

# ± 7.26 Acres For Sale | Henderson, NV

## MC Zoned (Corridor/Community Mixed Use)

### PROPERTY INFORMATION BROCHURE

Located Near Five  
Master-Planned  
Communities;  
Cadence, Weston  
Hills, Tuscany, Calico  
Ridge & Lake Las  
Vegas

- For Sale or Build-to-Suit
- Will Entertain All Reasonable Offers

**EXCLUSIVELY OFFERED BY:**  
Kris Templeton  
Ken Templeton Realty & Investment, Inc.  
3311 S. Rainbow Blvd. Ste 225  
Las Vegas, NV 89146  
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The property information ("Property Information") is being provided regarding the property located at APN's: 179-20-602-003, 179-20-602-004, 179-20-602-020 & 179-20-602-022 (Partial) in the City of Henderson, County of Clark, Nevada (the "Property") and is strictly confidential and furnished solely for the purpose of a review by the prospective purchaser. No portion of the Property Information may be used for any other purpose or provided to any other person without the express written consent of Ken Templeton Realty & Investment, Inc. ("Broker"). The Property Information is based in part upon information supplied by Seller and is not intended to be comprehensive or all-inclusive. No warranty or representation, expressed or implied, is made by the Seller, Ken Templeton Realty & Investment, Inc., or any of their respective affiliates or employees as to the accuracy or completeness of the Property Information or as to any engineering or environmental matters. Prospective purchasers should perform their own analysis and make their own projections and conclusions without reliance upon the Property Information and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property, its feasibility for development, and the potential existence of any hazardous materials located on the Property.

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Seller and Ken Templeton Realty & Investment, Inc. expressly reserve the right, at their sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Seller shall have no legal commitment or obligation to any prospective purchaser reviewing the Property Information or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to Seller's obligations thereunder have been satisfied or waived. Ken Templeton Realty & Investment, Inc. is not authorized to make any representations or enter into any agreements on behalf of Seller.

The Property information is the work product of Ken Templeton Realty & Investment, Inc. and may be used only by parties approved by Ken Templeton Realty & Investment, Inc. The Property is offered by the Seller and, by accepting Property Information, the party in possession hereof agrees (i) to return it immediately to Ken Templeton Realty & Investment, Inc. immediately upon request of Ken Templeton Realty & Investment, Inc. or Seller and (ii) that the Property Information is of a confidential nature and will be held and treated by the prospective purchaser in the strictest confidence. No portion of the Property Information may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Ken Templeton Realty & Investment, Inc. and Seller.

Buyer acknowledges that Ken Templeton Realty & Investment, Inc. may (i) act as an agent for more than one prospective buyer on the Property and/or (ii) act as the agent for both the Buyer and Seller on the Property. Any prospective buyer requesting Ken Templeton Realty & Investment, Inc. to submit an offer on its behalf acknowledges the foregoing disclosures and agrees to the described agency relationships with other prospective buyers. Ken Templeton and Kris Templeton are also principals of the Seller and are licensed real estate broker and agent, respectively, in the State of Nevada.

Prospective Buyer

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## OFFERING GUIDELINES



<b>Letter of Intent Address:</b>	Ken Templeton Realty & Investment, Inc. c/o Kris Templeton 3311 S. Rainbow Blvd. Ste 225 Las Vegas, NV 89146 Office: 702-873-6700 Ext. 123 kt@ktri.biz
<b>Offer Form:</b>	Buyer to offer price and other terms via Buyer's own form of Letter of Intent (LOI).
<b>Asking Price:</b>	Submit Offer
<b>Deal Structure:</b>	Seller will entertain an All-Cash transaction. Buyer to assume site in an As-Is, Where-Is condition.
<b>Purchase &amp; Sale Agreement:</b>	Seller to provide Buyer with a Purchase & Sale Agreement. Buyer and Seller shall work diligently to have the Purchase & Sale Agreement executed by both parties, within 10-days after delivery.

<b>Deposits:</b>	A Minimum Initial Deposit of equal to Two and a Half Percent (2.5%) of the purchase price shall be made at the Opening of Escrow and shall remain refundable during the Due Diligence Period. The Second Deposit shall be placed into Escrow prior to expiration of the Due Diligence Period. The sum of the Initial Deposit and Second Deposit shall equal a Total Deposit of Five Percent (5.0%) of the Purchase Price. Upon Buyer's approval of its Due Diligence, the Total Deposit shall be released to Seller and shall be non-refundable except for Seller default.
<b>Opening of Escrow:</b>	Upon Delivery to Escrow of the mutually executed Purchase & Sales Agreement and the initial Deposit equal to a minimum of Two-and-a-Half Percent (2.5%) of the purchase price.
<b>Close of Escrow:</b>	The Close of Escrow shall occur within 15 days after due diligence period expiration.
<b>Offer Due Date:</b>	Offers will be considered as they are submitted.

## PROPERTY INFORMATION

± 7.26 Acres  
Henderson, NV

### Property Description:

This acreage is ideally located with frontage on Boulder Highway and Pueblo Blvd. Property is next to two new Master planned communities (Cadence & Tuscan) this land is ideal for future retail/commercial uses. Property is privately owned. The land is available for build to suit opportunities.

### Size:

± 7.26 Acres | 316,246 SF

### Zoning:

M-C (Community Mixed-Use). This zoning was recently established along the Boulder Highway corridor, facilitating primarily commercial development and utility.

### APN's:

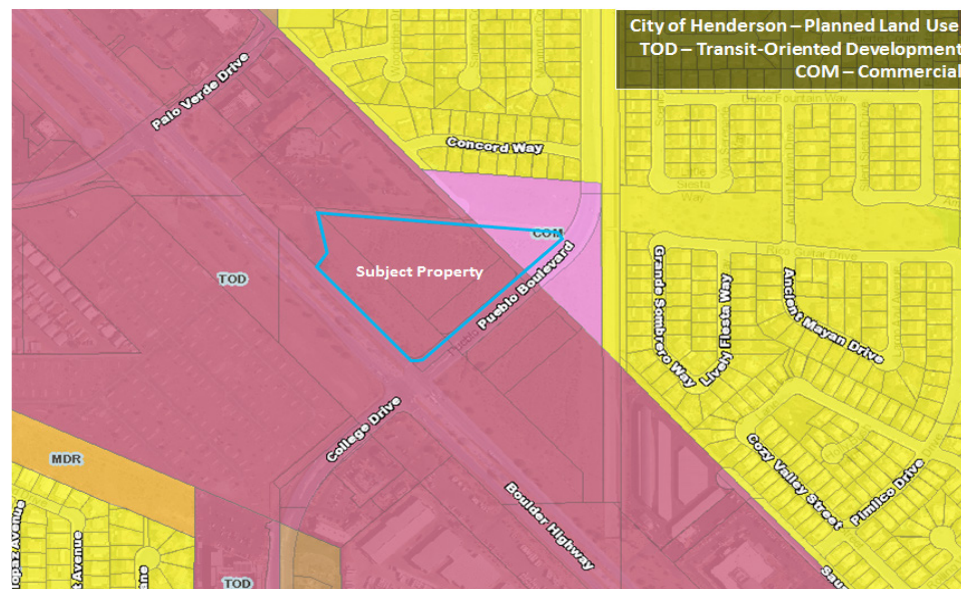
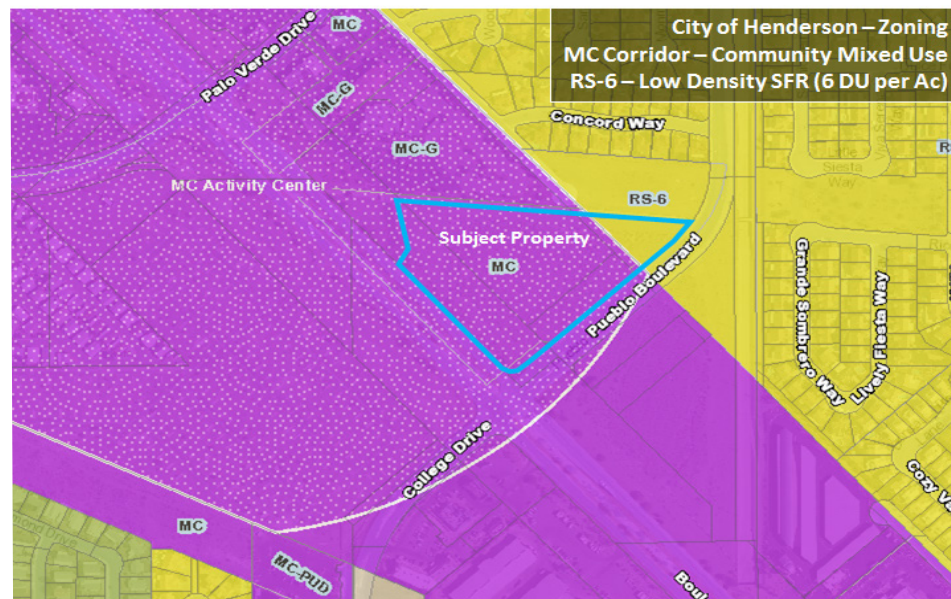
179-20-602-003, 179-20-602-004, 179-20-602-020 & 179-20-602-022

### County:

Clark County

### Proposed Deal Structure:

Cash.

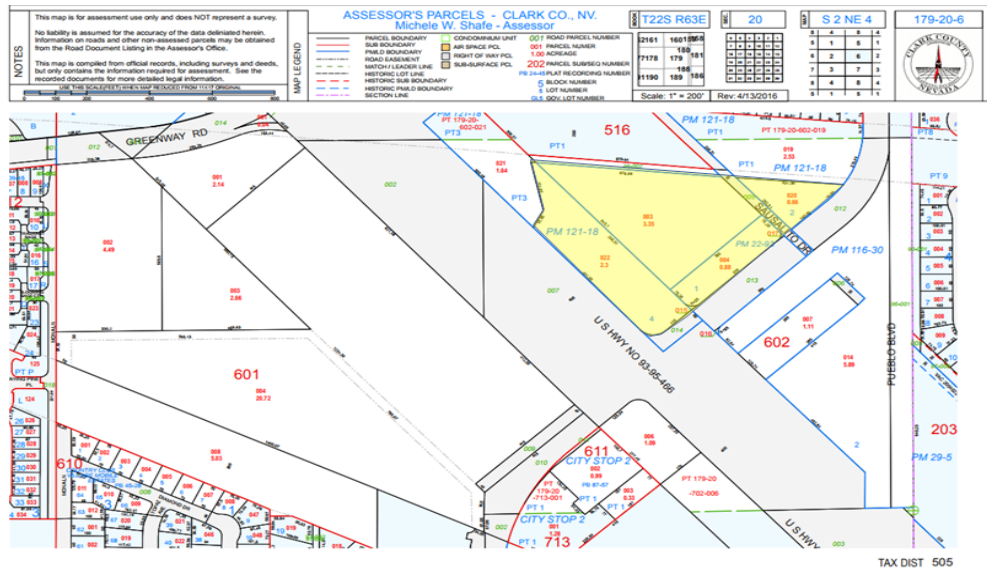




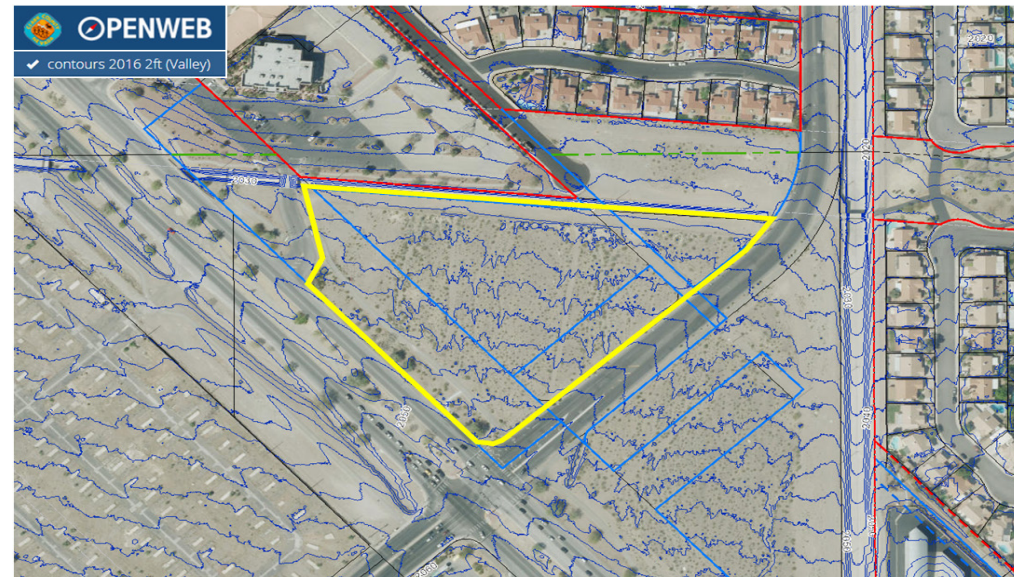
# PROPERTY INFORMATION

± 7.26 Acres  
Henderson, NV

## ASSESSOR'S MAP



## TOPOGRAPHY (Contours @ 2ft - 2016)





# PROPERTY LOCATION

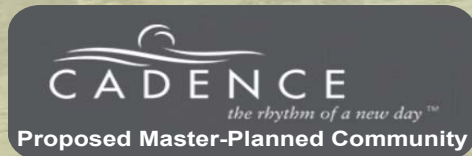
± 7.26 Acres  
Henderson, NV





## PROPERTY LOCATION

± 7.26 Acres  
Henderson, NV



**SUBJECT  
PROPERTY**



# RECENTLY CLOSED TRANSACTIONS

## ABOUT US

The Ken Templeton Group is a diversified group of companies owned or controlled by Ken Templeton. Our Lender Owned Land division is comprised of a strong group of lenders, developers and brokers with expertise in all areas of real estate from lending, general contracting, land development, vertical development, to leasing and property management. Having bought, financed, sold or developed several billion dollars' worth of projects throughout the west coast, our group offers first-hand experience in working with, and through all classes of assets.

The Ken Templeton Group includes Templeton Development Corporation, Carefree Senior Living, Ken Templeton Realty and Investment, Incorporated and Templeton Gaming Corporation. The Ken Templeton Group is active and has property interests in 10 states including Arizona, California, Colorado, Idaho, Nevada, Oregon, Tennessee, Texas, Utah and Washington.

Since 1975, the Ken Templeton Group has been involved in a variety of diverse business operations including the development and management of several residential and commercial projects in the western region of the United States, and running a successful gaming operation throughout Nevada. Ken's flagship product is Carefree Senior Living - premier senior apartment communities located in Las Vegas, NV and Sacramento, CA. The Ken Templeton Group and its partners are privately owned companies with corporate headquarters in Las Vegas, NV.

### FOR ADDITIONAL INFORMATION CONTACT:

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### Folsom, CA



**Size:** ± 11.48 acres  
**Zoning:** Multi-Family High Density

### The Executive Centre 5595 Kietzke Lane, Reno, NV



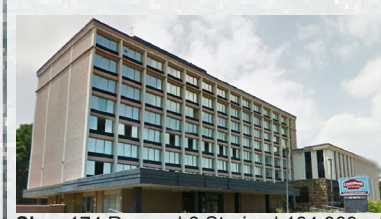
**Size:** ± 10,681 s.f.  
**Price:** \$1,800,000.00

### 215-Beltway & Durango Dr. Las Vegas, NV



**Size:** ± 3.13 acres  
**Zoning:** Multi-Family Residential  
**Price:** \$1,010,000.00

### The Artisan Hotel Memphis, TN



**Size:** 174 Rooms | 8 Stories | 164,969 s.f.

### Desert Highlands Coachella, CA



**Size:** ± 107 acres  
**Zoning:** Residential  
**Price:** \$3,210,100.00

### Palm Springs, CA



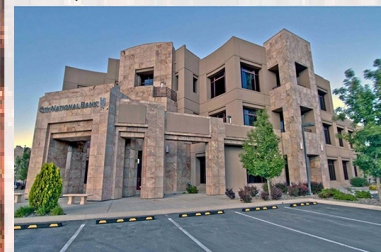
**Size:** ± 4.8 Acres  
**Zoning:** M1/IL (Manufacturing/Industrial)  
**Price:** \$1,254,704.00

### Desert Highlands Coachella, CA



**Size:** ± 155.95 acres  
**Zoning:** Residential  
**Price:** \$2,807,100.00

### 5470 Kietzke Lane Reno, NV



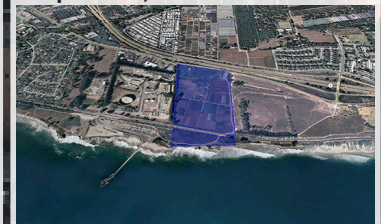
**Size:** ± 3.37 acres  
**Zoning:** City of Reno - SPD/SPA  
**Price:** \$9,500,000.00

### 5.5 Acres Land Reno, NV



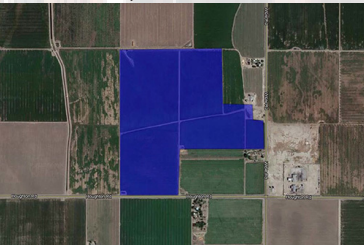
**Size:** ± 5.552 acres / ± 241,758 s.f.  
**Zoning:** SPD (Specific Plan District)  
**Price:** \$2,000,000.00

### Carpinteria, CA



**Size:** ± 27.53 acres  
**Zoning:** PUD (Planned Urban Development)  
**Price:** \$6,750,000.00

### Bakersfield, CA



**Size:** ± 108.43 Acres / ± 4,723,210.80 s.f.  
**Zoning:** Exclusive Agriculture  
**Price:** \$3,000,000.00

### Former King's Inn Reno, NV



**Size:** ± 0.689 acres / ± 105,000 s.f.  
**Zoning:** MUDR (Mixed use DT Reno)  
**Price:** \$1,350,000.00