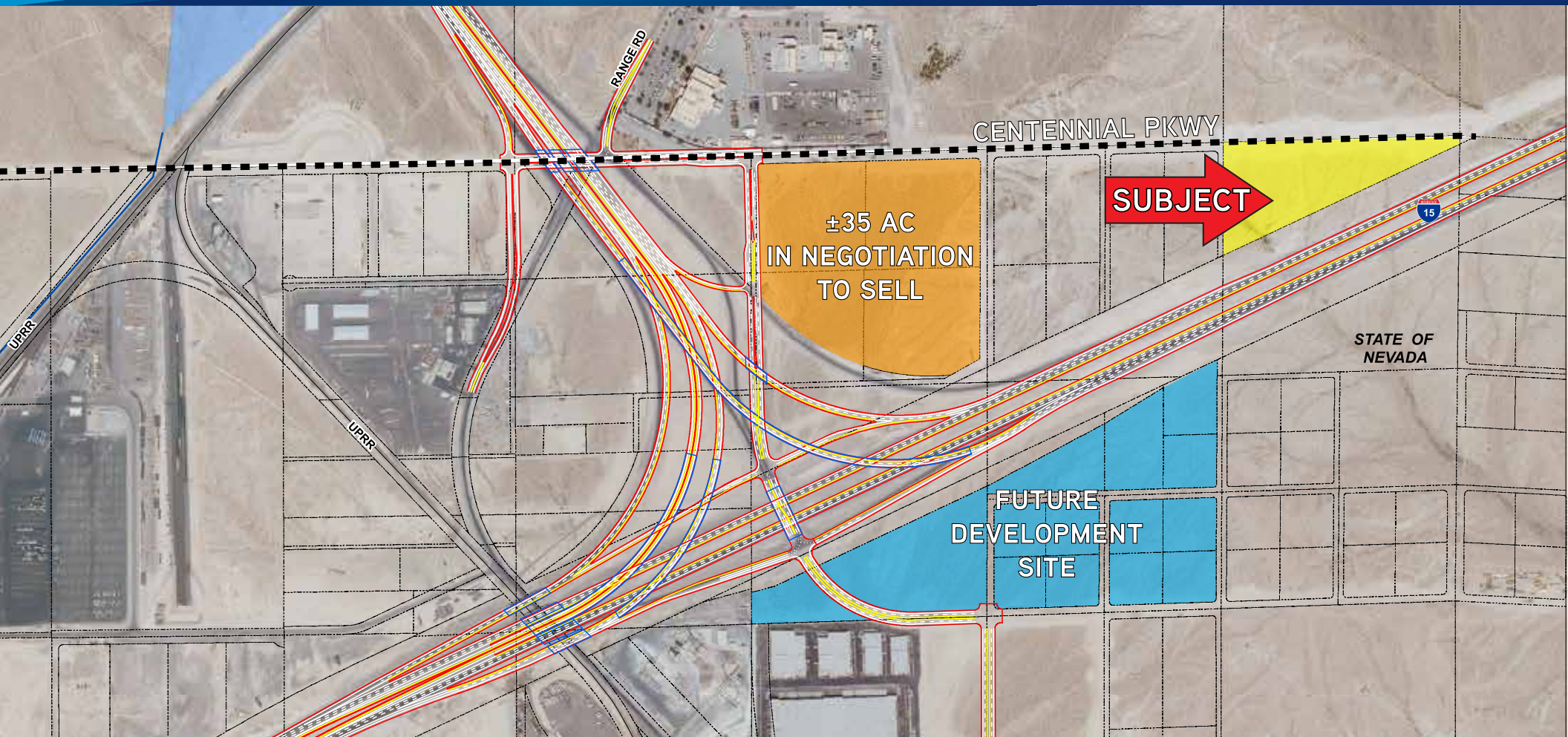


FOR SALE >> CALL FOR OFFERS >> DUE JANUARY 5, 2018*

±9.84 ACRES RESORT COMMERCIAL LAND 1/4 MILE FRONTAGE ALONG NORTH I-15 NEAR CC-215



*Seller reserves the right to accept an offer before Call for Offers Due Date.

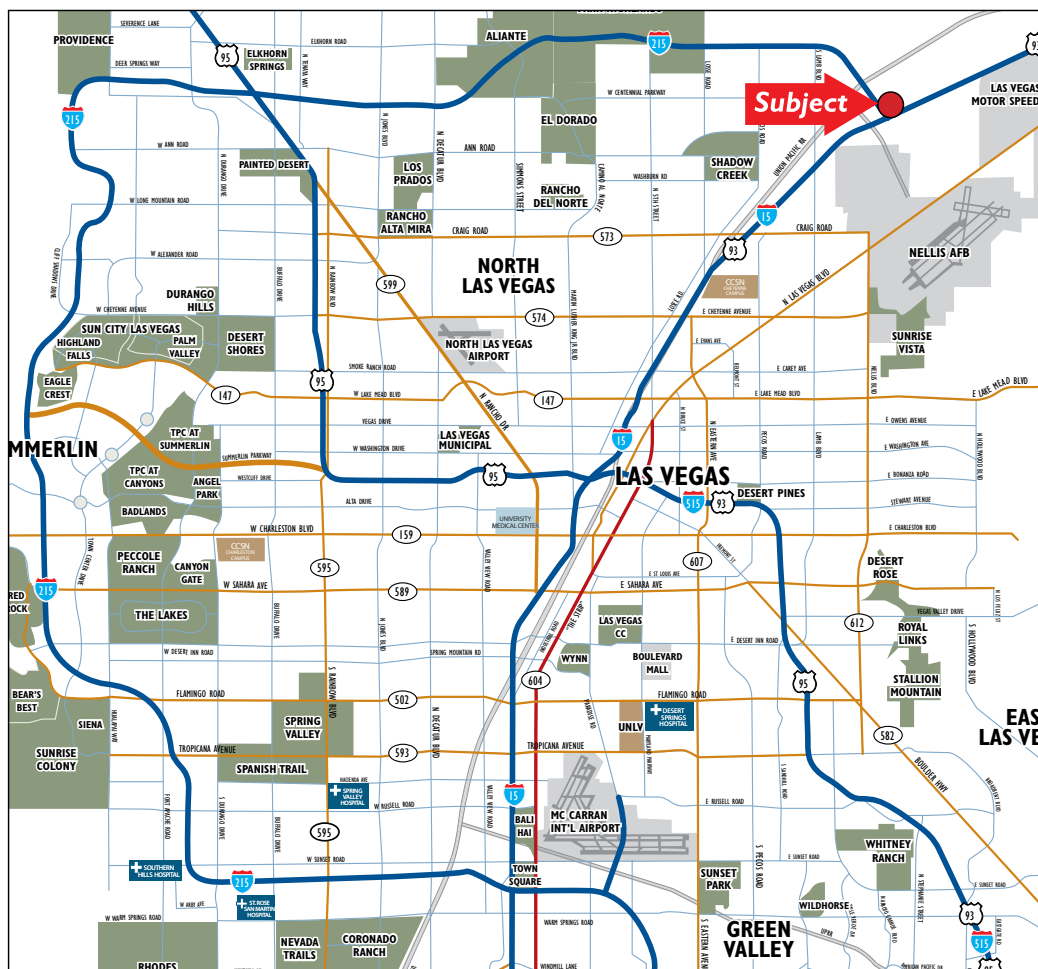
VINCE SCHETTLER
(702) 836-3764
vince.schettler@colliers.com

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Las Vegas, NV 89169
www.colliers.com/lasvegas

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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TARGET PRICE: \$1,925,000
SUBMIT ALL OFFERS

PROPERTY OVERVIEW

This parcel is located with a quarter mile of frontage along I-15 in North Las Vegas near the newly redesigned Clark County 215 Interchange. Current land use plan for this and adjacent parcels is Resort Commercial which allows for casinos, all retail, office, and other high-density uses, the most desired land use category.

PROPERTY DETAILS

TOTAL SF:	428,630 SF
TOTAL ACRES:	9.84
PLANNED USE:	Resort Commercial
APN:	123-28-501-009

AREA OVERVIEW

This parcel is situated in a rapidly expanding area, where new developments have brought tenants including Amazon, Bed Bath and Beyond, Fanatics, and The Honest Company to the immediate area. Nearby to the west, a set of four contiguous parcels totalling 35 acres is under contract for immediate development.

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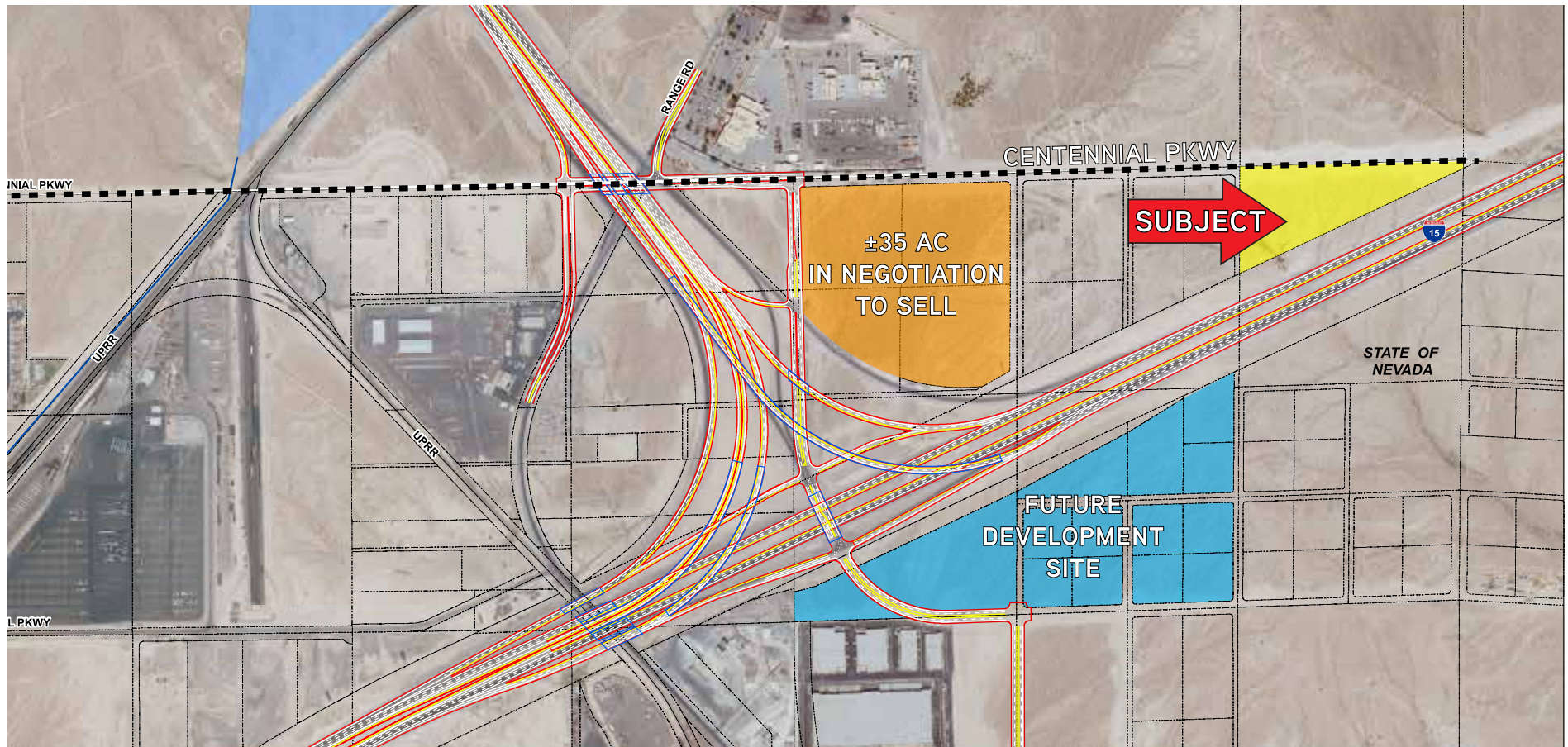
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FUTURE I-15/CC-215 CONNECTOR



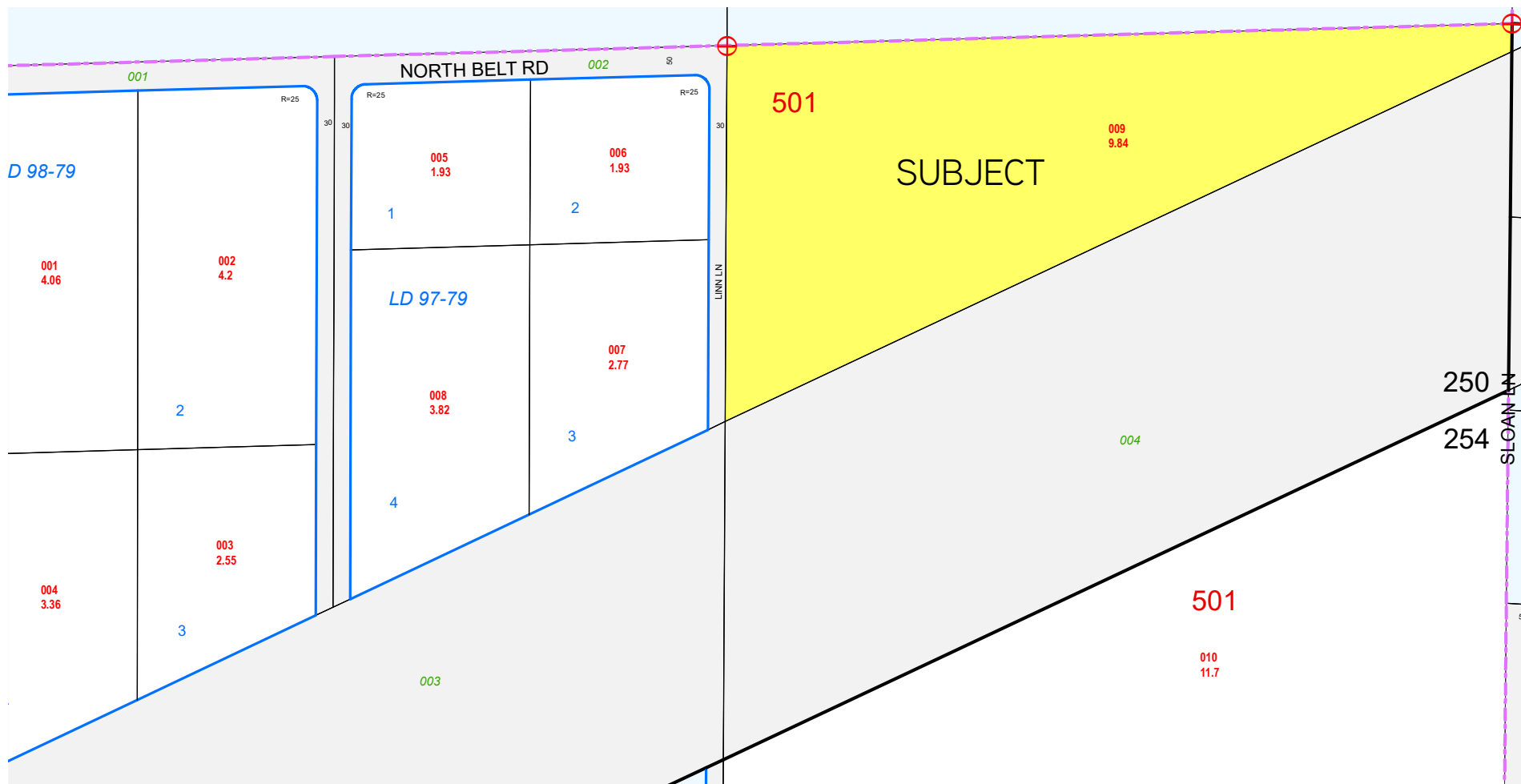
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