

±9.87 Acre Industrial Lot on Las Vegas Boulevard



SYSCO

LAS VEGAS MOTOR SPEEDWAY

LAS VEGAS BOULEVARD

ALSO
AVAILABLE

SUBJECT

NELLIS AIR FORCE BASE



FOR
SALE
±9.87 ACRE LOT

NORTH LAS VEGAS BOULEVARD &
MT. HOOD STREET
LAS VEGAS, NEVADA

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±9.87 Gross Acres - Industrial

PROPERTY DESCRIPTION

This ±9.87 Acre parcel is located near the Las Vegas Motor Speedway with approximately ±1,325 square feet of frontage on Las Vegas Boulevard. While the parcel is currently zoned M-1 for Light Industrial Use, rezoning may allow for higher M-2 use. Plans for a nearby off ramp for the CC-215 will allow easier access to I-15 and the Beltway. This piece may also be combined with the available adjacent ±57 Acre parcel (via a separate seller) to the south for a combined total of ±66.87 Acres.

PROPERTY FEATURES

- • APN: 123-34-701-001
- • Acreage: ±9.87 gross acres
- • Purchase Price/Terms: \$1,600,000
- • Location: N Las Vegas Blvd and Mt. Hood St near the Speedway
- • Jurisdiction: CC – Unincorporated – Sunrise Manor
- Land Use Plan: Industrial



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AERIAL

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