

# EXCLUSIVE LISTING!

2.53 +/- Acres Industrial Area-Listed \$2,950,000  
14126 Schuster Street, Las Vegas NV 89054



- ❖ APN 191-19-601-007
- ❖ Unincorporated Clark County Jurisdiction
- ❖ Area of Sloan just south of Las Vegas/ 2025 Taxes \$1,691.57
- ❖ Growing Industrial Area/ possible AB 241 zoning which allows for multi-family or mixed-use purposes without the need for rezoning
- ❖ Planned Land Use is BE-Business Employment
- ❖ Across from the Speed Vegas Racetrack
- ❖ I-15 Highway frontage- 379'
- ❖ M Resort and Casino and Henderson Executive Airport are nearby
- ❖ Via Inspirada takes you to the 1,940-acre Inspirada Master planned community and parks
- ❖ Adjacent to the future Brightline Vehicle Maintenance facility (VMF). This 200,000 S.F. building will be the staging base for the trains.
- ❖ No well on property. Septic system to be verified with the Health District. Power nearby.



**Mark Anthony Rua**  
**Brokers**

S.026655

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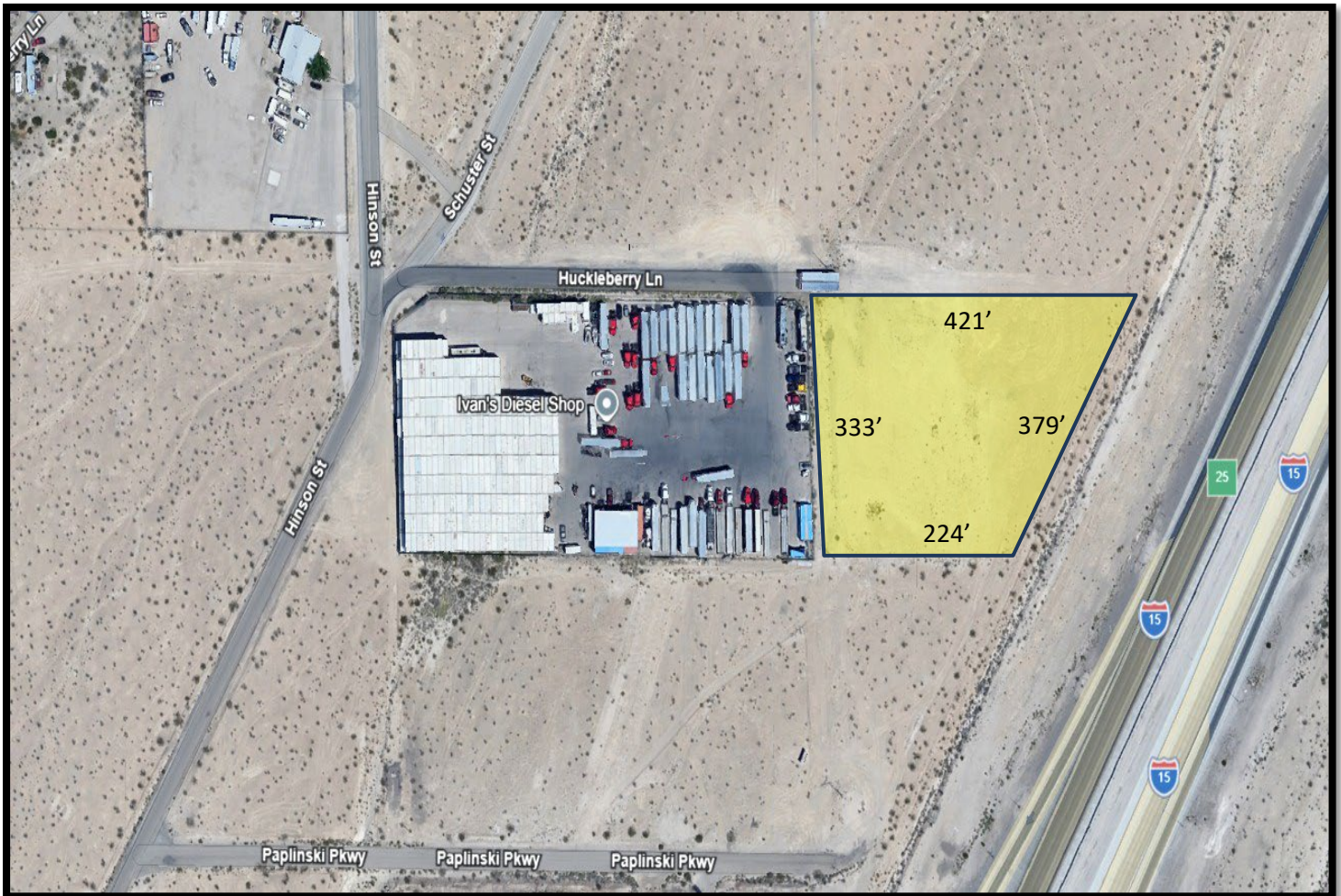
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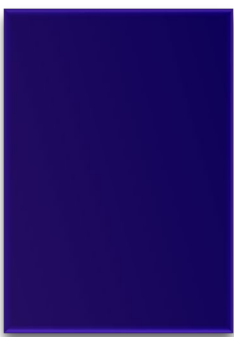
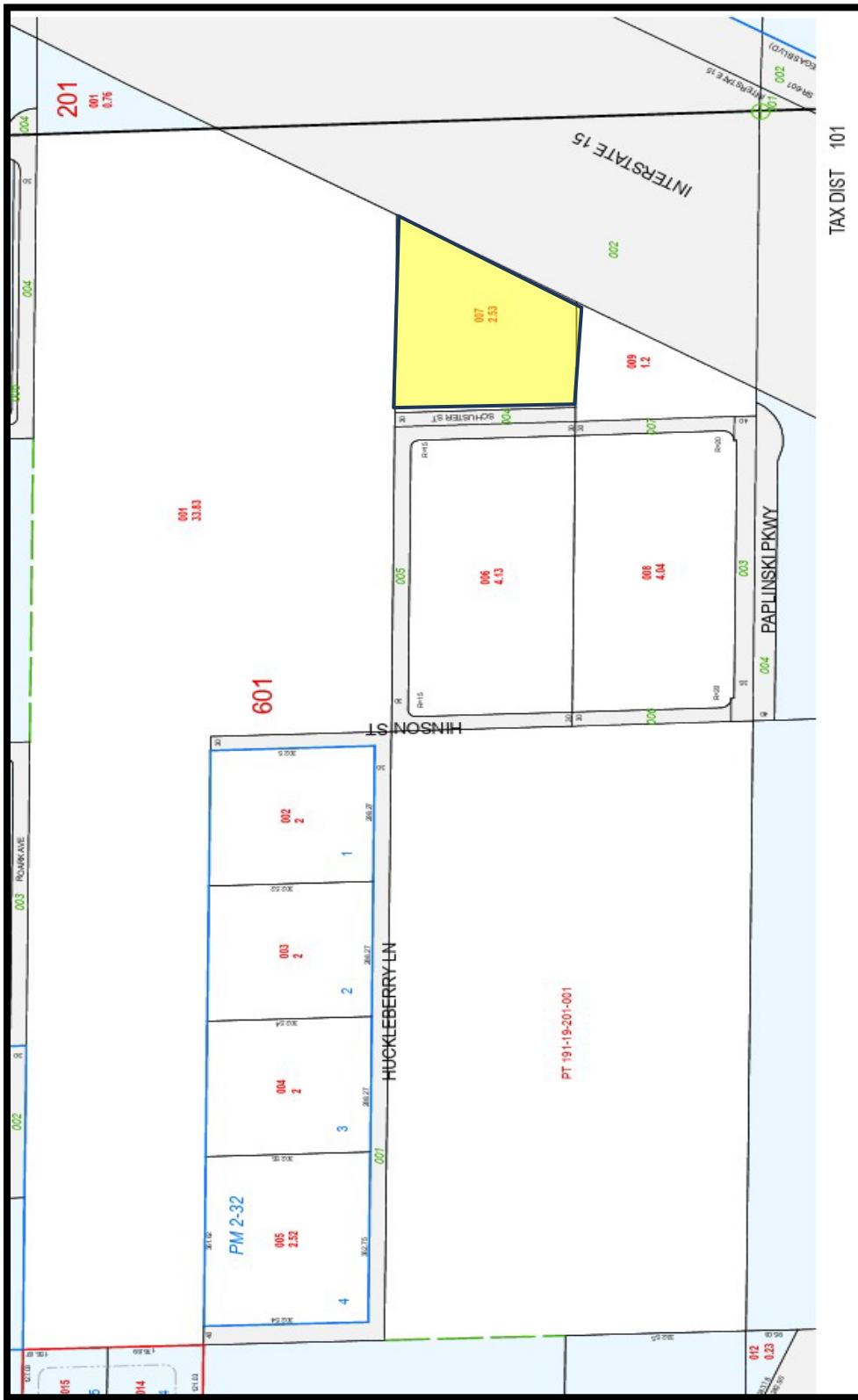
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