

NORTH LAS VEGAS AIRPORT

**FOR SALE > ±1.47 ACRES**  
NWC OF RANCHO DRIVE AND DECATUR BLVD  
2805 Rancho Drive | Las Vegas, Nevada 89108

RANCHO DRIVE

SUBJECT

NORTH

PRESENTED BY:

Dean Willmore, SIOR

+1 702 836 3763

dean.willmore@colliers.com





For Sale > ±1.47 Acres

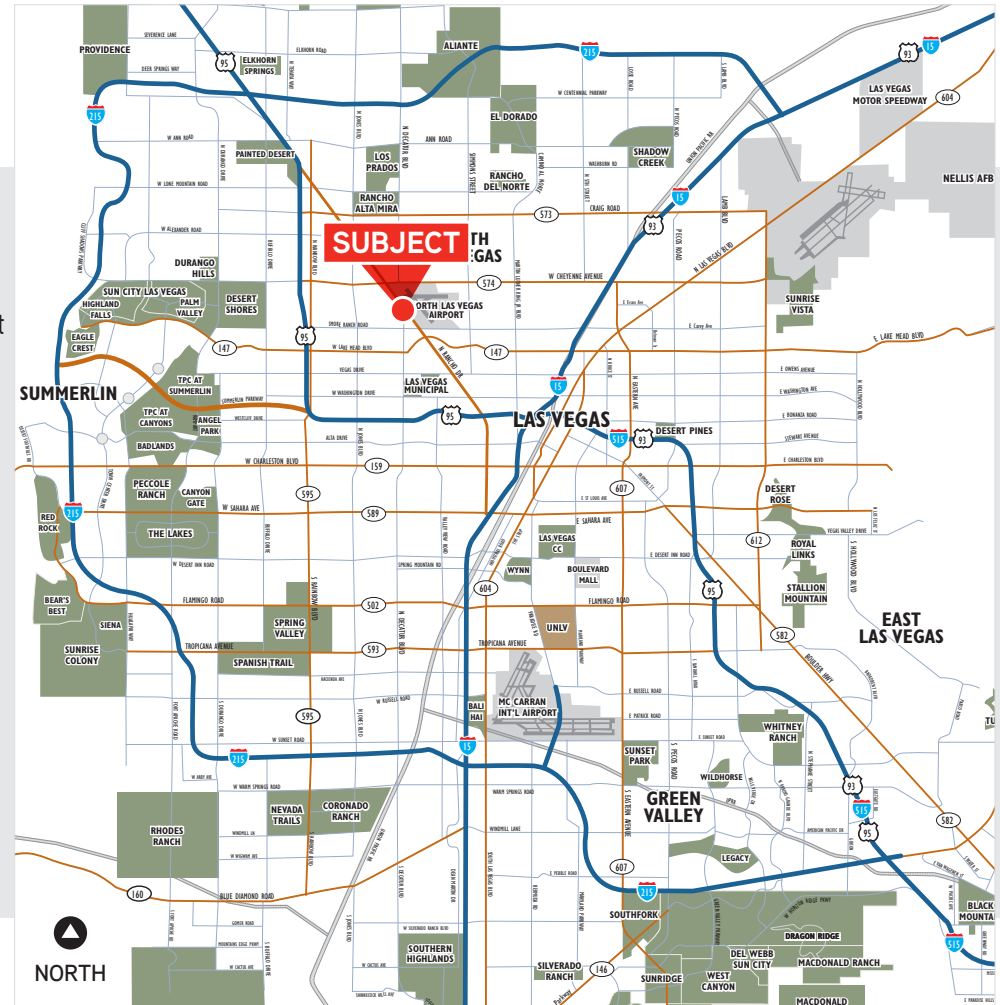
## NWC OF RANCHO DRIVE AND DECATUR BOULEVARD

2805 N. Ranch Drive | Las Vegas, NV 89108



**ASKING PRICE: \$675,000 or \$10.54/SF**

Size:	±1.47 Net Acre Site
Location:	NWC of Rancho Drive and Decatur Blvd Across the street from the North Las Vegas Airport
Zoned:	C-2 General Commercial
Potential:	Industrial/Commercial
APN:	139-18-201-003
TRS:	20-61-18
Taxes:	\$2,816.97
Improvements:	All off-site improvements completed
Utilities:	All utilities to the Property
Phase 1 Report:	Complete and Available to Buyer



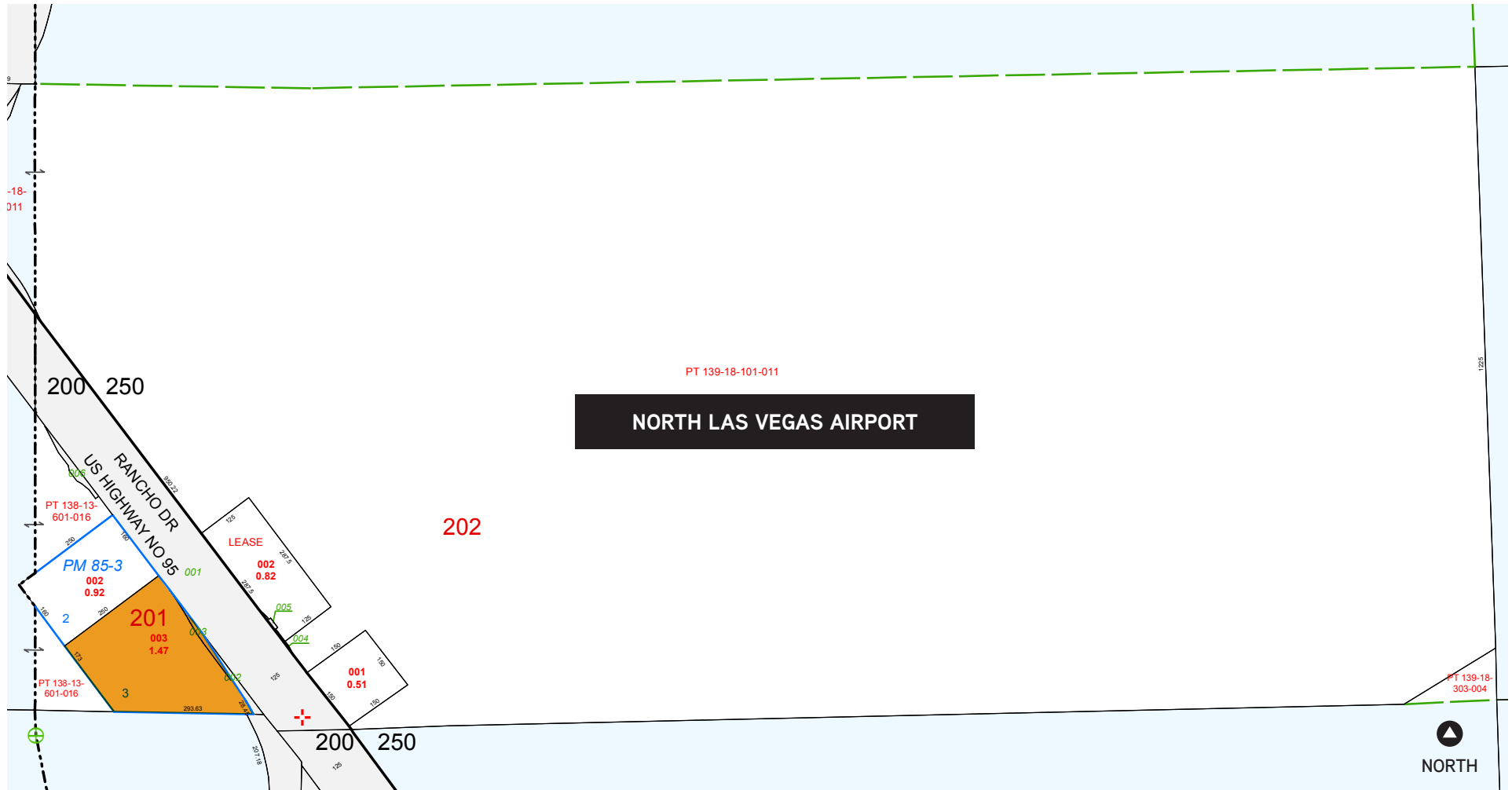
**DEAN WILLMORE, SIOR**  
+1 702 836 3763  
dean.willmore@colliers.com

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

For Sale > ±1.47 Acres

# NWC OF RANCHO DRIVE AND DECATUR BOULEVARD

2805 N. Ranch Drive | Las Vegas, NV 89108



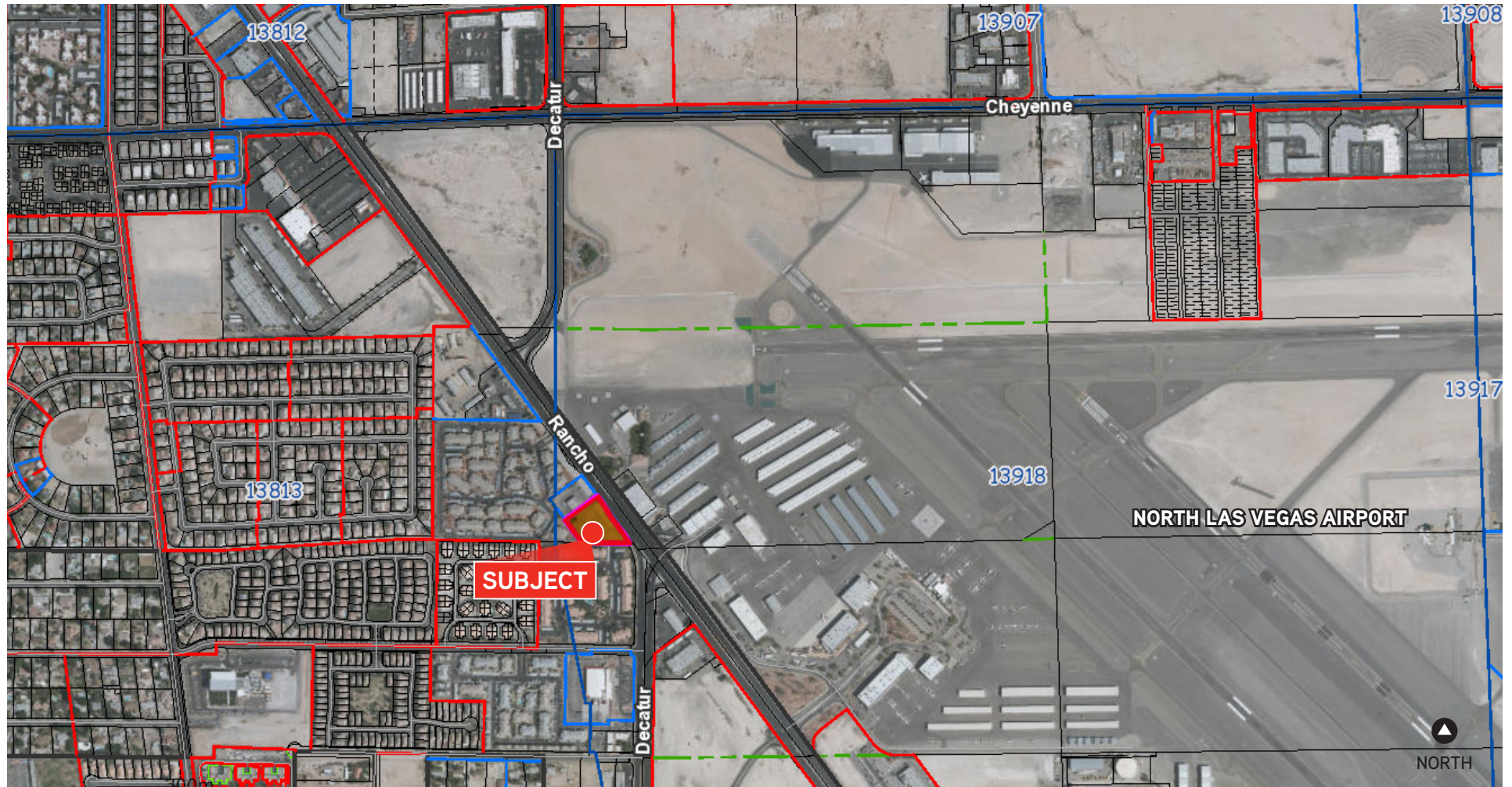
**DEAN WILLMORE, SIOR**  
+1 702 836 3763  
dean.willmore@colliers.com

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

For Sale > ±1.47 Acres

## NWC OF RANCHO DRIVE AND DECATUR BOULEVARD

2805 N. Ranch Drive | Las Vegas, NV 89108



**DEAN WILLMORE, SIOR**

+1 702 836 3763

dean.willmore@colliers.com

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

+1 702 735 5700

www.colliers.com



For Sale > ±1.47 Acres

# NWC OF RANCHO DRIVE AND DECATUR BOULEVARD

2805 N. Ranch Drive | Las Vegas, NV 89108



**DEAN WILLMORE, SIOR**

+1 702 836 3763

dean.willmore@colliers.com

3960 Howard Hughes Parkway, Suite 150

Las Vegas, NV 89169

+1 702 735 5700

www.colliers.com