

FOR SALE > ±5.5 ACRES NORTH PECOS ROAD & CLIFFORD STREET

ASKING PRICE
\$1,320,000 or
\$240,000 per acre



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PROPERTY OVERVIEW

Colliers International is pleased to present an exceptional opportunity to acquire a rare ±5.5 acre High Density Apartment development site.

The property is located along North Pecos Road and Clifford Street just north of Lake Mead Boulevard. The property will benefit from the growing demand for Multi-family development in Northeast Las Vegas with its proximity to Nellis and Speedway developments.

The ±5.5 acres was recently approved for R-4 Zoning, with plans to development 118 unit apartment complex consisting of 1–3 bedrooms (plans and elevations are available).

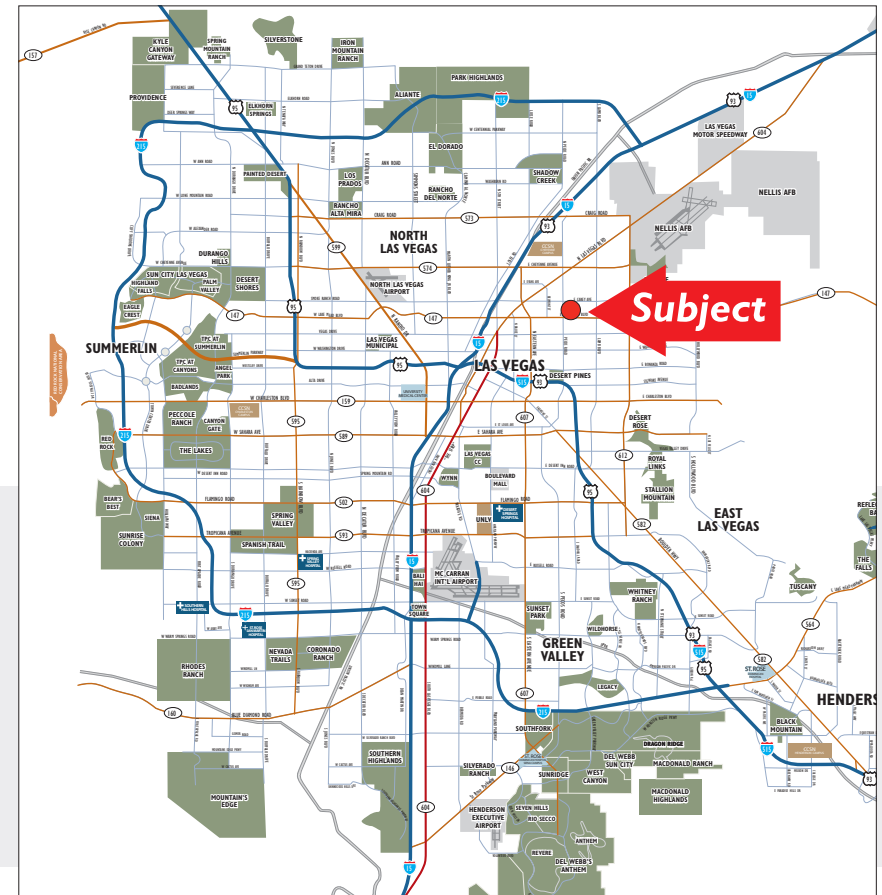
PROPERTY HIGHLIGHTS

Five Parcels:

- 140-19-201-003 (1.77 acres)
- 140-19-101-015 (0.88 acres)
- 140-19-101-017 (0.28 acres)
- 140-19-101-016 (0.95 acres)
- 140-19-101-014 (1.62 acres)

- Parcel is not in a 100-year flood zone

Acres: ±5.5 acres
Zoning: R-4

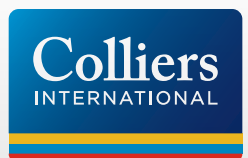


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