

PUBLISH: August 25, 2023, September 1, 2023, and September 8, 2023

TAG: Reso No. 4542

NOTICE OF LAND SALE

NOTICE IS HEREBY GIVEN that the City of Henderson, Nevada, a municipal corporation and political subdivision of the State of Nevada, intends to sell certain real property consisting of approximately 2.0 gross acres, more or less, currently zoned IP-MP (Industrial Park with Master Plan Overlay District) being generally located southeast of the intersection of Via Nobila and Via Centro, and further identified as a portion of Assessor's Parcel Number 191-15-712-001 in Section 15, Township 23 South, Range 61 East, M.D.M. (the "Property").

Resolution No. 4542, approved by the Henderson City Council on August 15, 2023 ("Resolution") outlines specific conditions of sale and submittal requirements for offerors/potential buyers. This Notice of Land Sale outlines the general conditions for the submissions of offers and shall be posted at the Henderson Multigenerational Center, 250 S. Green Valley Parkway; City Hall, 240 Water Street, 1st Floor Lobbies; Whitney Ranch Recreational Center, 1575 Galleria Drive; and Fire Station No. 86, 1996 East Galleria Drive. Copies of the complete Resolution and conditions of sale and submittal requirements may be obtained from the Office of the City Clerk, 240 Water Street, Henderson, NV or www.cityofhenderson.com. This Notice of Land Sale shall be published in the Las Vegas Review-Journal on the following dates: August 25, 2023, September 1, 2023, and September 8, 2023.

All offers to purchase the Property must be at no less than Fair Market Value, with a minimum offer of Nine Hundred Fifteen Thousand and no/100 Dollars (\$915,000.00 U.S.) ("Fair Market Value"). All offers must be in writing and must include and be accompanied by a minimum earnest money deposit in the amount of Forty Five Thousand Seven Hundred Fifty and no/100 Dollars (\$45,750.00), which is equal to five percent (5%) of the Fair Market Value. This deposit must be in the form of a certified check or cashier's check made payable to the "City of Henderson or [Name of Offeror]". The offeror's name must be included on the check. The offer and deposit are due to the office of the City Clerk on or before 3:00 p.m. Pacific Time, on September 19, 2023.

Written offers to purchase the Property will be collected only at the office of the City Clerk located at 240 Water Street, Henderson, Nevada, during regular business hours commencing at 7:30 a.m. on August 16, 2023, and continuing thereafter until 3:00 p.m. on September 19, 2023. All written offers must be in writing, sealed, and accompanied by (1) a duly signed Offer to Purchase letter, (2) Land Use and Development Plan, Economic Development and Job Creation Plan, Phasing Plan (if applicable), and Statement of Qualifications; and (3) the required deposit. The offer envelope shall reference the name and address of the submitting offeror and the resolution number. Written offers will be opened by the City Clerk at 3:00 p.m. on September 19, 2023.

All offers that meet the minimum Fair Market Value, provide the required materials described in the Resolution, and include the minimum earnest deposit (each a "Qualified Offer") will be considered and evaluated by the City Council. The acceptance of a Qualified Offer to purchase the Property shall be at a duly noticed public meeting to be held on October 3, 2023 at Henderson City Hall, Council Chambers, 240 Water Street, Henderson, Nevada.

The City Council may, in its sole and absolute discretion, accept any Qualified Offer that it determines provides the maximum benefit to the City taking into consideration all of the elements of the offer and the City's overall goals and objectives for the Property. The City Council also reserves the right to reject any and all Qualified Offers and may choose not to sell the Property.

For further information, contact the City Clerk's Office at 240 Water Street, P.O. Box 95050, Henderson, Nevada

Dated this 15th day of August 2023.