

An aerial photograph of a suburban neighborhood. The image shows a grid of streets with numerous houses, many of which have swimming pools. A single lot is highlighted in yellow, located in the upper left quadrant of the image. The surrounding area includes a mix of residential lots and some larger commercial or industrial buildings.

FOR SALE • \$2,700,000

Blue Diamond and Cimarron – 176-21-201-028

J.A. KENNEDY
REAL ESTATE COMPANY

Property Overview

Details

- Vacant partially improved land that sits on Blue Diamond Rd. just west of Cimarron Rd.
- APN# 176-21-201-028
- +- 1.38 acres of Commercial General (CG)
- Previously approved site plan for two fast food users with drive thru.
- Perfect opportunity for an owner/user or a developer.

Zoning

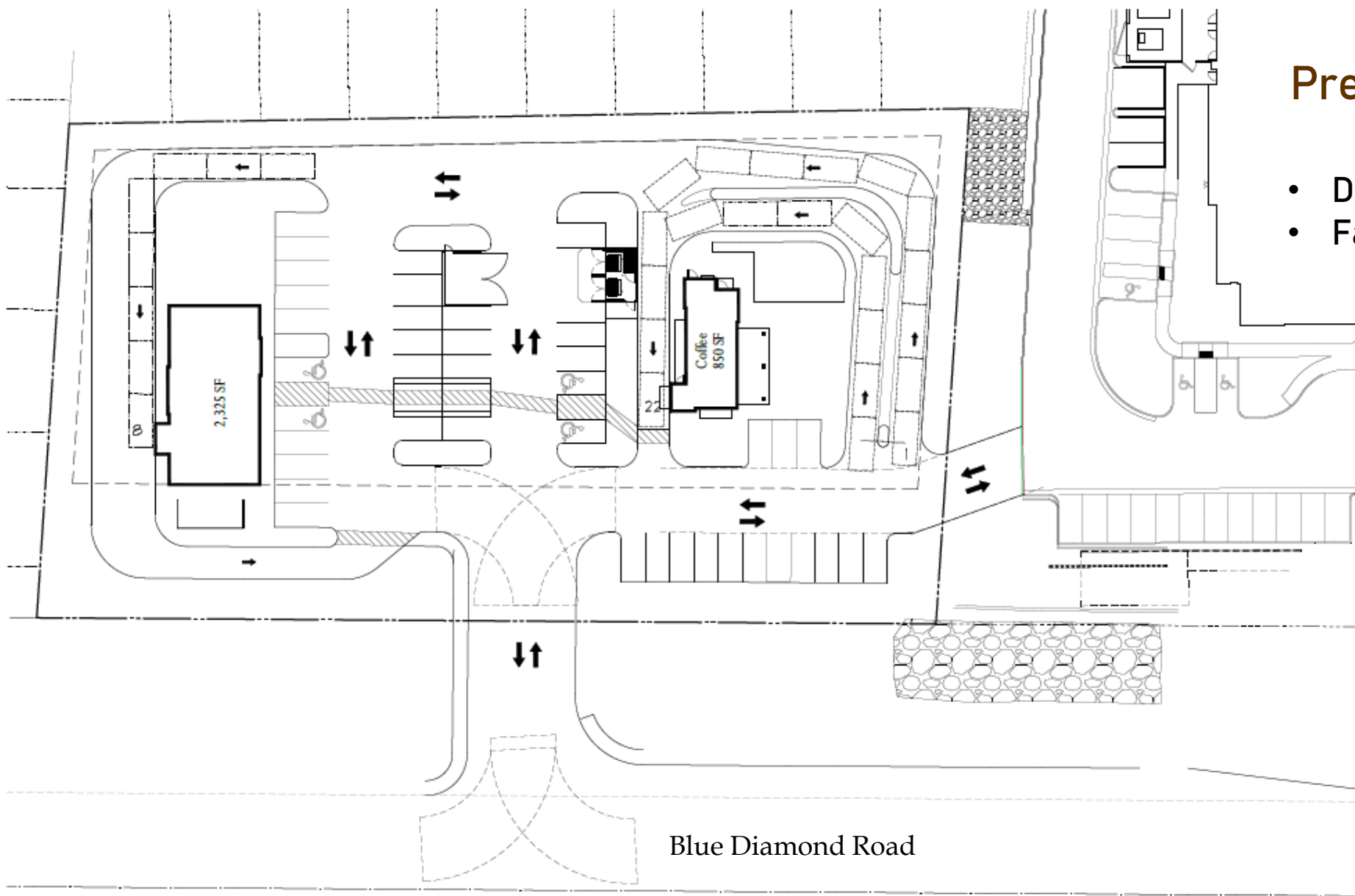
- Commercial General (CG)

Highlights

- The Property is located on the north side of Blue Diamond Rd. just west of Cimarron Rd. and has potential cross access with the neighboring medical facility to the east.
- 50,500 AADT on Blue Diamond Rd.

Ask Price

- \$2,700,000



Previously Approved Site Plan

- Drive-Thru Coffee
- Fast food restaurant

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Contact

J.A. Kennedy Real Estate Company is a full-service real estate brokerage company headquartered in Las Vegas, Nevada.

A diversified company in nature, J.A. Kennedy Real Estate Company provides retail, office, industrial and raw land opportunities for sale and for lease throughout the greater Las Vegas Valley. With native Nevadans at the helm, we recognize the necessity of understanding not just the market in general, but the unique dynamics that make Las Vegas the first-class community that it is.

J.A. Kennedy Real Estate Company was founded in 2004 with the time-honored family traditions of honesty, hard work and uncompromising ethics. J.A. Kennedy Real Estate Company is the culmination of three generations of one family's involvement as owners and developers of real estate in the greater Las Vegas Valley. The Company's financial strength and reputation serves as the foundation for incredible accomplishments in this highly competitive and extremely cyclical industry.

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