



# PROPERTY HIGHLIGHTS

13940 SCHUSTER ST  
Sloan, NV 89054

- 7.91 AC for lease
- Located in Sloan, NV - approximately 18 miles from Las Vegas
- Excellent visibility on I-15 Freeway
- Interim Zoned RS 80 (Residential Single Family 80)
- Master Planned BE (Business and Employment), which allows for multiple commercial/industrial uses
- Industrial zoned sites to east and west
- Located in rapidly expanding Sloan area with close proximity to Las Vegas Strip and West Henderson
- Easy access from I-15 & Sloan Interchange
- Well & Septic to be verified



**±7.91 AC**  
LAND AREA

**MASTER PLANNED BE**  
BUSINESS EMPLOYMENT, CLARK COUNTY  
ZONING

**# 191-19-501-004**  
**191-19-501-005**  
APN

# AERIAL VIEW NORTHBOUND

13940 SCHUSTER ST  
Sloan, NV 89054



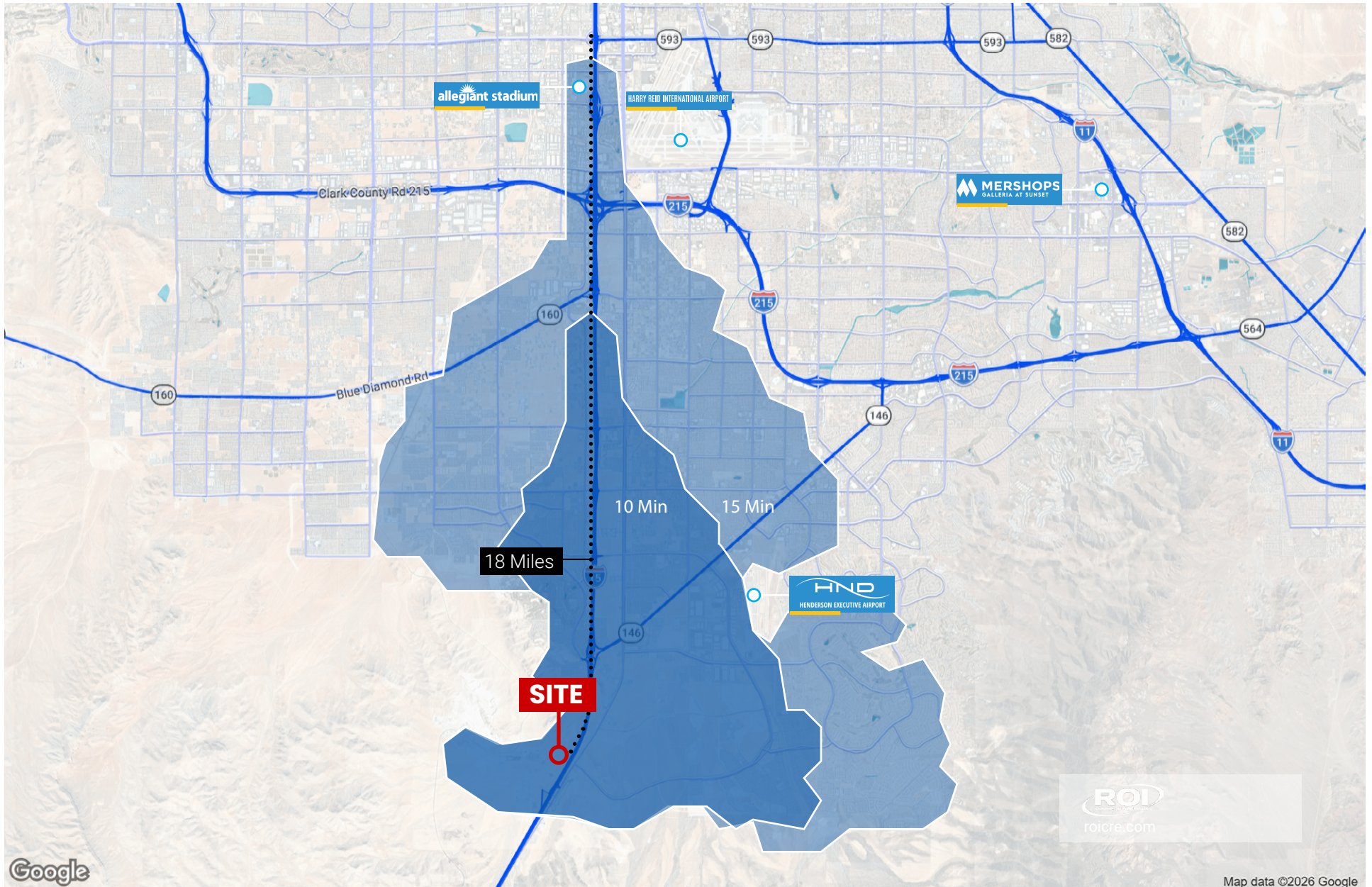
# AERIAL VIEW SOUTHBOUND

13940 SCHUSTER ST  
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# LOCATION MAP

13940 SCHUSTER ST  
Sloan, NV 89054



# DRIVE TIME MAP

13940 SCHUSTER ST  
Sloan, NV 89054



- 1 DAY
- 2 DAYS

Las Vegas is less than one day's drive to  
60 Million customers and  
5 Major Ports

## DRIVE TIMES TO MAJOR CITIES

		
Los Angeles	270 miles	4 hr 29 min
Reno	442 miles	6 hr 56 min
Salt Lake City	421 miles	5 hr 58 min
Phoenix	302 miles	4 hr 48 min