

NEW NEVADA LAW · AB 241

The law that may have *increased your land's value* — without you doing anything.

If you own commercial-zoned land in Las Vegas — a dental lot, an aging office parcel, an underused commercial site — Nevada's AB 241 may have quietly made it worth more. Here's a real example of how.

CASE STUDY · DOWNTOWN LAS VEGAS

How one rezone turned a dental lot into a downtown development play

A practice owner held a commercial lot positioned for dental or office use — valued on that single use, and competing in a softening office market. By moving to rezone under AB 241, he unlocked the right to build **multifamily housing by-right**, transforming a single-purpose lot into a flexible, far more valuable asset.

BEFORE

Office / dental only. Narrow buyer pool. Valued on current use.

AFTER

Multifamily-ready. Appeals to developers. Valued on highest & best use.

[Read the full case study →](#)

Why it matters for you: Land that can become housing in a growing area is worth more than land that can only become another office. Most owners are still valuing their property on the old rules.

FREE INVESTOR BRIEF

The Redevelopment Radar: a 1-page guide to AB 241

What AB 241 does, who it favors, and a quick checklist to tell if your parcel is a redevelopment play. Download and keep.

[Download the brief ↓](#)

Could AB 241 have unlocked value in your land?

Send us your address. As a CCIM, I'll tell you whether your commercial-zoned parcel qualifies, what your local ordinance allows, and what the redevelopment upside looks like — no obligation.

[Get a free parcel review](#)

Jared Bergquist, CCIM — Bergquist Group

(702) 521-9953 · jared@bergquistgroup.com · bergquistgroup.com

The case study is generalized and anonymized for educational purposes and does not identify any specific client. General information only — not legal, tax, zoning, or investment advice. AB 241 implementation and local ordinances vary by jurisdiction. Consult qualified counsel before acting. © 2026 Jared A. Bergquist, LLC.

FREE INVESTOR BRIEF

The Redevelopment Radar: a 1-page guide to *AB 241*

What the law does, who it favors, and a quick checklist to tell if your parcel is a redevelopment play.

REDEVELOPMENT RADAR · INVESTOR BRIEF

The Law That Just Turned *Commercial* Land Into a Housing Play

Nevada AB 241 forces every county and city to allow apartments and mixed-use housing by-right on commercially zoned land. For investors holding tired retail or office parcels, the highest-and-best-use math just changed—quietly, and in your favor.

Most owners of aging strip centers, half-empty office parcels, and underused commercial lots are still valuing their property on yesterday's zoning. **AB 241 rewrote the rules.** The parcels best positioned to benefit sit near transit and existing infrastructure—exactly the overlooked commercial dirt that trades below its new potential. Here's what changed, who it favors, and how to spot one.

WHAT AB 241 ACTUALLY DOES

THE MANDATE

Every county & city **must** adopt an ordinance allowing **by-right** multifamily or mixed-use residential development on commercially zoned property. No special-use permit. No discretionary approval gauntlet.

THE DEADLINE

Local ordinances were due by **March 1, 2026**. Conflicting local rules are declared **void** by statute—the state requirement overrides them.

THE FINE PRINT

Does **not** apply to industrial-zoned land, airport-related parcels, or the Tahoe Basin. Localities may set qualifying standards—so execution varies by jurisdiction.

WHO THIS FAVORS

1

Retail Landlords

Owners of aging or vacant strip centers can now pencil a residential or mixed-use conversion without begging for a rezone—adding a development premium to the land basis.

2

Office Parcel Holders

Underused office sites near services and transit become "missing-middle" housing candidates—the use the statute was written to unlock.

3

Opportunistic Buyers

Anyone acquiring commercial dirt priced on its current use is buying a redevelopment option the seller may not have priced in yet.

IS YOUR PARCEL A RADAR HIT?

- ✓ Zoned **commercial** (not industrial) and outside airport / Tahoe carve-outs
- ✓ Underused, aging, or partially vacant—income no longer justifies the land value
- ✓ Near **transit, services, and existing infrastructure** (water, sewer, road capacity)
- ✓ Parcel size and shape that can physically support multifamily density
- ✓ Located where the **local ordinance is investor-friendly**—standards vary by jurisdiction

THE BERGQUIST EDGE

We read zoning, ordinances & deal math—not just listings.

Most brokers can pull a comp. As a **CCIM**, Jared underwrites the redevelopment upside AB 241 created and maps it to the specific jurisdiction your parcel sits in.

If you own commercial land—or want to buy it before the market re-prices—this is the window.

Get a free AB 241 redevelopment read on your parcel.

Send us your address. We'll tell you whether your commercial-zoned property qualifies, what the local ordinance allows, and what the upside looks like—no obligation.

(702) 521-9953

jared@bergquistgroup.com
bergquistgroup.com