



Ground Lease | Build To Suit | For Sale

±1.41 Acres of Land

North 5th Street & East Lone Mountain Road | Northwest Signalize Corner

Steven D. Haynes

Vice President

Direct: +1 702 836 3727

steven.haynes@colliers.com

License # NV-BS.0144540

Colliers Las Vegas

6795 Agilysys Way

Suite 210

Las Vegas, NV 89113

www.colliers.com/lasvegas



Accelerating success.

Ground Lease | Build To Suit | For Sale

±1.41 Acres of Land



N. 5th Street & E. Lone Mountain Road | Northwest Signalize Corner

Colliers is pleased to offer for purchase, Ground Lease or Build-to-Suit, a ±1.41 acre parcel located on the signalized corner of N. 5th Street and E. Lone Mountain Rd.

Strategically positioned south of the CC-215 Beltway and N. 5th Street off ramp, the property features exceptional visibility and access to the Las Vegas Valley. The site offers an investor / owner-user an opportunity to take advantage of a rare "hard corner" in a growing area.

HIGHLIGHTS

Parcel IS NOT in a 100-year flood zone.

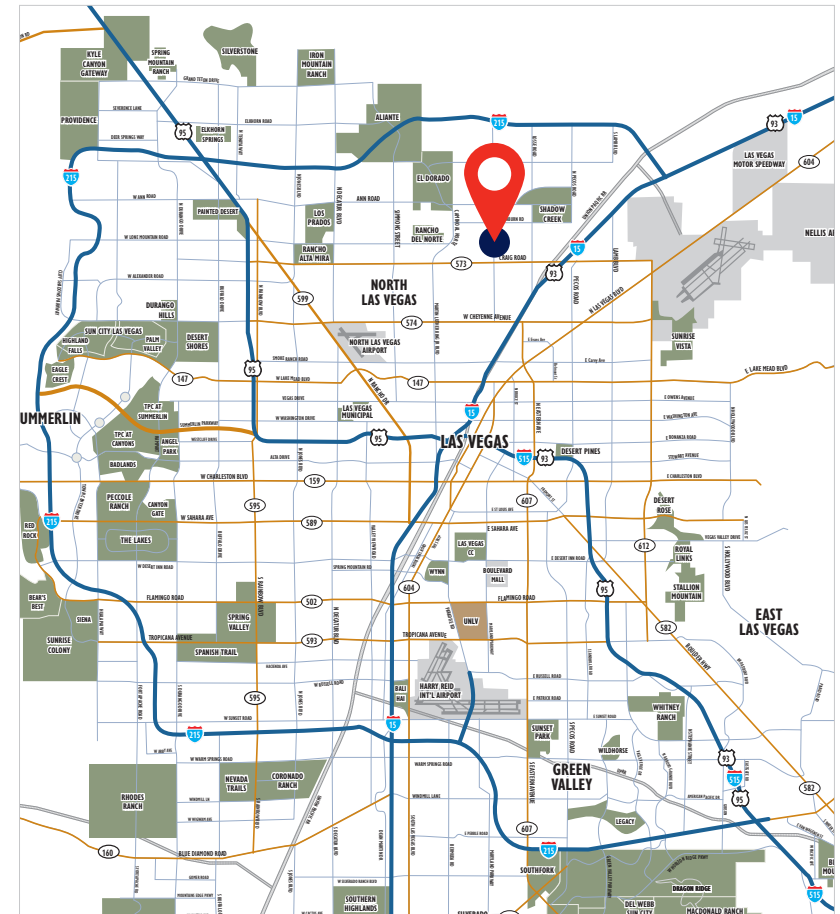
Acres: ±1.41 Acres

APN: 124-34-804-007

Zoning: Ranch Estates

Potential: Commercial

Access:
From CC-215:
±3.00 miles South from the N. 5th Street Off Ramp
From I-15:
±2.90 miles west from the W. Craig Road Off Ramp



Asking Price: \$1,700,000

Ground Lease: Contact Broker

Steven D. Haynes

Vice President

Direct: +1 702 836 3727

steven.haynes@colliers.com

License # NV-BS.0144540

Colliers Las Vegas

6795 Agilysys Way

Suite 210

Las Vegas, NV 89113

www.colliers.com/lasvegas

Ground Lease | Build To Suit | For Sale

±1.41 Acres of Land



N. 5th Street & E. Lone Mountain Road | Northwest Signalize Corner



Demographics

2023

	1 Mile	2 Mile	3 Mile
Population	23,993	174,456	398,280
Avg. HH Income	\$80,587	\$85,610	\$78,002

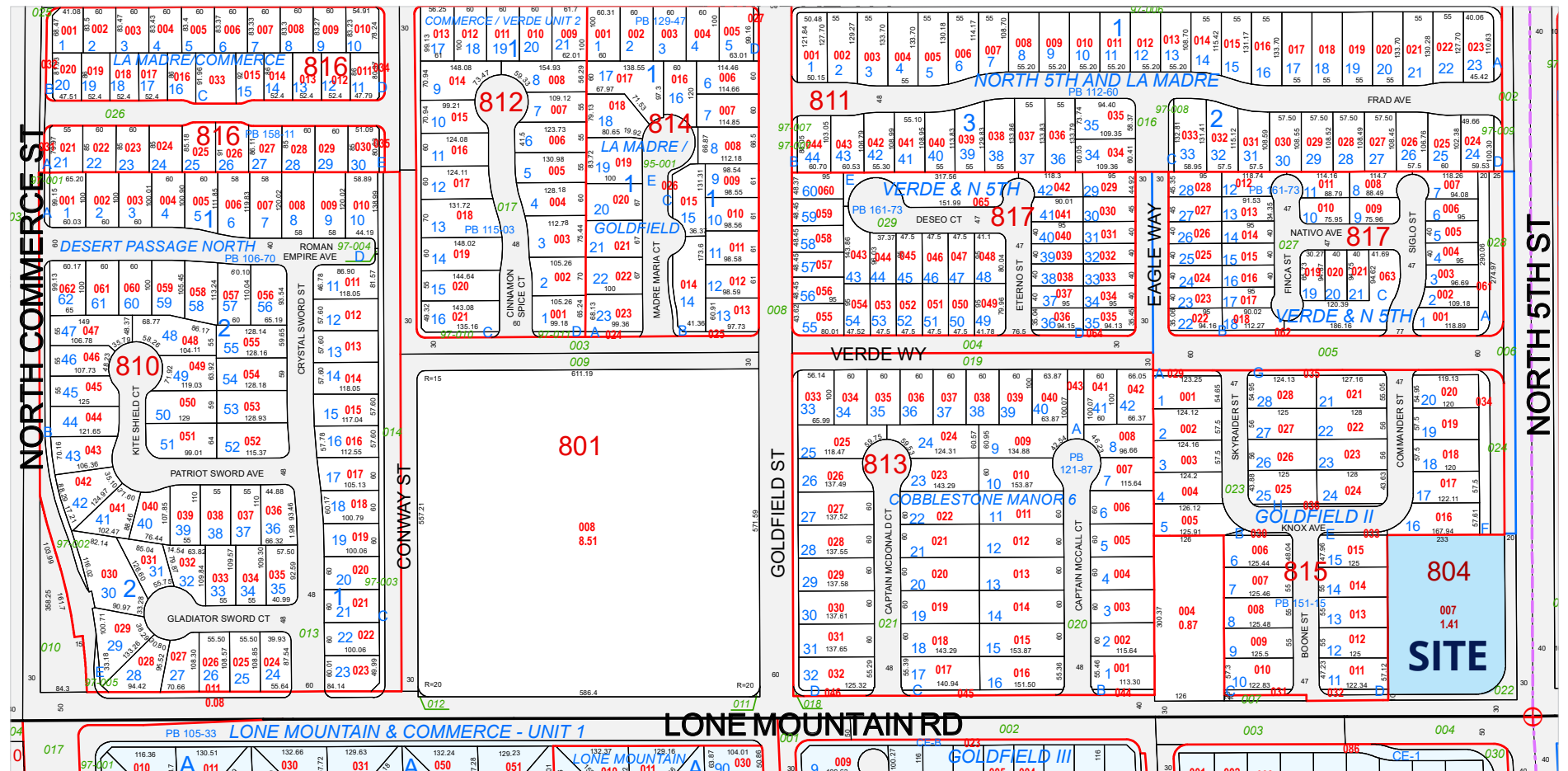
Ground Lease | Build To Suit | For Sale

±1.41 Acres of Land



N. 5th Street & E. Lone Mountain Road | Northwest Signalize Corner

Parcel Map



Steven D. Haynes

Vice President

Direct: +1 702 836 3727

steven.haynes@colliers.com

License # NV-B5.0144540

Colliers Las Vegas

6795 Agilysys Way

Suite 210

Las Vegas, NV 89113

www.colliers.com/lasvegas

APN: 124-34-804-007