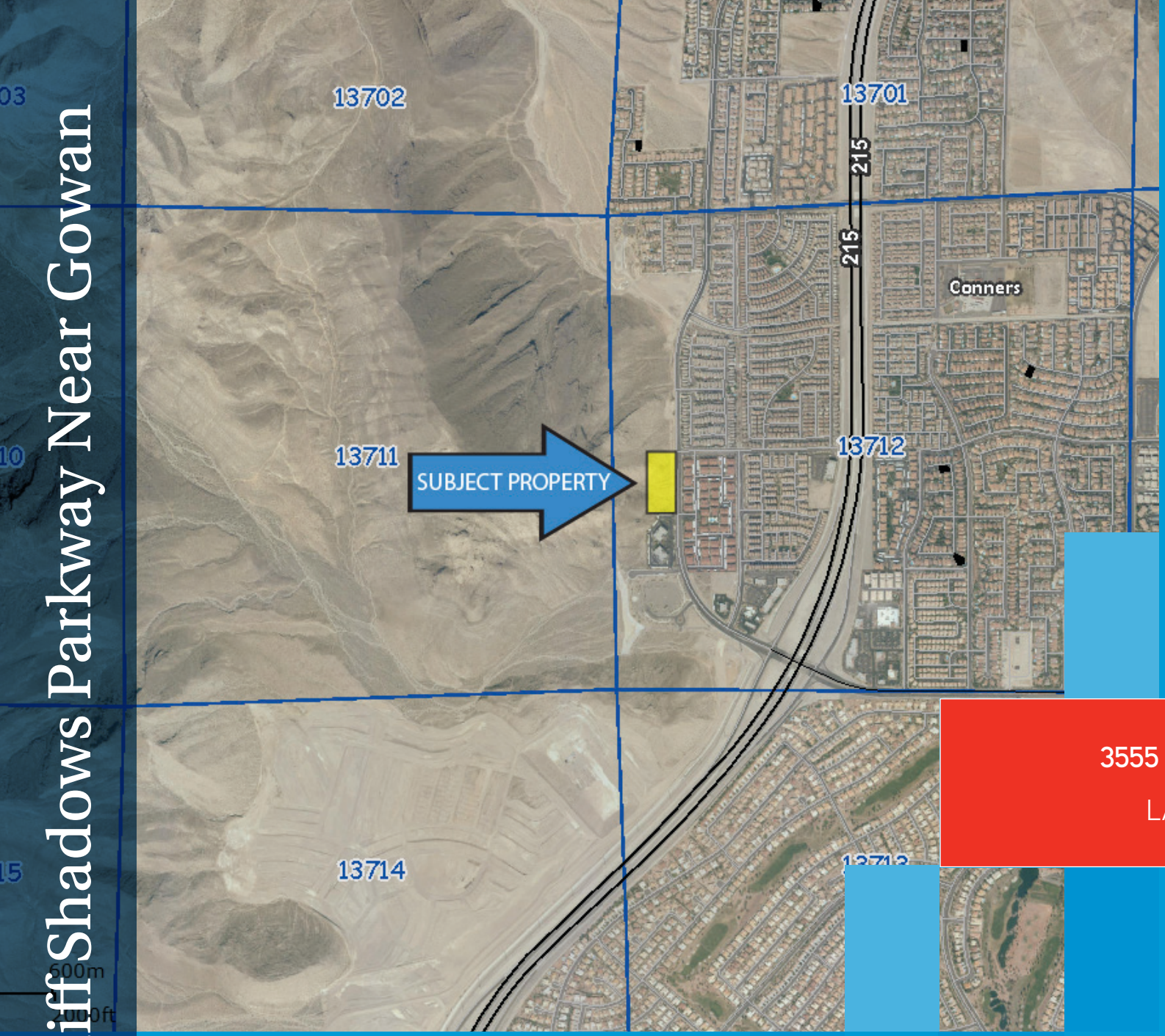
Cliff Shadows Parkway Near Gowan



FOR SALE

±4.42 NET ACRES

3555 CLIFF SHADOWS PARKWAY

LAS VEGAS, NEVADA 89129

VINCE SCHETTLER
O: +1 702 836 3764
M: +1 702 528 8800
vince.schettler@colliers.com

3960 Howard Hughes Parkway, Suite 150
Las Vegas, NV 89169
+1 702 735 5700
www.colliers.com/lasvegas

Colliers INTERNATIONAL

Cliff Shadows Parkway Near Gowan

±4.42 Net Acres Available For Sale

PROPERTY OVERVIEW

Colliers International is pleased to present this ±4.42 Acre lot offering for sale. Seated near the top of Cheyenne Avenue, this parcel is located just off of the Clark County 215 Beltway. This parcel is adjacent to existing office professional to the South and directly across the street from apartments, therefore a great opportunity for higher use development. A good portion of the property is hillside but could be a great opportunity for a hillside Office Condo or Multi Family development with views. Nearby amenities include a Walmart Neighborhood Market, Wells Fargo, Starbucks, Subway, Tropical Smoothie Café, Terrible's Chevron, and more. Sellers may consider a partial seller carry back financing scenario.

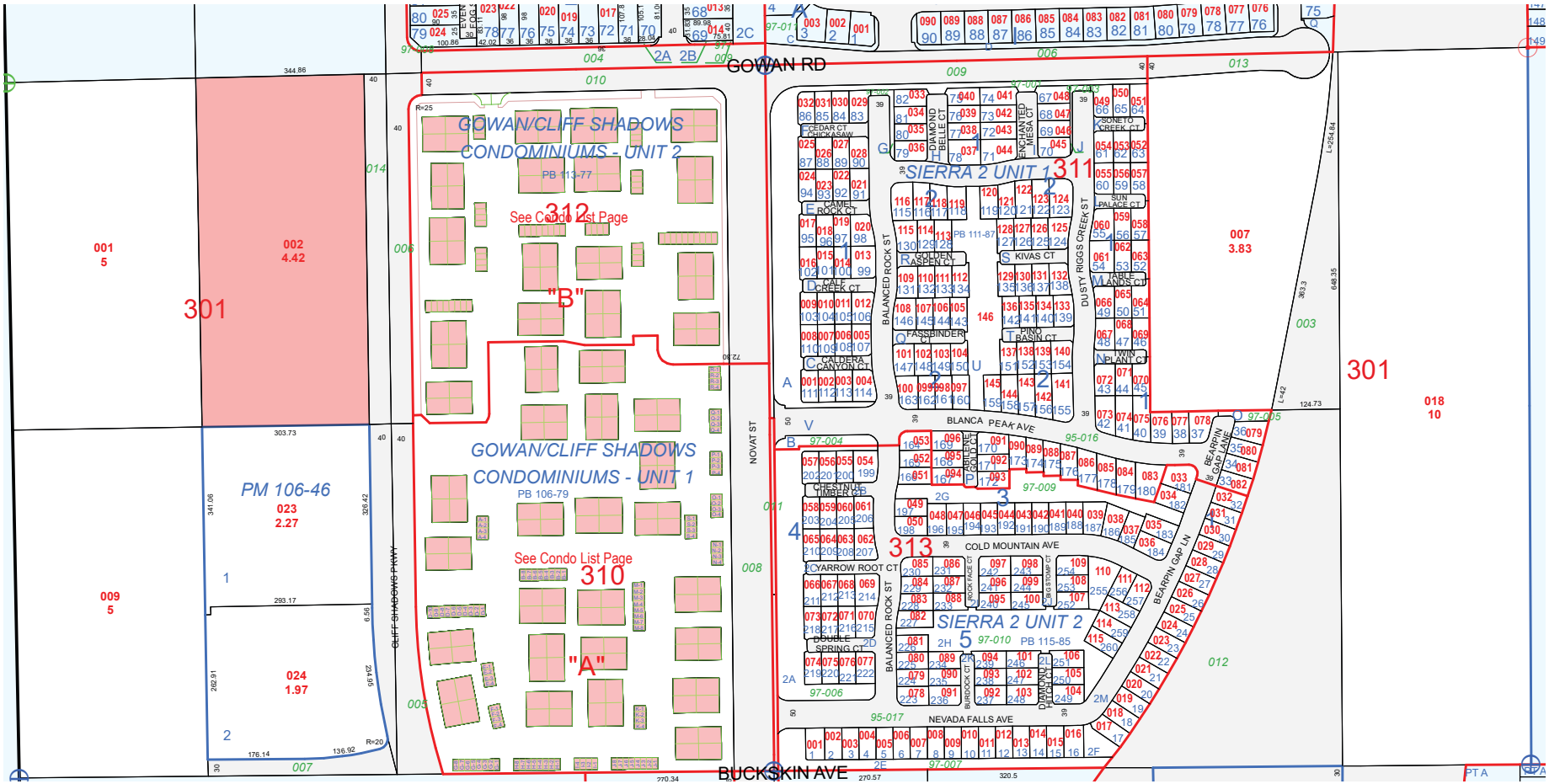
PROPERTY FEATURES

- APN: 137-12-301-002
- ACREAGE: ±4.42 Acres
- PURCHASE PRICE/TERMS: $949,000 (Cash or Owner May Carry)
- LOCATION: Cliff Shadows Parkway near Gowan
- JURISDICTION: City of Las Vegas
- LAND USE PLAN: Planned Community Development (may allow for Multi Family or Office Professional)
  Seller may allow time for entitlements.

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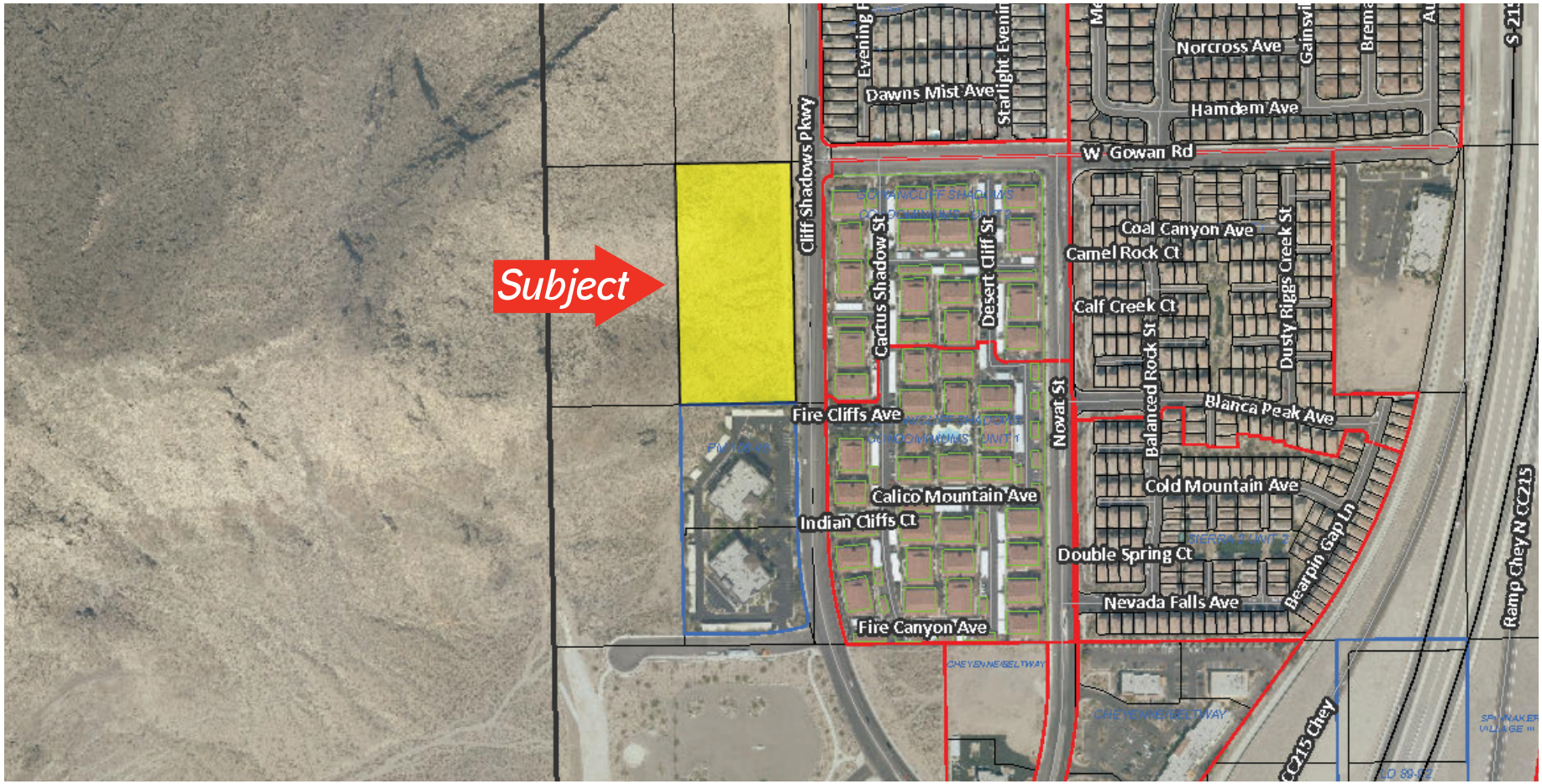


PARCEL MAP

VINCE SCHETTLER
O: +1 702 836 3764
M: +1 702 528 8800
vince.schettler@colliers.com

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AERIAL

VINCE SCHETTLER
O: +1 702 836 3764
M: +1 702 528 8800
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