

FOR SALE

14126 SCHUSTER STREET

Las Vegas, NV 89054



±2.53 Acres of Developable Industrial Land





**Excellent I-15
Connectivity**

Sloan Road

Hinson Street

PAVED ACCESS TO SITE

PROPERTY INFORMATION



\$3,300,000

ASKING PRICE



±2.53 AC

TOTAL ACREAGE



BE
(BUSINESS EMPLOYMENT)

PLANNED LAND USE



191-19-601-007

APN #

HIGHLIGHTS

- » I-15 frontage with immediate access to the freeway via the Sloan Road Interchange.
- » Situated on at the southern edge of the Las Vegas metropolitan area, this 2.53 acre parcel is strategically located within an approximately four hour drive from the Port of LA, with easy access to Southern California and other major southwest markets.
- » Within a 5-10-minute drive of an abundance of amenities and residential communities.
- » Adjacent to the future Brightline Vehicle Maintenance Facility (VMF). The VMF is a $\pm 200,000$ SF building situated on 238 acres that will be the base for daily maintenance and staging of trains.
- » Located north of Sloan, adjacent to the West Henderson submarket, which is a growing epicenter for e-commerce and logistics users in the region given its proximity to the California state line.
- » Potential to vacate adjacent half street to increase the subject site acreage (buyer to verify)
- » Neighboring the 1,940-acre master-planned Inspirada community, M Resort & Casino, the Las Vegas Raiders Headquarters & Practice Facility, and Henderson Executive Airport.
- » Pro-business environment with favorable tax structures and an abundance of labor, with a population of 165,000+ within 15 minutes.



AMENITIES MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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