

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 $\pm 1,325$ 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

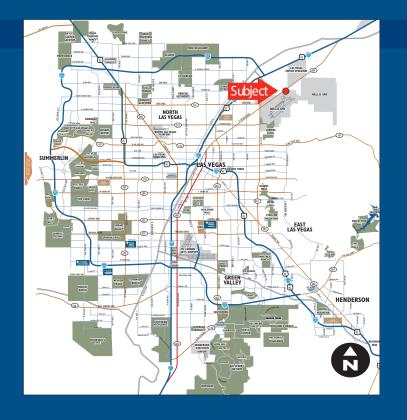
Acreage: ±9.87 gross acres

Purchase Price/Terms: \$1,600,000

Location: N Las Vegas Blvd and Mt. Hood St near the Speedway

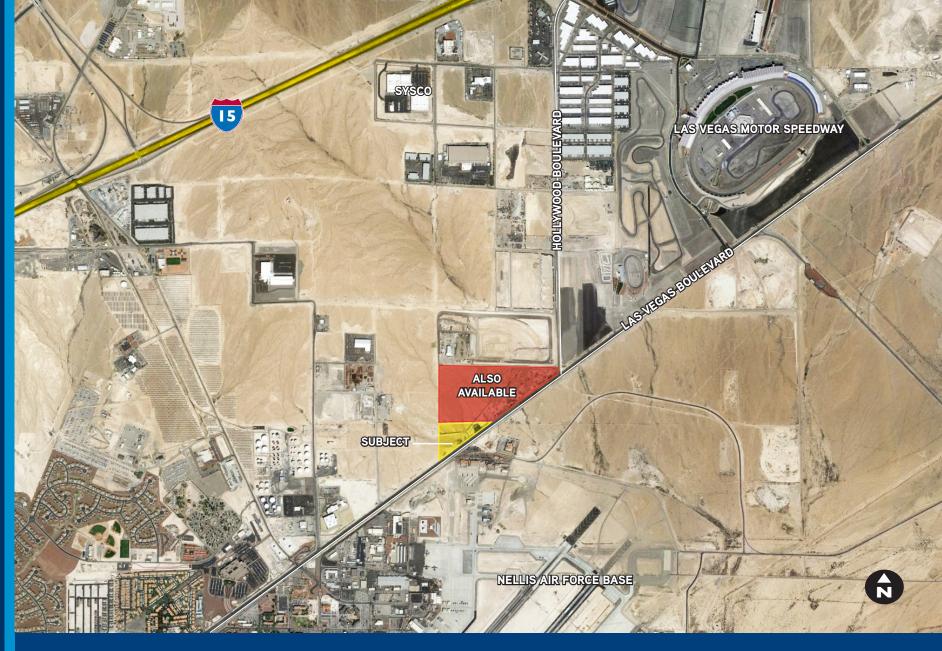
• • Jurisdiction: CC – Unincorporated – Sunrise Manor

• Land Use Plan: Industrial



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AERIAL

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