

# 1.93 AC COMMERCIAL LAND ON US-95 IN SEARCHLIGHT

230 N US Highway 95 South, Searchlight, Nevada 89046



## 230 N US HIGHWAY 95 SOUTH SEARCHLIGHT, NEVADA 89046

### PROPERTY HIGHLIGHTS

**LISTING PRICE:**  
\$900,000

**TOTAL LAND AREA:**  
±1.93 AC

**ZONING:**  
General Commercial (GC)

**FOUR PARCELS:**  
243-34-613-046, -014, -016, -047

**CROSS STREETS:**  
US Highway 95 & Cottonwood Cove Rd

**UTILITIES:**  
Nearby

### PROPERTY OVERVIEW

Four (4) contiguous parcels totaling ±1.93 acres with direct frontage on US-95. Zoned General Commercial under Clark County, allowing a wide range of uses including retail, restaurant, hospitality, fuel/convenience, storage, and mixed-use.

### CLOSE TO KEY DESTINATIONS:

- Las Vegas
- Laughlin
- Cottonwood Cove Marina
- Avi Kwa Ame National Monument
- SNSA – Southern Nevada Supplemental Airport (proposed)

### PRIME LOCATION FOR...

- Retail / Convenience Store
- Fuel Station / Travel Center
- Hospitality / Short-term Lodging
- Restaurant / Food Service
- Self-Storage or Mixed-Use Commercial



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