



LAS VEGAS STRIP

I-15 West Craig Distribution Center

Craig Ranch Regional Park

E. CRAIG ROAD

7-ELEVEN

SITE

E. LONE MOUNTAIN ROAD

N. 5TH STREET

Ground Lease | Build To Suit | For Sale

# ±1.41 Acres of Land

North 5th Street & East Lone Mountain Road | Northwest Signalize Corner

**Steven D. Haynes**

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 [VIDEO TOUR](#)



Accelerating success.

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# ±1.41 Acres of Land



N. 5th Street & E. Lone Mountain Road | Northwest Signalize Corner

**Colliers is pleased to offer for purchase, Ground Lease or Build-to-Suit, a ±1.41 acre parcel located on the signalized corner of N. 5th Street and E. Lone Mountain Rd.**

Strategically positioned south of the CC-215 Beltway and N. 5th Street off ramp, the property features exceptional visibility and access to the Las Vegas Valley. The site offers an investor / owner-user an opportunity to take advantage of a rare "hard corner" in a growing area.

## HIGHLIGHTS

*Parcel IS NOT in a 100-year flood zone.*

**Acres:** ±1.41 Acres

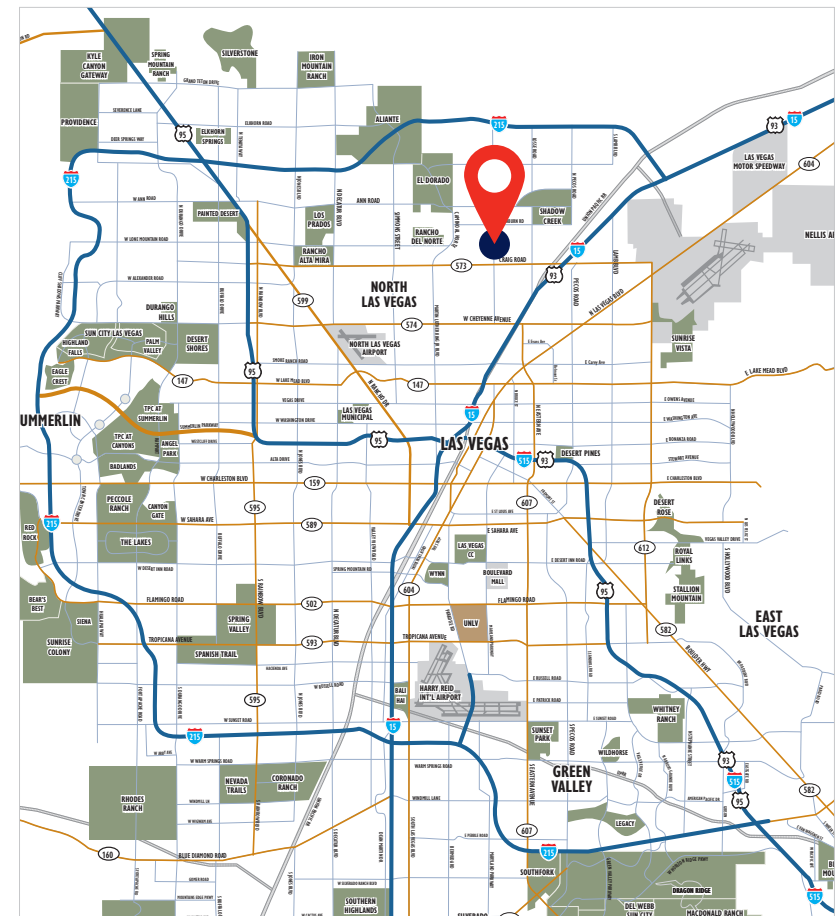
**APN:** 124-34-804-007

**Zoning:** Ranch Estates

**Potential:** Commercial

**From CC-215:**  
±3.00 miles South from the N. 5th Street Off Ramp

**Access:**  
From I-15:  
±2.90 miles west from the W. Craig Road Off Ramp



## Asking Price: \$1,400,000

Ground Lease: Contact Broker

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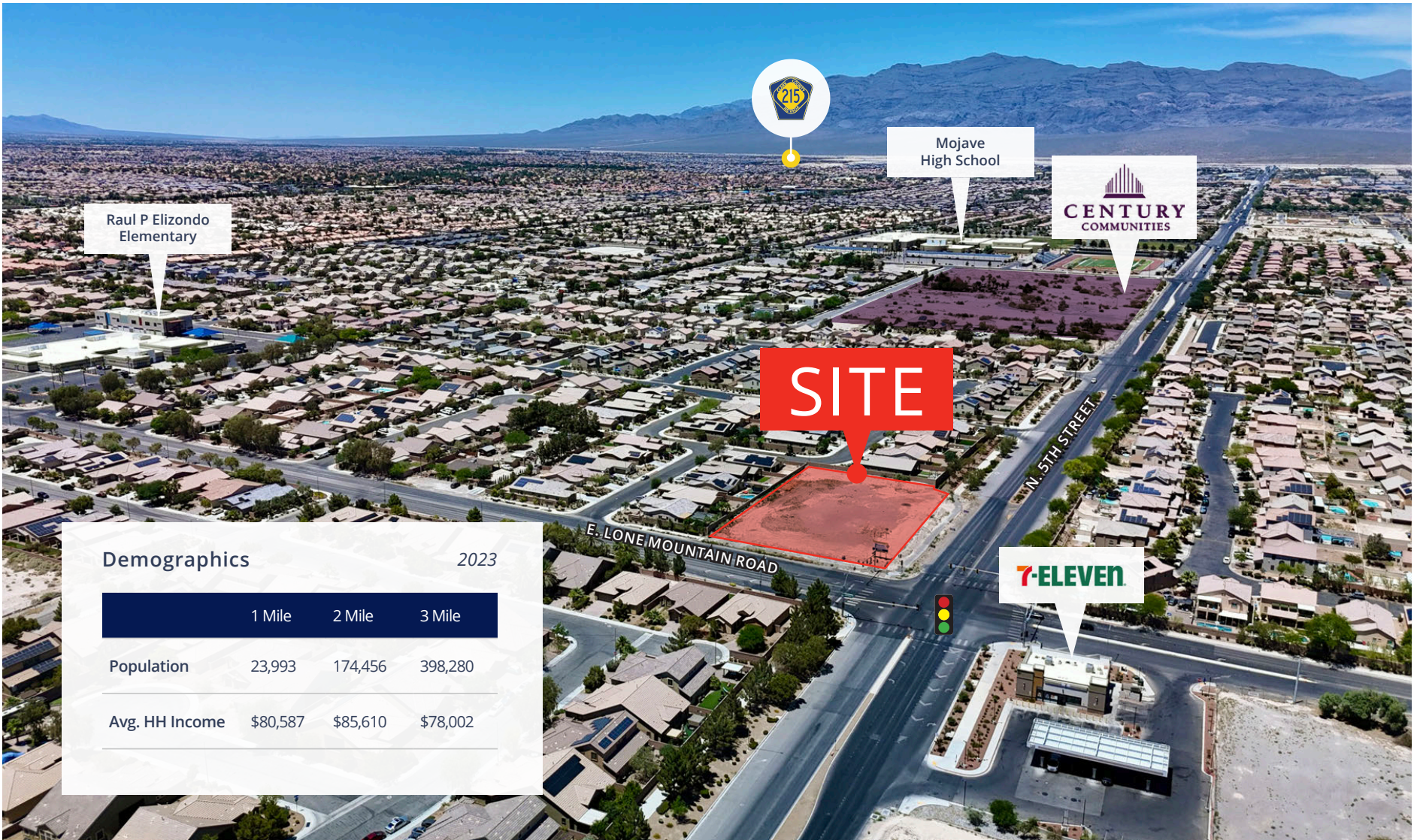


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N. 5th Street & E. Lone Mountain Road | Northwest Signalize Corner



Demographics	2023		
	1 Mile	2 Mile	3 Mile
Population	23,993	174,456	398,280
Avg. HH Income	\$80,587	\$85,610	\$78,002

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

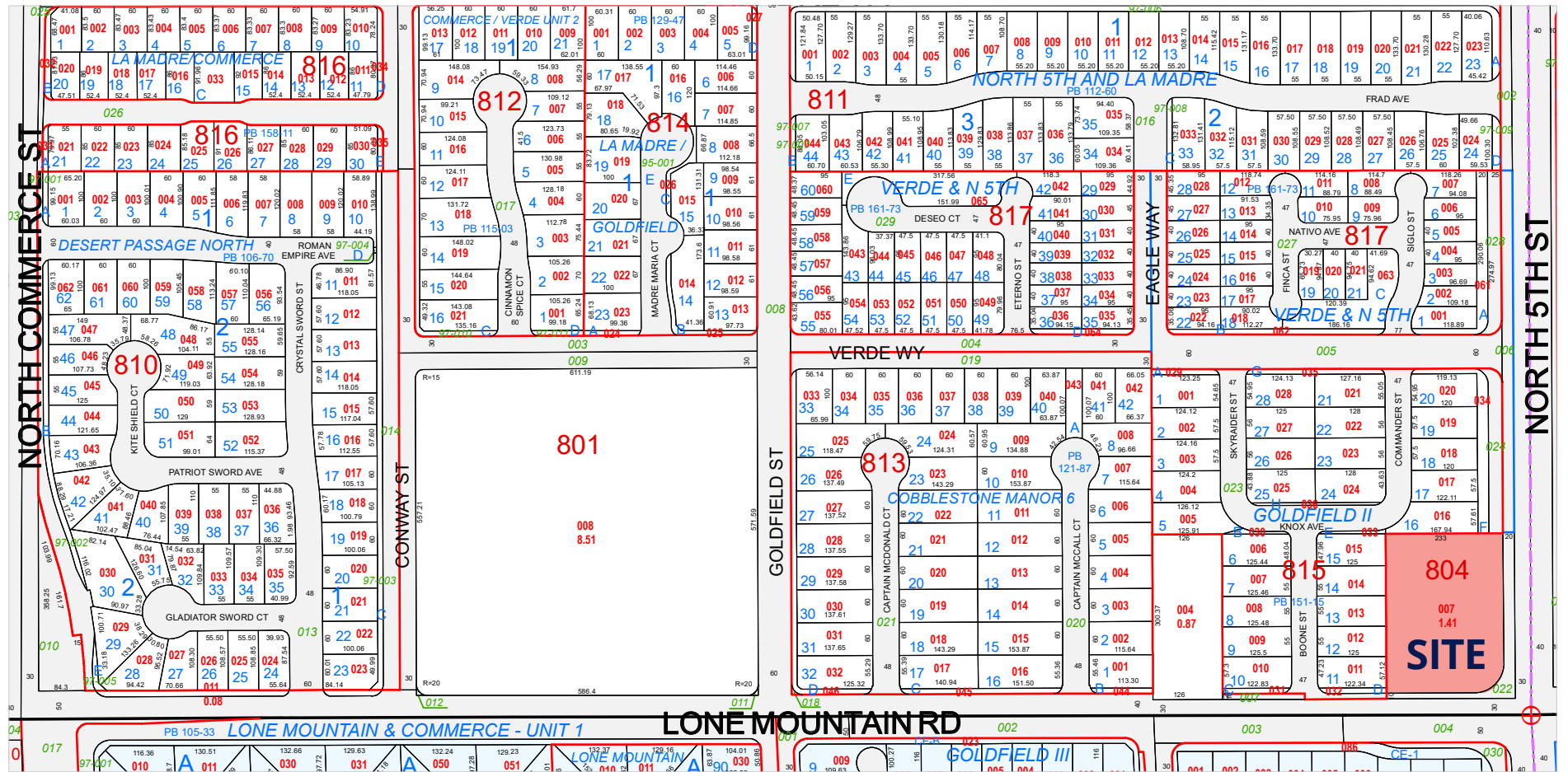
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Parcel Map



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## APN: 124-34-804-007

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\$4.9B+ Annual revenue  
70 Countries we operate in  
2B Square feet managed  
46,000 Lease/Sale transactions  
\$100B+ Assets under management  
23,000 Professionals

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**Exclusive Listing Agents:**

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**ABOUT COLLIERS**

*Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fuelled by visionary leadership, significant inside ownership and substantial recurring earnings. With nearly \$5.0 billion in annual revenues, a team of 23,000 professionals, and more than \$100 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at [corporate.colliers.com](http://corporate.colliers.com), X @Colliers or LinkedIn.*

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