

FOR SALE > MAKE AN OFFER

# ±1.34 ACRES NORTHWEST LAND

THIS LOCATION ALLOWS GREAT VISIBILITY WITH APPROXIMATELY 502' ALONG OSO BLANCO ROAD AND US-95



For more information, please contact:

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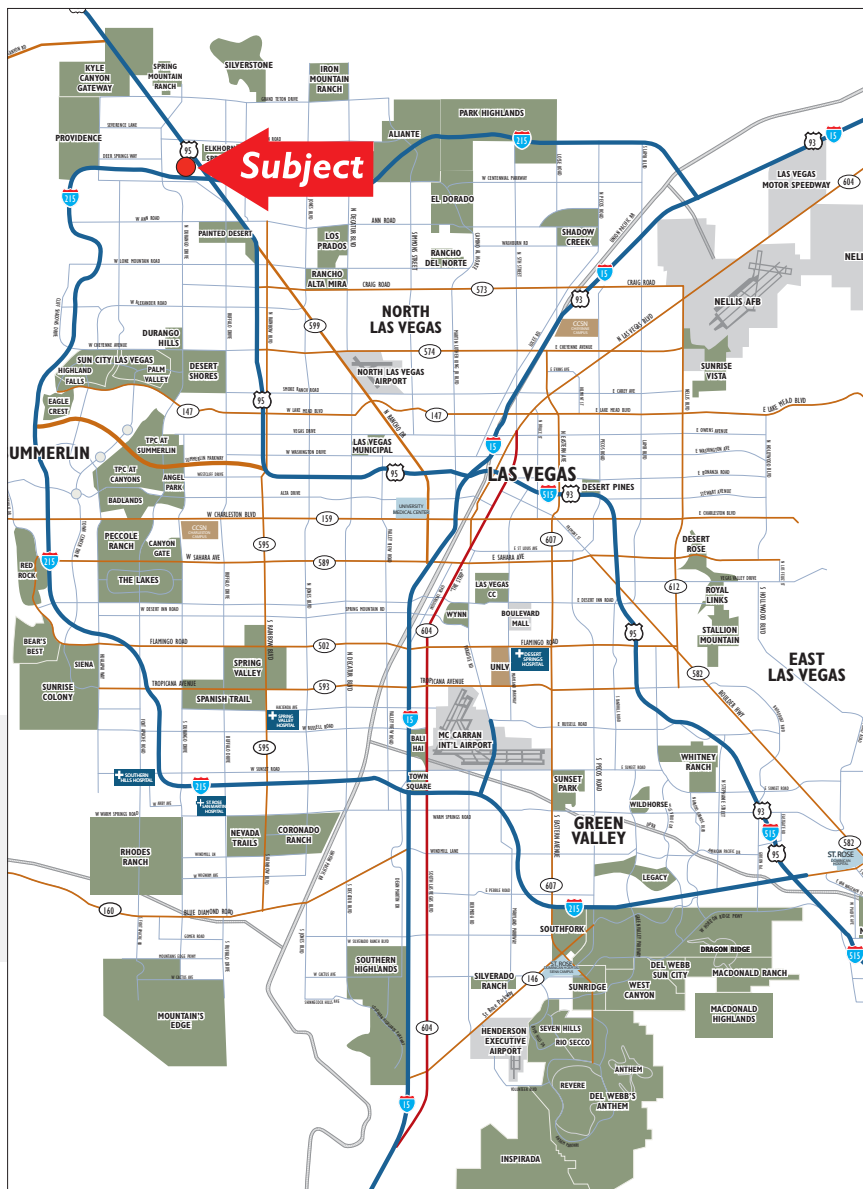
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# ±1.34 ACRES FOR SALE

## MAKE AN OFFER

### Property Overview

Colliers International is pleased to offer for purchase a ±1.34 acres, Town Center District (T-C) zoned parcel in Northwest Las Vegas. The land is conveniently and centrally located approximately with access to two freeways (US – 95 and Interstate 215). This location allows great visibility with approximately ±502' along Oso Blanco and US 95.

Skye Canyon Masterplan Development is approximately 2 miles north of the site. This development is approximately 1,700 acre, 9,000 homes which is ideal for businesses servicing this thriving community while offering an easy commute for employees.

### Utilities\* \*All to be confirmed by Buyer

**Sewer** – Approximately 8" at the Southwest corner of the property.

**Electricity** – Underground distribution box on the West Side of the site.

**Water** – 8" line stub located to the west of the Southwest Corner

### Property Details

**Acres** – ±1.34 acres

**APN** – 125-21-101-001

**Zoning** – Town Center District

**Dimensions** – ±502' frontage

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## Property Amenities

The property is located near a variety of convenience amenities including Centennial Hills Hospital and Montecito Crossing and Montecito Market Place neighborhood shopping centers.

CENTENNIAL HILLS HOSPITAL is a 226 bed facility that provides a wide range of medical services and procedures including comprehensive women's services.

MONTECITO CROSSING is a 179,721 anchored neighborhood shopping center with national tenants including Kohl's, Big 5 Sports, HomeGoods, PetSmart and Pier 1 Imports.

MONTECITO MARKETPLACE is a 190,000 Smith's Grocery anchored neighborhood shopping center. Other national tenants include Chipotle, Starbucks, Chase, H&R Block, Pizza Hut and FedEx Kinkos.

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