

# CHEYENNE INDUSTRIAL LAND

Las Vegas, Nevada 89156

AVAILABLE  
For Sale

LAND  
FOR SALE  
±6.33 AC



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📍 5960 S. Jones Boulevard, Las Vegas, NV 89118

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🌐 [www.mdlgroup.com](http://www.mdlgroup.com)

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Listing Snapshot

 **\$2,400,000**  
Sale Price

 **\$379,147**  
Price Per AC

 **±6.33 AC**  
Land Size

 **Northeast**  
Submarket

Property Highlights

- Suitable for Manufacturing & Distribution
- Trailer Parking & Industrial Outside Storage
- Boat, RV and Self-Storage
- Graded and Ready for Development
- Clean Phase 1, Topo, Soils and ALTA Survey
- All Utilities to Site
- Not in a Flood Zone
- Adjacent Roads May Be Vacated
- Block (CMU) Wall on Two Sides
- Chain Link Fence on Two Sides
- AE-70 & LOZ-3 may require a Special Use Permit

Property Overview

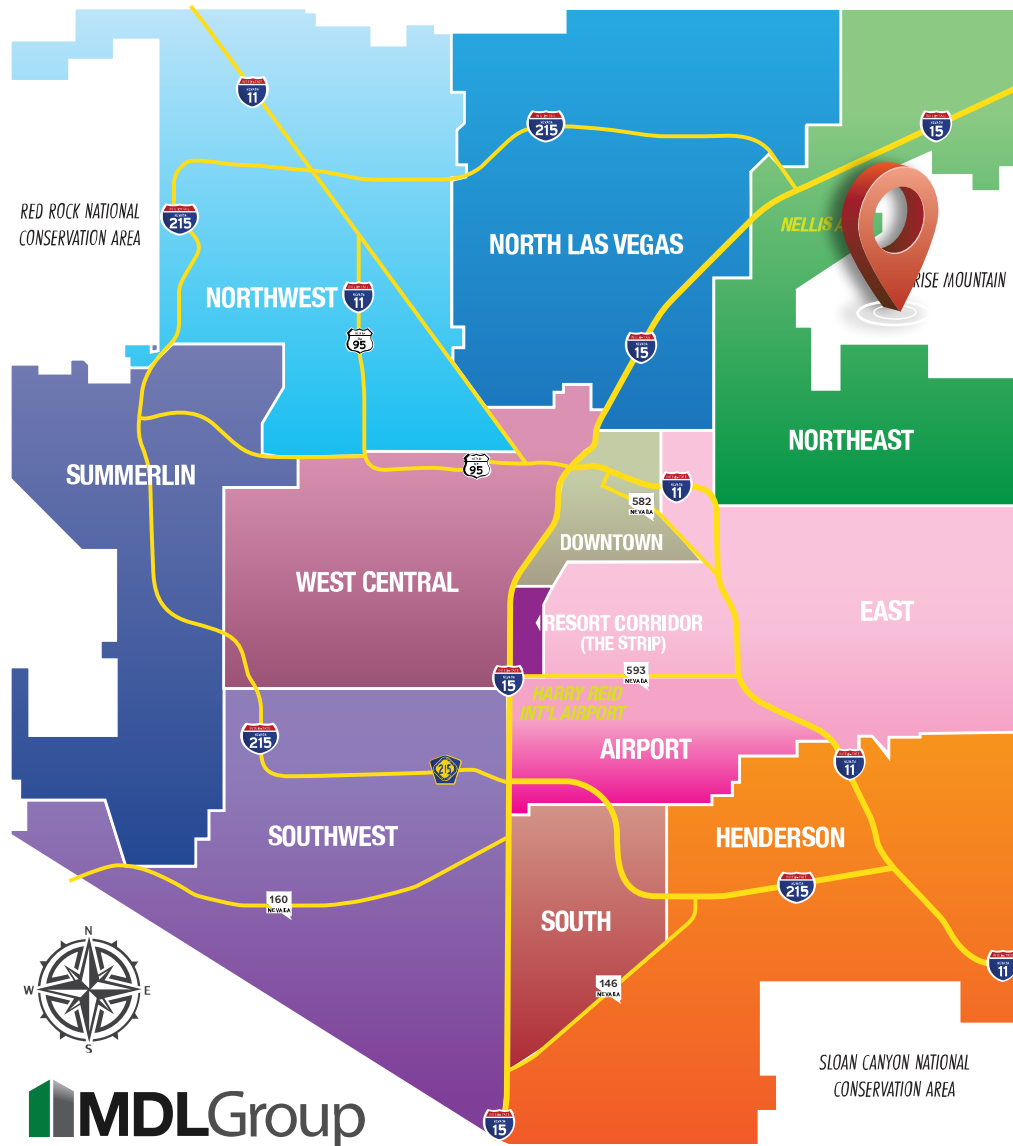
MDL Group is pleased to present a ±6.33-acre industrial land opportunity located on East Cheyenne Avenue in North Las Vegas. Zoned IP (Industrial Park) with planned Business Employment land use, the site is ideal for manufacturing, distribution, outdoor storage, or self-storage development. The property is fully graded and ready for development, with all utilities available to the site and supporting reports including Phase I, soils, topo, and ALTA survey already completed. The parcel is not located within a flood zone and features perimeter wall and fencing. Strategically positioned near Nellis Air Force Base, the site offers strong access to major industrial corridors and regional connectivity, presenting an excellent development or investment opportunity.

Key Demographics  
(within a 3-mile radius)

 **±75,546**  
Population Size

 **\$75,677**  
Ave. Household Income

APN 140-15-502-001  
Zoning Industrial Park (IP)  
Lot Size ±6.33 AC



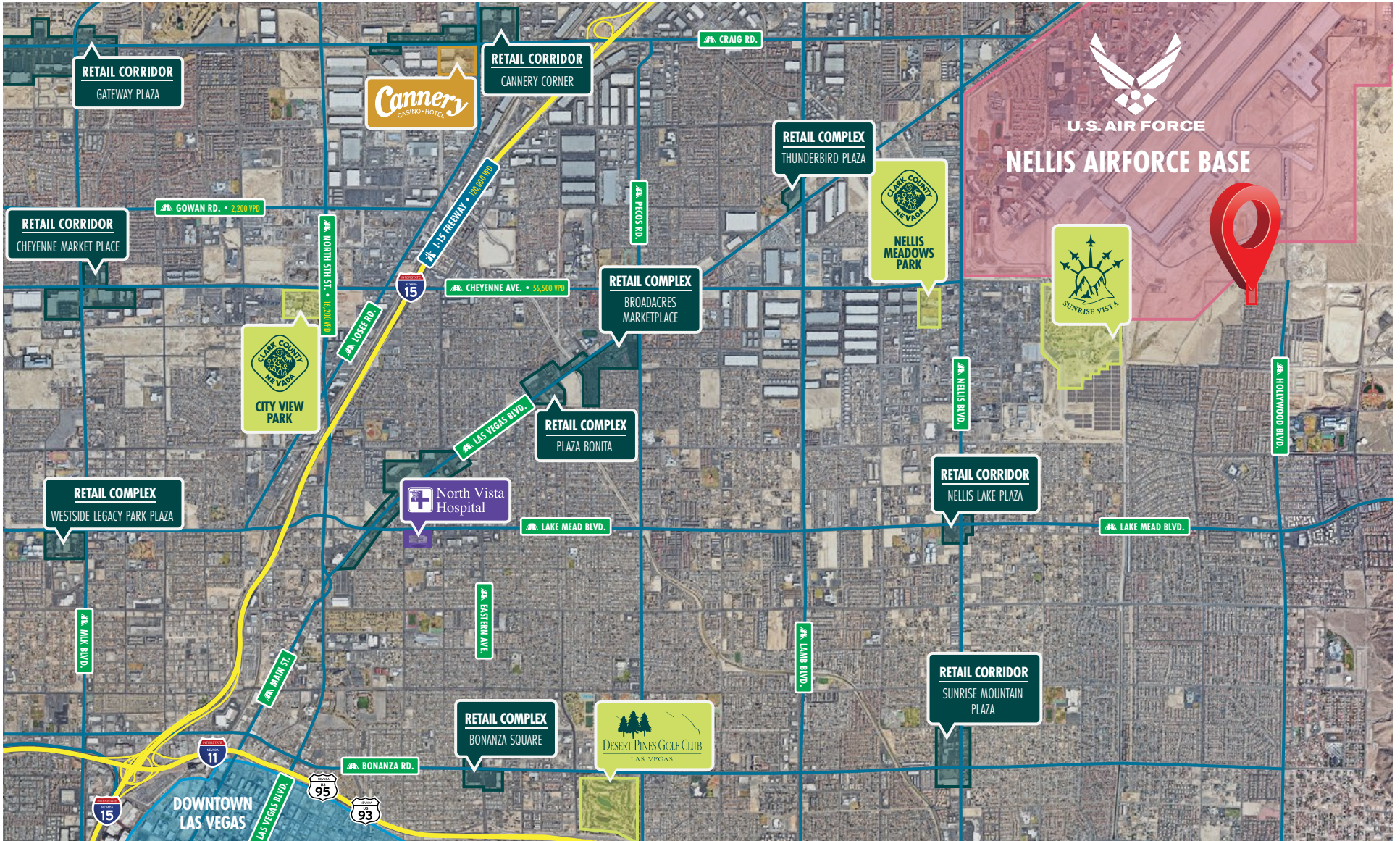
## Distance to Landmarks

- US-95 FWY: ±4.0 miles
- I-215 FWY: ±8.0 miles
- I-15 FWY: ±9.5 miles
- Harry Reid International Airport: ±13.5 miles
- The Strip: ±11.0 miles

## Nearby Amenities

- Costco Wholesale
- Walmart Supercenter
- Starbucks
- Smith's Food & Drug
- Planet Fitness
- Sunrise Vista Golf Course
- Sunrise Mountain Recreation Area

● Power Retail ● Hotel & Casino ● Hospital ● Parks & Recreation ● Airport



# Clark County Nevada

## Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,506,458 in 2025. Most of the county population resides in the Las Vegas Census County Divisions across  $\pm 435$  square miles. It is by far the most populous county in Nevada, and the 11th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.

With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

## Quick Facts



**$\pm 7,892$**

Land Area  
(Square Miles)



**2,265,461**

Population  
(County Data per Census)



**298**

Pop. Density  
(Per Square Mile)

Sources: [clarkcountynv.gov](http://clarkcountynv.gov), [data.census.gov](http://data.census.gov), [lvgea.org](http://lvgea.org), [wikipedia.com](http://wikipedia.com)

# Professional Sports

## Synopsis

The Las Vegas Valley is home to many sports, most of which take place in the unincorporated communities around Las Vegas rather than in the city itself. It has rapidly established itself as a premier sports city, hosting a lineup of major professional teams that have brought home championships. These successful teams not only foster fan interest and growth but also play a significant role in strengthening the local economy.

The Vegas Golden Knights, the city's first major league franchise, wasted no time making their mark by winning the Stanley Cup in 2023. The Las Vegas Aces have dominated the WNBA, securing back-to-back championships in 2022 and 2023. The Las Vegas Raiders, while having their championship triumphs tied to their time in Oakland and Los Angeles, have a storied history that includes three world championship victories (XI, XV, and XVIII). The Las Vegas Athletics brings a legacy of 9 world championships and are looking to add more at their new home. These teams have not only captivated local fans but have also helped solidify reputation of the city as a major player in the world of professional sports.

Las Vegas is also a great place for minor league sports, with the Las Vegas Aviators (Minor League Baseball, Triple-A affiliate of the Las Vegas Athletics), the Henderson Silver Knights (American Hockey League, affiliate of the Vegas Golden Knights), and the Las Vegas Lights FC (USL Championship soccer) all calling the area home. The city also has indoor football and box lacrosse teams, the Vegas Knight Hawks and the Las Vegas Desert Dogs, respectively, who share a venue in Henderson.



WORLD CHAMPIONS



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# Nevada Tax Advantages

## NEVADA

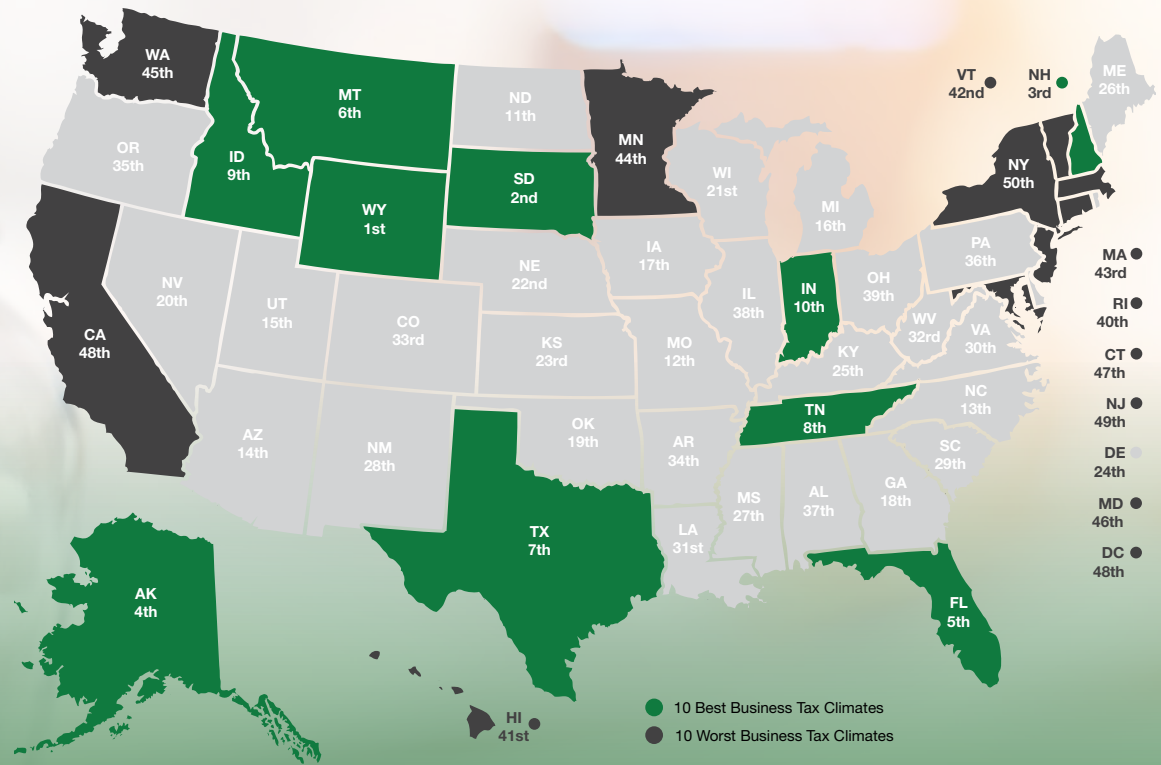
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index rankings: California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th, and Utah 15th.

### Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

## 2025 State Business Tax Climate Index



## Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation's 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor's Office of Economic Development; [www.TaxFoundation.org](http://www.TaxFoundation.org)



### Road Transportation

Las Vegas, and surrounding towns are less than one day's drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



### Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world's freight from the Pacific Coast to America's Heartland and beyond.



### Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.



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# Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.

## Innovation Ecosystem

- In 2016, **Las Vegas established an Innovation District** to spur smart-city technology infrastructure and launched the *International Innovation Center @ Vegas (IIC@V)* incubator to support development of high priority emerging technologies.
- The **Las Vegas-based Nevada Institute for Autonomous Systems** was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.
- In July 2019, **Google** broke ground on a \$600 million data center, and in October 2019 **Switch** announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to ±4.6M SF of data center space.
- The **Las Vegas Convention and Visitors Authority (LVCVA)** partnered with the **Boring Company** to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)

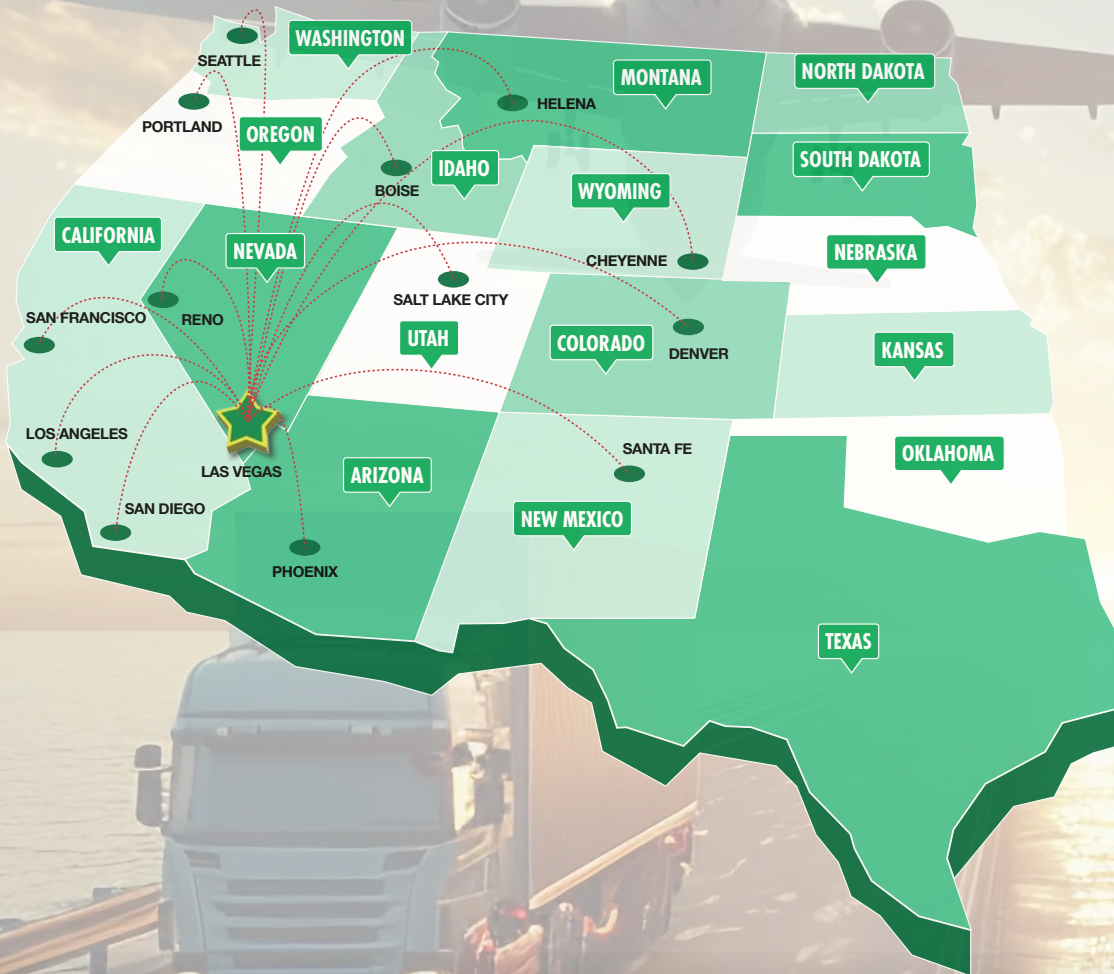


## Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings. Notably:

- The **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.
- **Nevada State College (NSC)** more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.
- **College of Southern Nevada (CSN)** was named as a *Leader College of Distinction* by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes & reducing student achievement gaps.

# Logistics



## Transit From Las Vegas

DESTINATION	EST. TRAVEL TIME	DISTANCE (MILES)
Los Angeles, CA	3 hrs, 55 min	±265
Phoenix, AZ	4 hrs, 40 min	±300
San Diego, CA	4 hrs, 45 min	±327
Salt Lake City, UT	5 hrs, 50 min	±424
Reno, NV	6 hrs, 55 min	±452
San Francisco, CA	8 hrs, 15 min	±565
Boise, ID	9 hrs, 30 min	±634
Santa Fe, NM	9 hrs, 10 min	±634
Denver, CO	10 hrs, 45 min	±752
Cheyenne, WY	11 hrs, 50 min	±837
Helena, MT	12 hrs, 55 min	±907
Portland, OR	15 hrs, 45 min	±982
Seattle, WA	16 hrs, 50 min	±1,129

### SHIPPING & MAILING SERVICES



Freight Service Center  
(3 miles)  
  
Distribution Center  
(10 miles)  
  
UPS Air Cargo  
(18 miles)



Freight Center  
(3 miles)  
  
Ship Center  
(8 miles)  
  
Air Cargo  
(20 miles)



Customer Service Center  
(5 miles)  
  
Cargo Center  
(3 miles)  
  
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## INVESTMENT SALES

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