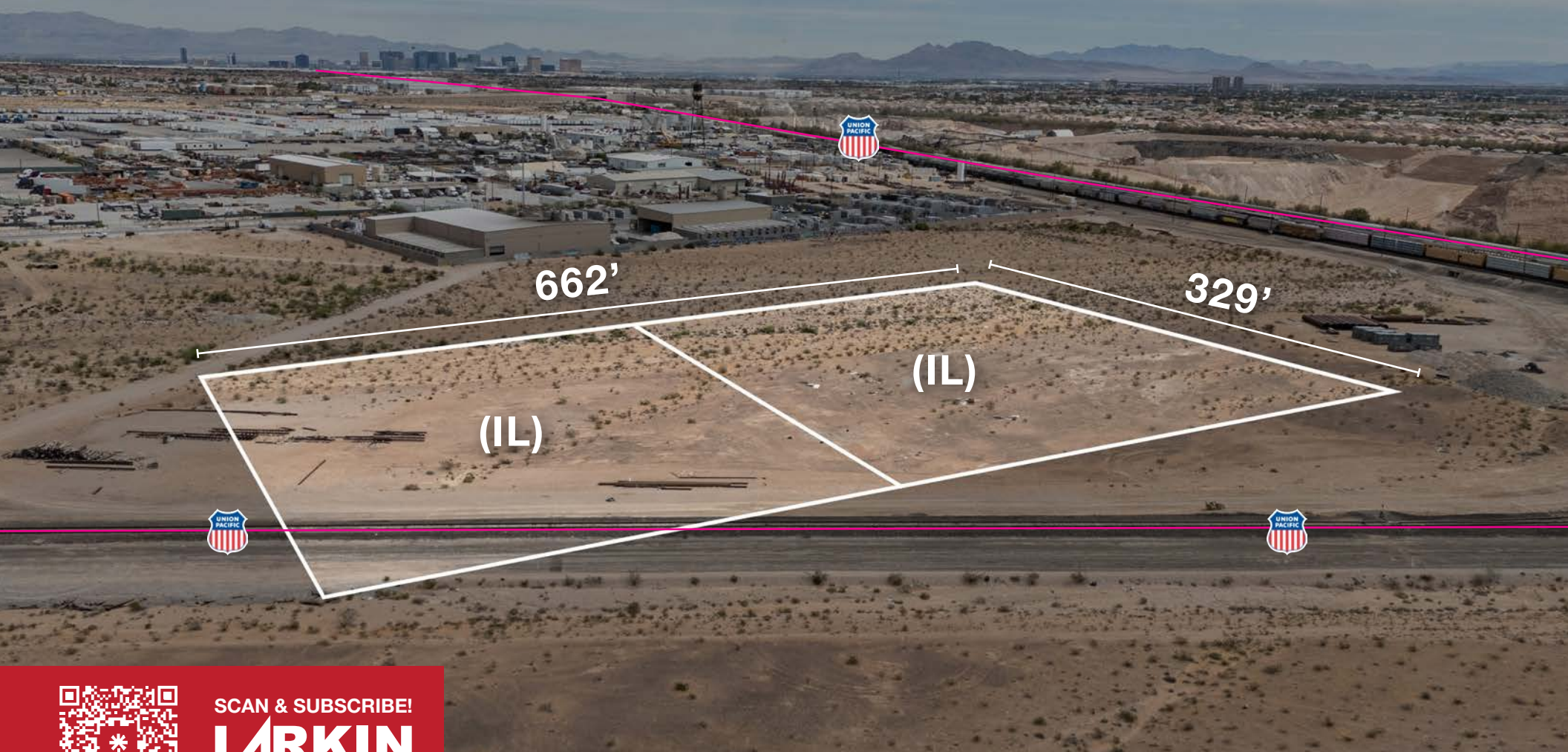


FOR SALE | ±5 ACRES | IL ZONING



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Eric J. Larkin, MBA, CCIM, SIOR  
LIC#BS.0073906  
702.279.2479  
[elarkin@naiexcel.com](mailto:elarkin@naiexcel.com)

LISTING LEAD

Leslie Houston, SIOR  
LIC#S.01879121  
660.287.2253  
[lhouston@naiexcel.com](mailto:lhouston@naiexcel.com)

Michael Kenny, SIOR  
LIC#S.0178188  
702.408.0963  
[mkenney@naiexcel.com](mailto:mkenney@naiexcel.com)

Seth Wright  
LIC#S.0202229  
949.531.8369  
[swright@naiexcel.com](mailto:swright@naiexcel.com)

# Property Summary

LIST PRICE **\$5,900,000**

APN **176-26-101-003, 176-26-101-004**

LOT SIZE **±5 AC**

ZONING **IL**

JURISDICTION **Clark County/Enterprise**

DIMENSIONS **±662' x ±329'**

- Raw Land
- Good Shape for Development
- Potential Rail Access
- Southwest Submarket
- Less than 1 Mile to I-215



OR TEXT 23736 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

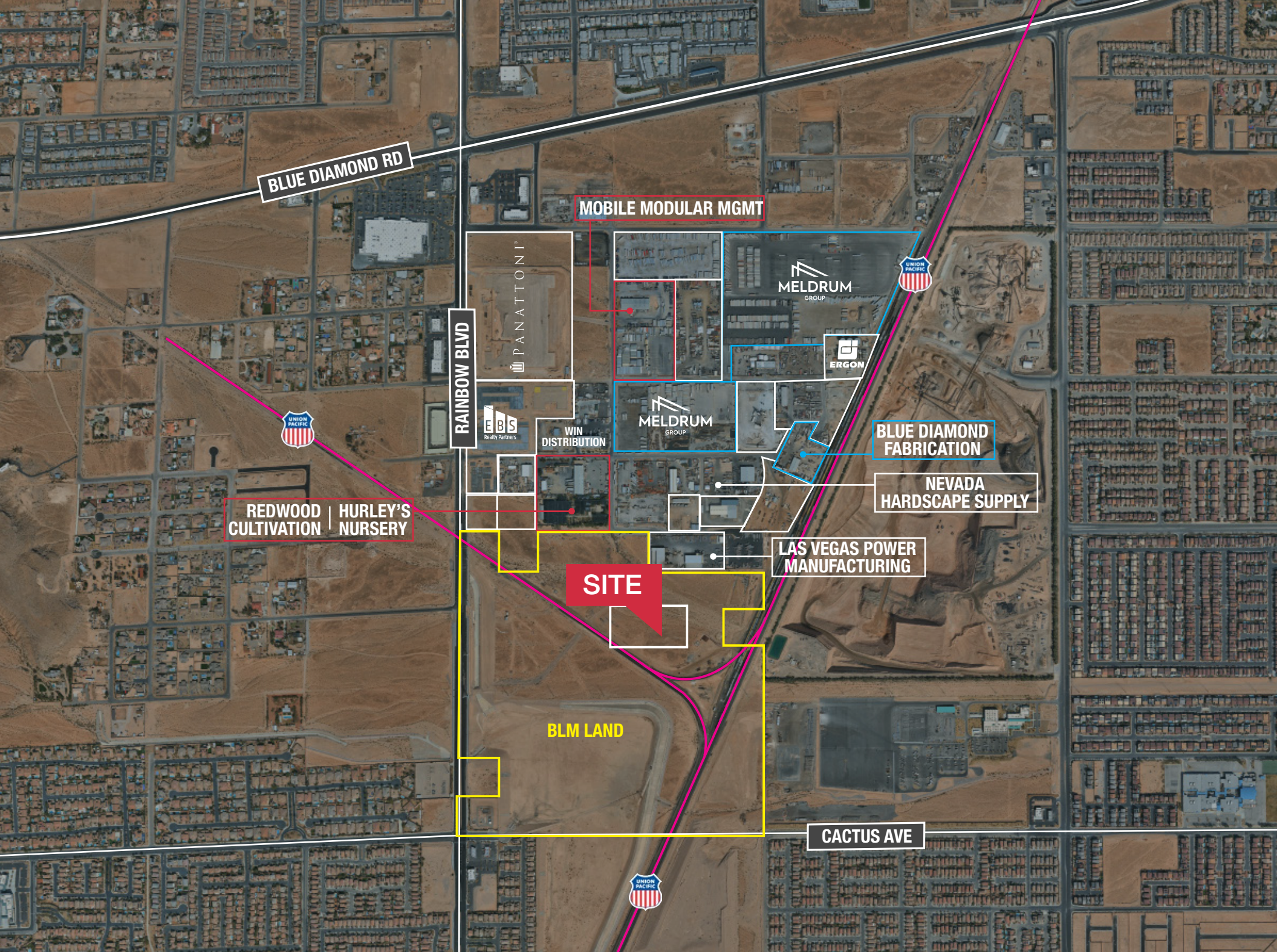
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# Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





BLUE DIAMOND RD

MOBILE MODULAR MGMT

RAINBOW BLVD

PANATTONI

MELDRUM GROUP

ERGON

EBS Realty Partners

WIN DISTRIBUTION

MELDRUM GROUP

BLUE DIAMOND FABRICATION

NEVADA HARDSCAPE SUPPLY

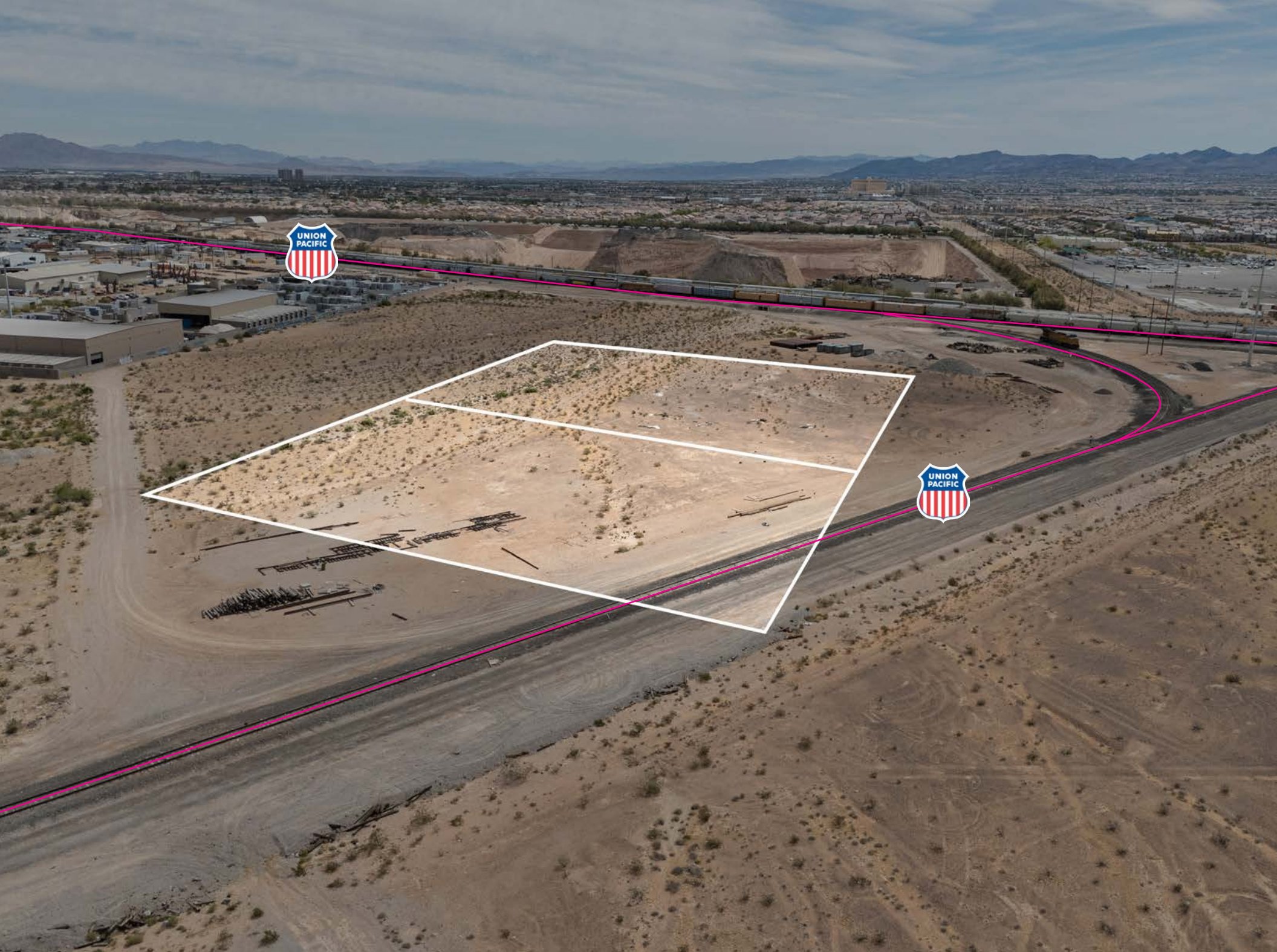
REDWOOD CULTIVATION | HURLEY'S NURSERY

SITE

LAS VEGAS POWER MANUFACTURING

BLM LAND

CACTUS AVE









## Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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[swright@naixel.com](mailto:swright@naixel.com)