

NORTH RANCHO DRIVE

# 2805

N. RANCHO DRIVE

**CBRE**

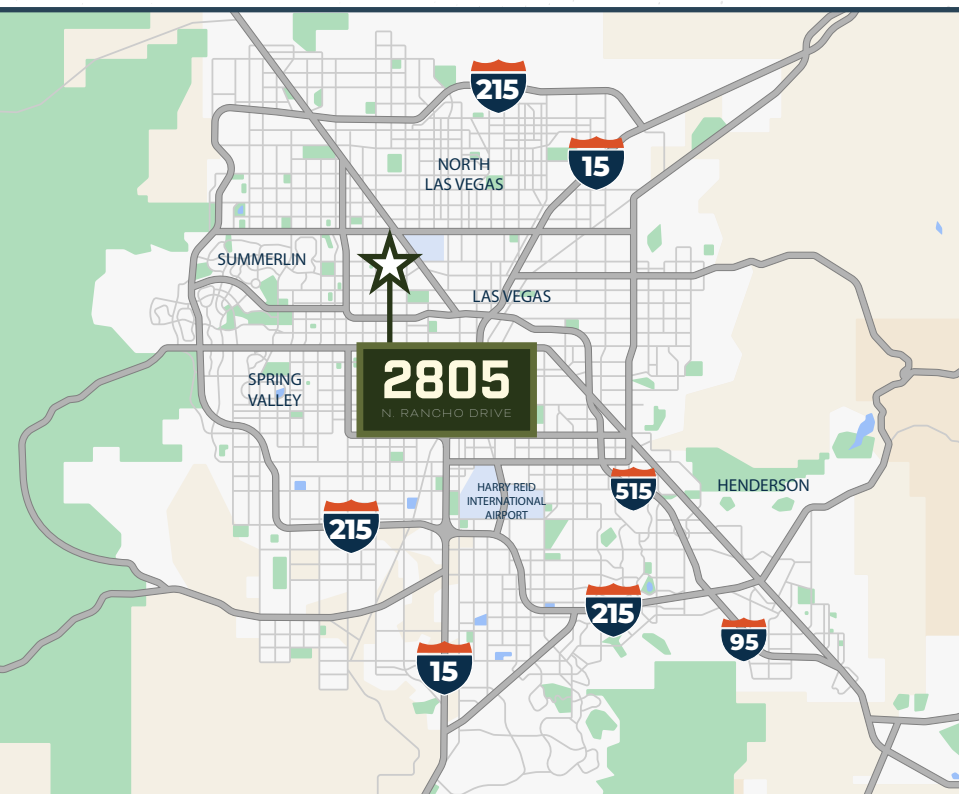
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# Property Highlights

2805 Rancho is a ±1.47 Acre vacant commercial land site, located across the street from the North Las Vegas Airport on the NWC of Rancho Drive and Decatur Blvd, and just south of Cheyenne Avenue; C-2 zoning for general commercial uses. All off-site improvements are completed, and a Phase 1 and Soils Reports are complete and available.



NORTH LAS VEGAS AIRPORT OFFERS STRATEGIC ADVANTAGES FOR BUSINESSES INCLUDING TAX ADVANTAGES, DEEP LABOR POOL AND AFFORDABILITY.



1.47  
Acres

SIZE

\$832,431.60 (\$13.00/SF)

SALE PRICE



# AERIAL MAP

## DISTANCES TO:

I-15 Freeway	1.8 miles	Las Vegas "Strip"	1.9 miles
I-215 Freeway	3.4 miles	Harry Reid Int'l Airport	4.2 miles







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## CONTACTS

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OFFERING MEMORANDUM

**1.47 ACRES  
FOR SALE**

**CBRE**