

SF DEVELOPABLE

Conceptual envelope

C-2

ZONING

General Commercial

Fully Improved Land in an established NLV power center



TULE SPRINGS
Master Planned Community
~8,683 new homes



215

N 5TH

215

TERRIBLE'S

IN-N-OUT
BURGER

LOUISIANA
KITCHEN

POPEYES

CareNow
Urgent Care

ups

target

THE
HOME
DEPOT

SITE

E Deer Spring Way

DISCOUNT
TIRE

Vicinity Map

The trade area consists of ± 249,137 residents with an average household income of ± \$100,655 within a 5-mile radius.



249,137

Daytime Population



\$405,056

Median Home Value



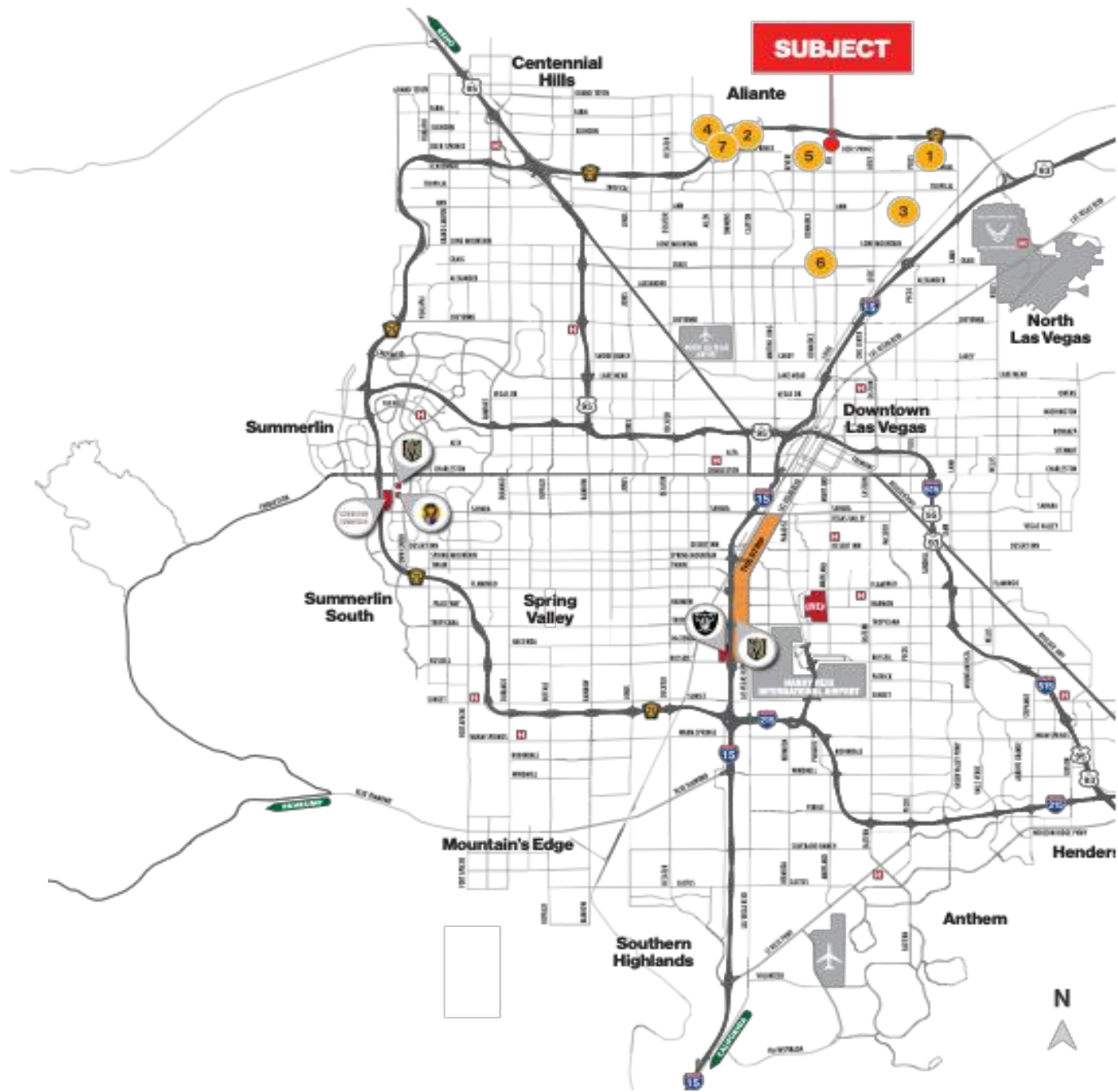
\$100,655

Average Household Income



8,600+

Planned Homes, Tule Springs

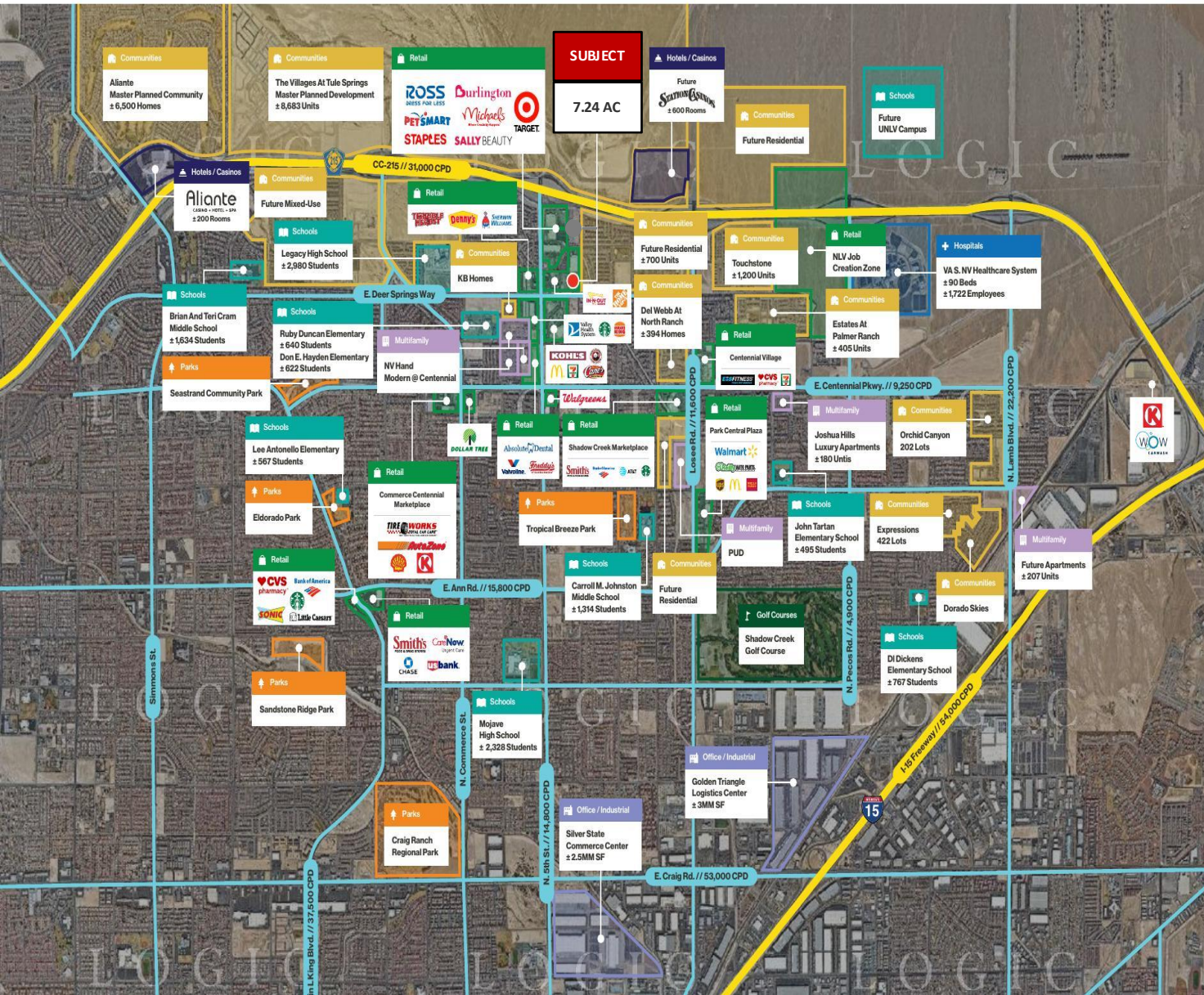


Amenities within a 5-mile radius

- 1 **North Las Vegas VA Medical Center**
- 3.0 miles
- 2 **Aliante Nature Discovery Park**
- 3.5 miles
- 3 **Shadow Creek Golf Course**
- 3.7 miles
- 4 **Aliante Golf Club**
- 4.0 miles
- 5 **Legacy High School**
- 0.8 miles
- 6 **Craig Ranch Regional Park**
- 4.3 miles
- 7 **Aliante Casino Hotel Spa**
- 4.0 miles

Aerial

- Parks
- Schools
- Golf Courses
- Retail
- Hotels / Casinos
- Multifamily
- Office/Industrial



Sitting on top of NLV's biggest residential wave

8,683 HOMES

Villages at Tule Springs

±2,000-acre masterplan north of the site. Developer projects \$3.3B economic impact over 15–20 years.

±600 ROOMS

Station Casinos Site

Approved future resort & casino, planned east of the Tule Springs masterplan.

±6,500 HOMES

Aliante Masterplan

Established masterplan immediately west, anchored by Aliante Casino Hotel & Spa.

315,000+ SF of national co-tenants drawing trade

ANCHORS

Target

The Home Depot

JUNIOR ANCHORS

Burlington

Ross Dress for Less

Michaels

PetSmart

Staples

PAD USERS

In-N-Out Burger

Popeyes

Quick Care

SHOPS & SERVICES

Sally Beauty

Jackson Hewitt

The UPS Store

Golden Eyecare

Pacific Dental

State Farm

Verizon

One Main Financial

Mathnasium

Victory Martial Arts

TRADE AREA

Chick-fil-A

Panda Express

McDonald's

Denny's

Starbucks

Sprouts

Sherwin Williams

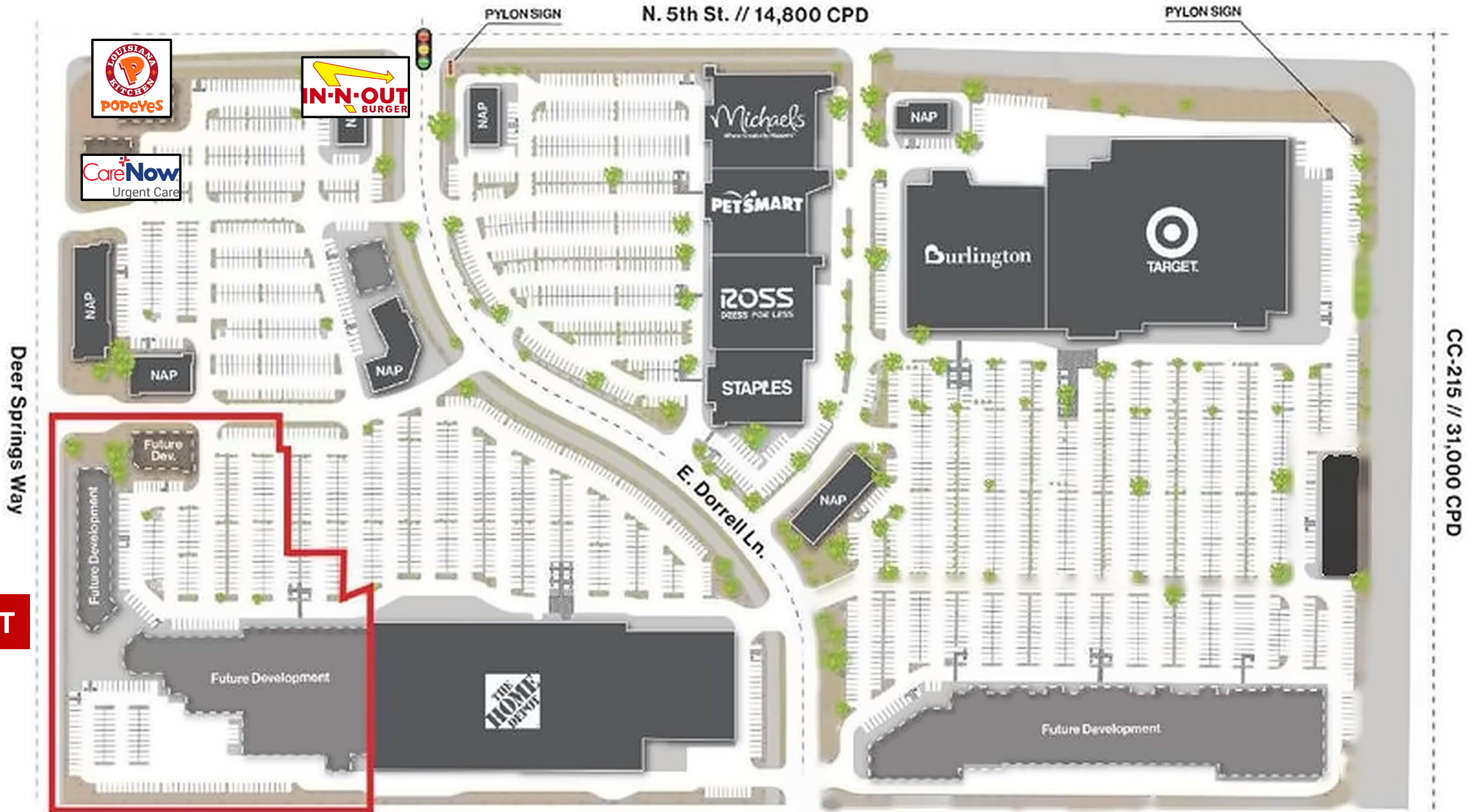
Chevron / Terrible Herbst

Valvoline

Cafe Rio — coming soon

Meineke — coming soon

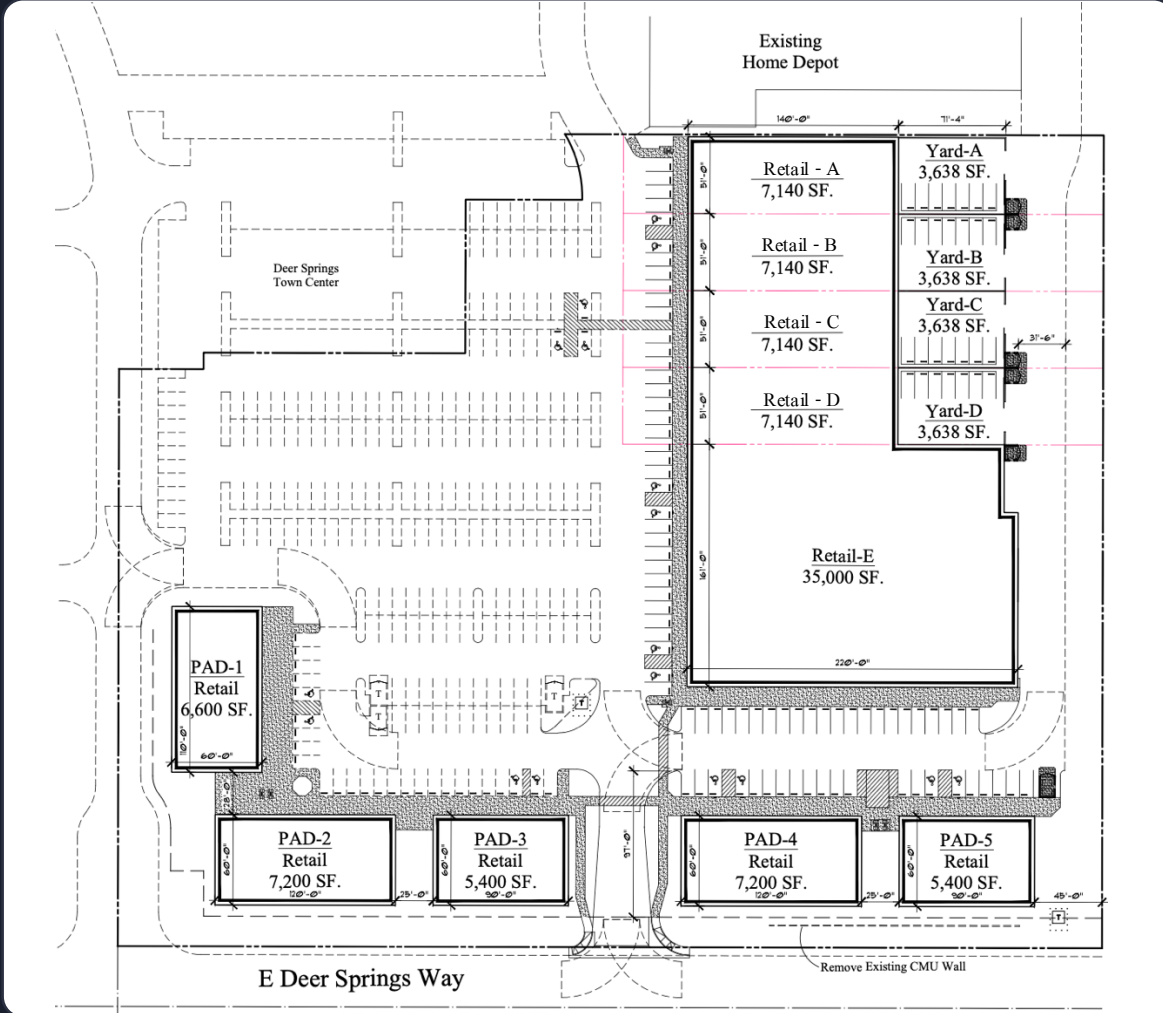
Meet the neighbors



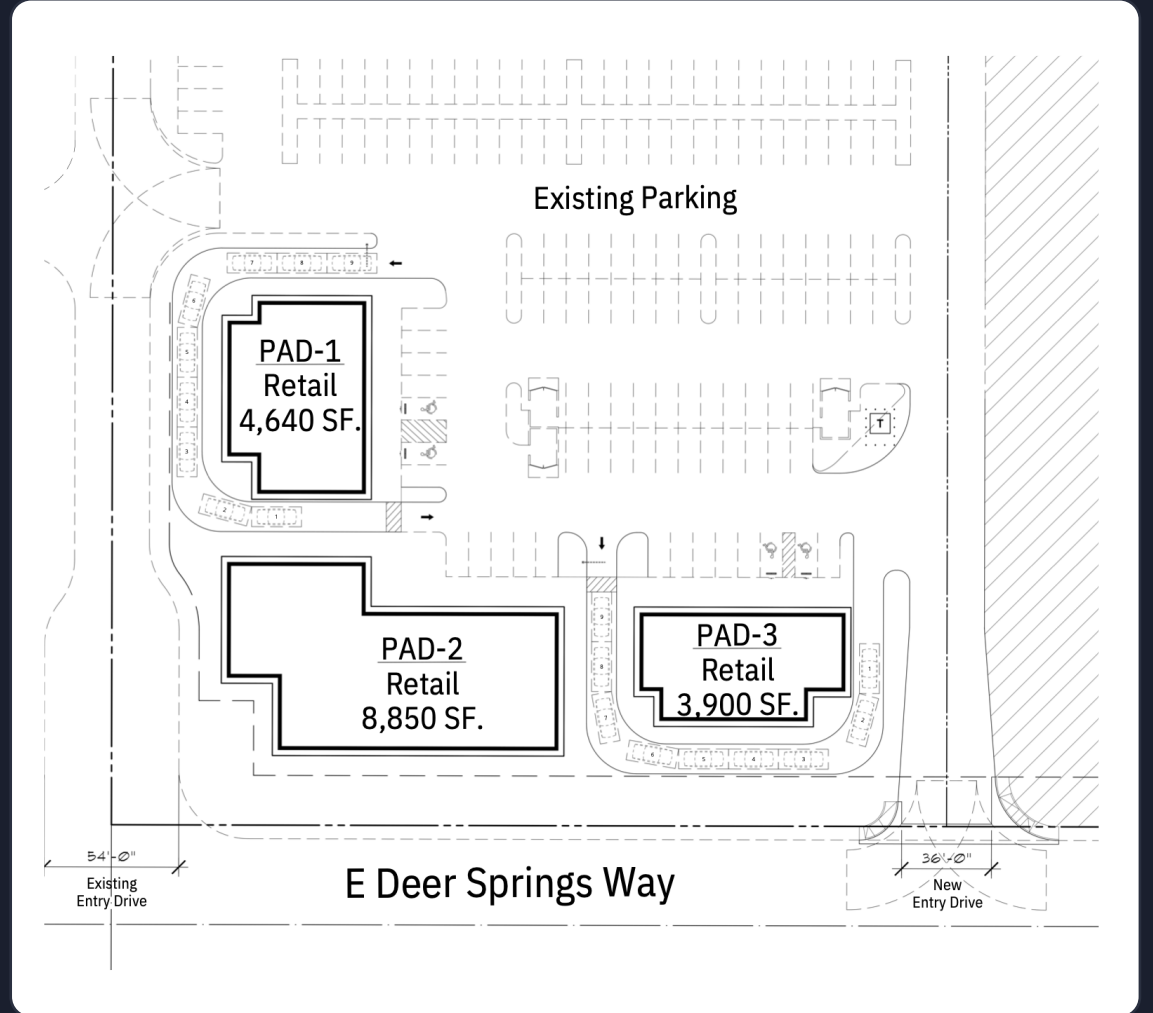
SUBJECT

Flexible site plans for multiple development scenarios

OVERALL SITE PLAN



DRIVE-THRU OPTION



Multiple paths — sale, pad sales, ground lease, or BTS

01

Parcel Sale

Available for an end-user or developer ready to control a portion or the full ±7.24 AC.

02

Pad Sales

Carve-outs for QSR, pad users, c-store, financial, urgent care, or specialty retail.

03

Ground Lease

Long-term ground lease for credit users on pad or shop space.

04

Build-to-Suit

Ownership will deliver for the right junior anchor or big-box user.

TARGET USES — BROAD NET

QSR & restaurants · Pad users (banks, auto, urgent care, c-store) · Junior anchors & shop space · Specialty (grocer, fitness, daycare, medical)

LET'S TALK

Owner Direct

We bought this land and I'm marketing it directly. Reach out anytime to discuss parcel sale, pad sales, ground lease, or build-to-suit scenarios.

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Call for pricing on all scenarios

