



NOTICE OF STATE PROPERTY AUCTION

The Nevada Division of State Lands (NDSL) is soliciting sealed written bids from responsible bidders to purchase or lease, as indicated, the state-owned properties identified below. The properties are being sold or leased pursuant to NRS 321.335(6).

STATE-OWNED PROPERTY OFFERED FOR SALE

NDSL Project #	Address	APN	Acres	Appraised Value
8472	Henderson DMV (American Pacific) 1399 American Pacific Dr., Henderson, NV 89074	178-15-110-001	5.84	Fee simple value: \$6,700,000.00 Appraisal Date: 9/4/26
8524	620 Belrose St., Las Vegas, NV 89107	139-29-301-005	2.0	Fee simple value: \$1,900,000.00 Appraisal Date: 8/26/26
7417	2855 S. Jones Blvd., Las Vegas, NV 89146	163-11-608-008	0.72	Fee simple value: \$800,000.00 Appraisal Date: 8/24/26

STATE-OWNED PROPERTY OFFERED FOR SALE OR LEASE

NDSL Project #	Address	APN	Acres	Appraised Value
8525	Near corner of Ann and Sloan, North Las Vegas, NV 89115	123-34-101-013	9.68	Fee simple value: \$9,700,000.00 Annual fair market lease value: \$710,000.00 Appraisal Date: 9/4/26

Project #8525 is offered in the alternative for sale or lease. The State Land Registrar will designate which offering will proceed on or before November 5, 2026, at <https://lands.nv.gov/news/category/public-notice>, and only bids submitted for the designated offering will be opened. If Project #8525 is leased, it will be for a term of 49 years on the terms stated herein and as substantially set forth in the State's standard lease template, which is available at <https://lands.nv.gov/news/category/public-notice>. Bidders may submit a bid for either or both offerings, in separate sealed envelopes marked 'SALE' or 'LEASE.' Bids for the offering not designated will be returned unopened.

MINIMUM BID AND COSTS. The minimum acceptable bid for each property is the appraised value shown above, determined by a recent appraisal completed pursuant to NRS 321.007. For Project #8525, the minimum acceptable bid is \$9,700,000.00 if offered for sale, or an initial annual base rent of \$710,000.00 if offered for lease. In addition to the bid amount, the successful bidder must pay the State's actual costs of appraisal, advertising, and publication of this notice, currently estimated at \$5,500.00 per property. Properties offered for sale will be sold as is, by quitclaim deed, subject to all matters of record. Property offered for lease will be leased as is, subject to all matters of record, on the terms stated in this notice and the State's standard lease. A separate bid must be submitted for each property.

The State Land Registrar will also call for oral offers from responsible bidders beginning at the highest acceptable written bid, in the increments stated below.

QUALIFICATION. To submit a sealed bid or an oral offer, a bidder must submit a qualification package by the sealed bid deadline. The package must include:

- A letter providing the bidder's identifying information, including a phone number and email address (where bidder can be notified of qualification), and evidence of the signatory's authority to bind the bidder.
- For an entity, evidence of good standing with the Nevada Secretary of State.
- Proof of funds or a financing commitment dated no earlier than October 21, 2026, and effective through the auction date, stating the maximum aggregate amount the bidder is qualified to pay for all properties on which it bids. A bidder's verified maximum amount will be reduced by the purchase price of any property awarded to it earlier in the auction. A lease bidder must show the ability to pay the 10% deposit and the first year's rent. A lease bidder's verified maximum amount is the maximum initial annual base rent supported by its financial showing.
- The name of each individual authorized to make oral offers on the bidder's behalf at the auction.
- For a limited-liability company, a disclosure listing the name of each person who holds an ownership interest of 1% or more in the company, as required by NRS 321.009. The disclosure will be available for public inspection upon request.
- A certification stating whether the bidder, or any person holding an ownership interest in the bidder, is an officer or employee of the State of Nevada.

A bidder who timely submits a complete qualification package acceptable to the State Land Registrar will be deemed a responsible bidder. The State Land Registrar may, but is not required to, permit a bidder to cure a deficiency in its qualification package before November 18, 2026. A cure may not change any sealed bid amount. No bidder may submit a bid or oral offer exceeding its verified maximum amount, and such offers in excess of a bidder's verified maximum amount will not be considered. The qualification package and sealed bid may be delivered together, but the sealed bid must be in its own separately sealed envelope marked: SEALED BID – DO NOT OPEN – NDSL Project # [____]. Bids for Project #8525 must be marked: SEALED BID – DO NOT OPEN – NDSL Project #8525 – SALE (or LEASE).

BID REQUIREMENTS AND SUBMISSION. Each bid must be signed by an authorized signatory and state the bidder's name, the NDSL Project #, and the bid amount. A sale bid must state a purchase price of at least the minimum acceptable bid. A lease bid must state a proposed initial annual base rent of at least the minimum acceptable bid. All bids and oral offers are irrevocable for 90 days after the auction.

Sealed bids and qualification packages will be accepted beginning October 21, 2026, and must be received by NDSL at the address below no later than **4:00 PM Pacific Time on November 18, 2026.**

**Nevada Division of State Lands
Attn: State Land Auction- Bid Submission**

**901 South Stewart Street, Suite 5003
Carson City, Nevada 89701**

Bids may be delivered by mail, courier, or hand delivery. Bids must be physically received by the deadline; postmarks will not be considered. Late bids will be returned unopened. Bids by email or fax will not be accepted. The State Land Registrar will notify each bidder whether it has been deemed a responsible bidder on or before November 20, 2026.

By submitting a bid or oral offer, the bidder agrees to be bound by the terms of this notice.

BID OPENING AND ORAL OFFERS. Sealed bids will be opened, examined, and declared in public session by the State Land Registrar on **December 3, 2026, at 10:00 AM Pacific Time** at the State Public Works Division office in the Humboldt Building, located at **7115 Amigo Street, Suite 100, Las Vegas, NV 89119**. Properties will be offered in the order listed above. Sealed bids will be considered whether or not the bidder attends. To make oral offers, a responsible bidder must attend in person or through an authorized representative identified in its qualification package. Remote participation will not be permitted.

After the sealed bids for each property are opened, the State Land Registrar will call for oral offers from responsible bidders. Pursuant to NRS 321.335(6), an oral offer will be considered only if it exceeds the highest acceptable written bid by at least five percent (5%). If such a qualifying oral offer is made, the highest oral offer from a responsible bidder will be accepted; if not, the highest conforming sealed bid from a responsible bidder will be accepted, subject in either case to the State Land Registrar's right to reject all bids and offers. Subsequent oral offers must be in increments of at least \$100,000.00 for a sale, or \$10,000.00 of initial annual base rent for a lease. The State Land Registrar may reduce the minimum increment in his discretion.

If two or more sealed bids for a property are equal and highest, and no qualifying oral offer is made upon the call for oral offers, the State Land Registrar will break the tie by inviting only the tied bidders to make oral offers in the stated increments. At the conclusion of the oral offers for each property, the State Land Registrar will identify the successful bidder, subject to any approvals required by law.

AWARD AND AGREEMENTS. The successful bidder for each property must execute the State's Purchase and Sale Agreement or Lease, as applicable, within ten (10) business days after the auction date. The State's standard Purchase and Sale Agreement and lease agreement are available at <https://lands.nv.gov/news/category/public-notice> and from NDSL at the address above and are part of the terms of this notice. If the successful bidder fails to execute the agreement or otherwise fails to perform, the State Land Registrar may accept the next highest conforming bid or qualifying oral offer from a responsible bidder or may reoffer the property. The State Land Registrar reserves the right to reject any and all bids and offers pursuant to NRS 321.335(7).

TERMS OF SALE: Within three (3) business days after the auction date, the successful bidder must deposit 10% of the purchase price with First American Title, 8311 W. Sunset Road, Suite 100, Las Vegas, Nevada 89113, which will open escrow for the sale. The deposit is nonrefundable except in the event of the State's default, and will be applied to the purchase price at closing. Failure to deposit the funds and provide confirmation to NDSL may result in the cancellation of the sale. Each property will be conveyed as is, by quitclaim deed, subject to all matters of record, with closing within 75 days after the auction date. In addition to the purchase price, the successful bidder shall pay the State's actual costs of appraisal, advertising, and publication of this notice at closing, currently estimated to be \$5,500.00. The successful bidder will also pay all escrow fees, title insurance premiums, recording fees, and any real property transfer tax.

TERMS OF LEASE: Within three (3) business days after the auction date, the successful bidder must deposit the successful bid's initial monthly rent payment to NDSL. The deposit is nonrefundable except in the event of the State's default, and will be credited toward the first rent payment. In addition to the deposit, the successful bidder shall pay the State's actual costs of appraisal, advertising, and publication of this notice along with the deposit, currently estimated to be \$5,500.00. This amount is non-refundable and does not apply to the rent due. Failure to pay the deposit to NDSL may result in the cancellation of the lease award. Rent is payable annually or monthly in advance at lessee's election. The lessee is responsible for all taxes, utilities, improvements, and maintenance. The lease will commence on the date of full execution. Base rent will increase annually, on each anniversary of the lease commencement date, by three percent (3%) of the base rent in effect immediately before the increase, compounded annually. On the tenth (10th) anniversary of the commencement date, and every ten (10) years thereafter, base rent will be reset to the greater of (a) the escalated base rent then in effect or (b) the fair market rental value of the property as determined by an independent appraisal obtained by NDSL pursuant to NRS 321.007, at lessee's expense. Annual increases of three percent (3%), compounded annually, will continue from the reset rent.

QUESTIONS. Questions must be submitted in writing to efoster@lands.nv.gov by November 5, 2026, with the subject line "Auction Project # [] Question." Responses will be posted at <https://lands.nv.gov/news/category/public-notice>. Only written addenda issued by NDSL will modify this notice.

DISCLAIMER. Each property is offered as is, with all faults. The State makes no promises about any property's condition, title, zoning, access, utilities, acreage, or suitability for any use. Any information NDSL provides is for convenience only and should not be relied on. Bidders are responsible for doing their own research before bidding, and may enter a property only with NDSL's written permission. By bidding, the bidder agrees it is relying only on its own research and will not hold the State responsible for the property's condition or the information provided.

NDSL will not pay any broker's commission or finder's fee. Any bidder who uses a broker is solely responsible for that broker's compensation.

BID SUBMISSION DEADLINE: November 18, 2026, no later than 4:00 PM Pacific Time.