



DEVELOPMENT LAND FOR SALE



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

LOT SIZE: 4.28 AC

PRICE & RENT: INQUIRE WITH BROKER

ZONING: C-2

- All Offsites Complete
- Utilities and Conduit Stubbed To Site
- Commercial Map In Place

OPPORTUNITY BENEFITS



Strategically positioned in the North Las Vegas submarket, surrounded by millions of square feet of industrial space and offers immediate access to the I-15 freeway via Lamb Blvd.



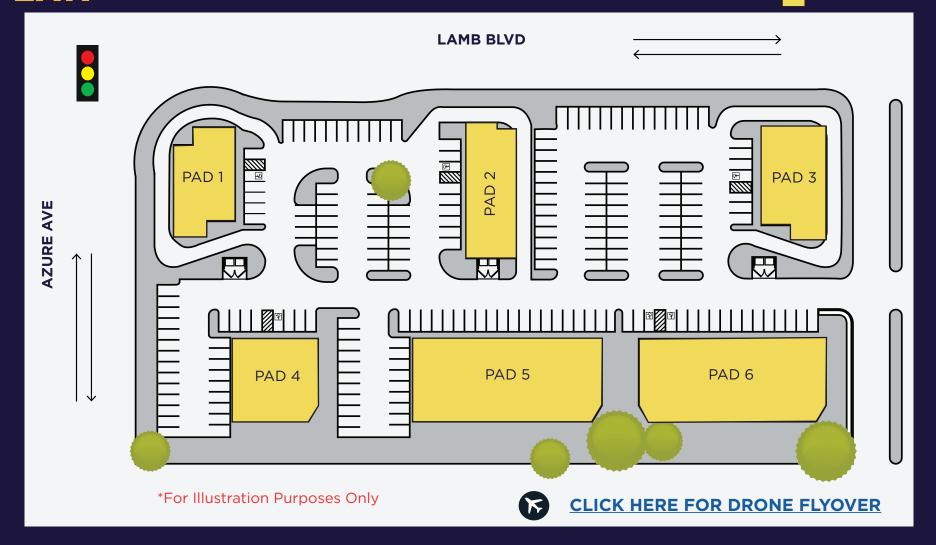
Lamb Blvd is poised to become a major corridor, linking Aliante and the master-planned community, The Villages at Tule Springs, to Fortune 500 companies such as Amazon, Fanatics, and The Honest Company.



Ideally situated near Harry Reid International Airport, with easy access to the I-15 and 215 freeways, and less than a 20-minute drive from the Las Vegas Strip.

SITE Plan

AVAILABLE



AMENITIES & TRANSIT



DRIVE TIME & DEMOGRAPHICS

POPULATION

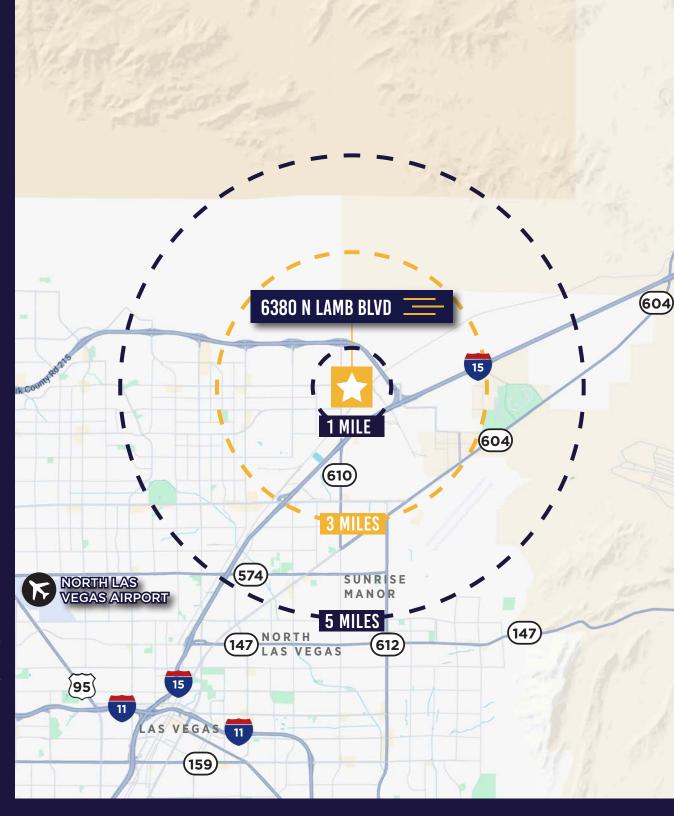
1 MILE	9,317
3 MILES	68,778
5 MILES	173,893

AVG HH INCOME

1 MILE	\$118,642
3 MILES	\$87,711
5 MILES	\$86,013

OF HOUSEHOLDS

1 MILE	3,104
3 MILES	23,803
5 MILES	119,614



LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

DAN HUBBARD Managing Director | Retail +17027967900 dan.hubbard@cushwake.com LIC #S.0013713.LLC

FERNANDO MARTINEZ-REDING Associate | Retail +17026051746 fernando.martinezreding@cushwake.com

LIC #S.0200151

10845 Griffith Peak Dr., Suite 160 Las Vegas, NV 89135 +17027967900



THE LOOP =



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