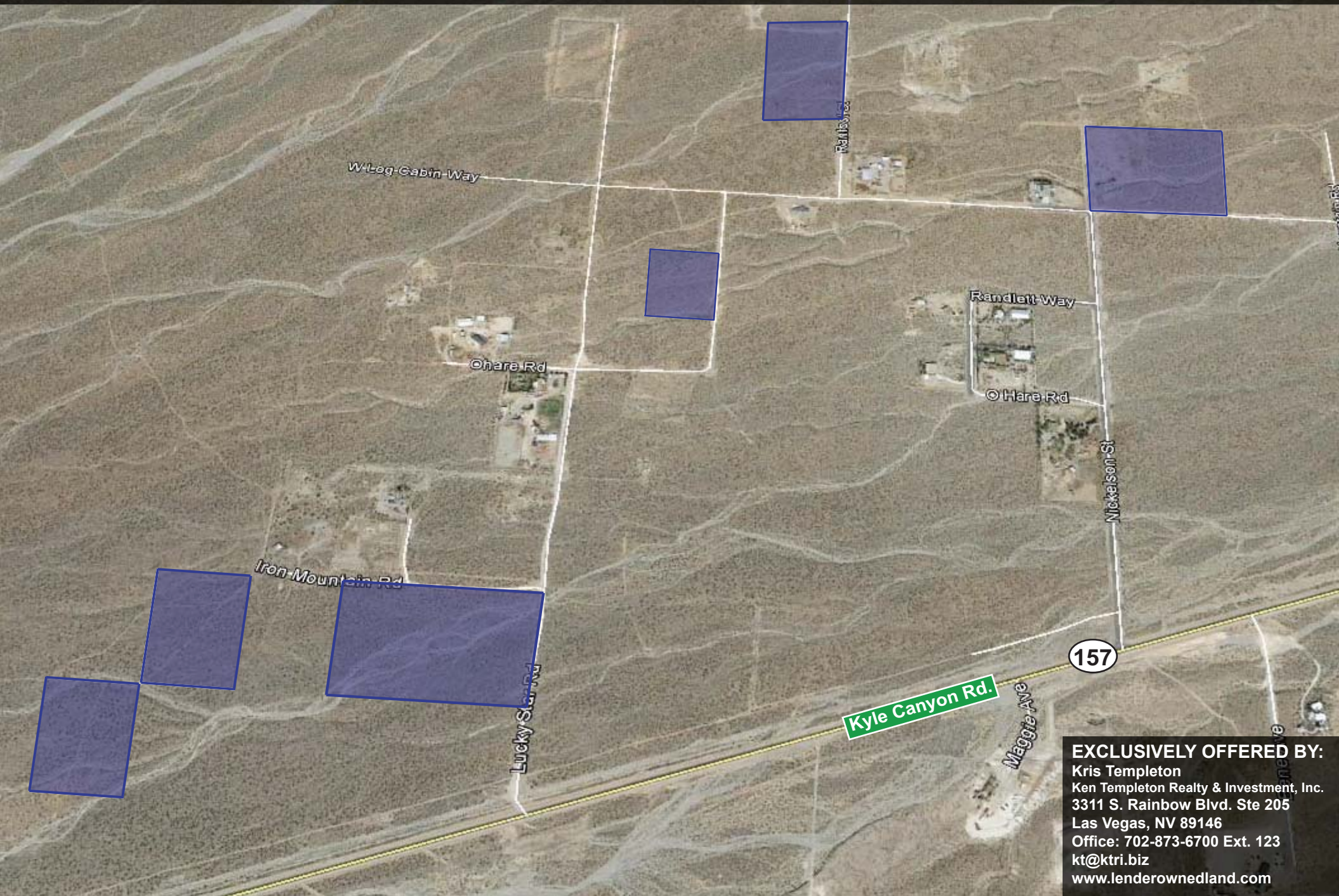


# ± 45 Acres For Sale | Kyle Canyon, NV

## Located in the Path of Development - Northwest Las Vegas!



**EXCLUSIVELY OFFERED BY:**  
Kris Templeton  
Ken Templeton Realty & Investment, Inc.  
3311 S. Rainbow Blvd. Ste 205  
Las Vegas, NV 89146  
Office: 702-873-6700 Ext. 123  
kt@ktri.biz  
www.lenderownedland.com

<b>Property Description:</b>	The subject property is comprised of nine parcels totaling 45 gross acres with a RR, residential rural, or 0.5 houses per acre. The property resides north of Kyle Canyon Master Plan, an approved plan with 1,712 acres known as Kyle Canyon Gateway. Most of the parcels are non-contiguous, and all are unimproved. Kyle Canyon Rd is the nearest paved road to the parcels, an average annual daily traffic count of 2,300 vehicles. This area is considered to be one of the next large master planned communities to take off in Las Vegas. This is a great hold for investment, or for a buyer looking for rural land and horse property.
<b>Size:</b>	± 45 Acres
<b>Property Location:</b>	<p>The subject properties are located just past the North West corner of Las Vegas. The overall area is recognized as Centennial Hills, and is known as an area with attractive housing prices, and a suburb atmosphere.</p> <p>Local attractions include a close proximity to Paiute Golf Course, Silverstone Golf Club, Aliante Casino, and the Las Vegas Ski and Snowboard Resort.</p>
<b>Zoning:</b>	RR, residential rural, or 0.5 houses per acre.
<b>Parcel Numbers:</b>	126-10-101-002, 126-10-101-003, 126-10-101-004, 126-09-501-008, 126-03-201-006, 126-03-601-015, 126-03-601-016, 126-03-301-017, 126-09-501-015
<b>County:</b>	Clark County



# 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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### Desert Highlands Coachella, CA



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

### Palm Springs, CA



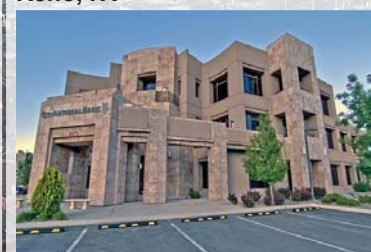
Size:  $\pm$  4.8 Acres  
Zoning: M1/IL (Manufacturing/Industrial)  
Price: \$1,254,704.00

### Desert Highlands Coachella, CA



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

### 5470 Kietzke Lane Reno, NV



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

### 5.5 Acres Land Reno, NV



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

### Carpinteria, CA



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

### Bakersfield, CA



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

### Former King's Inn Reno, NV



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