

±8.95 Net Acres of Land

Colliers

Las Vegas Strip



CLIFF SHADOWS PARKWAY

SITE

Brian Riffel, SIOR
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Tyler Jones
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Cliff Shadows Parkway, Las Vegas, NV 89129

For Sale

±8.95 Net Acres of Land

For Sale | Cliff Shadows Parkway, Las Vegas, NV 89129

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PROPERTY HIGHLIGHTS

- ±8.95 Net Acres Available
- APN: 137-12-201-001 & 007
- Located in the City of Las Vegas in the Developing Shadow Mountain Area
- Easy access to I-215 via W. Cheyenne
- Close proximity to Summerlin and Reverence
- Utilities Adjacent to Site
- Development Can Offer Panoramic City Views

Purchase Price:
Contact Agents for Details



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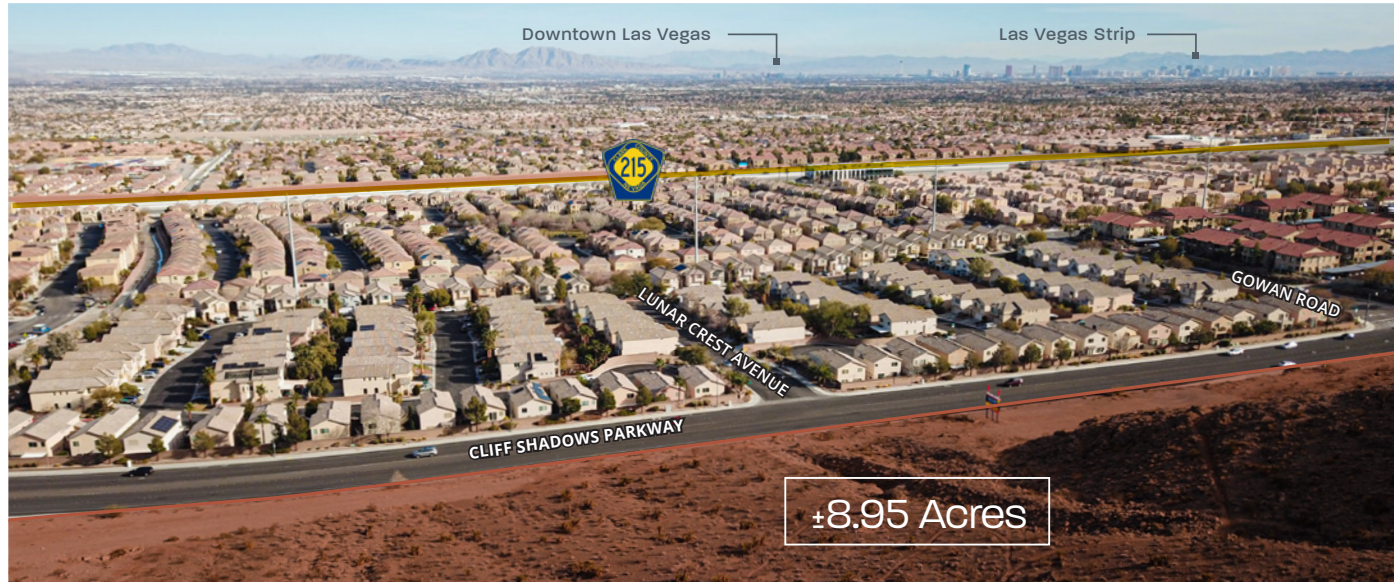
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Property Images



DEVELOPMENT CAN OFFER PANORAMIC CITY VIEWS

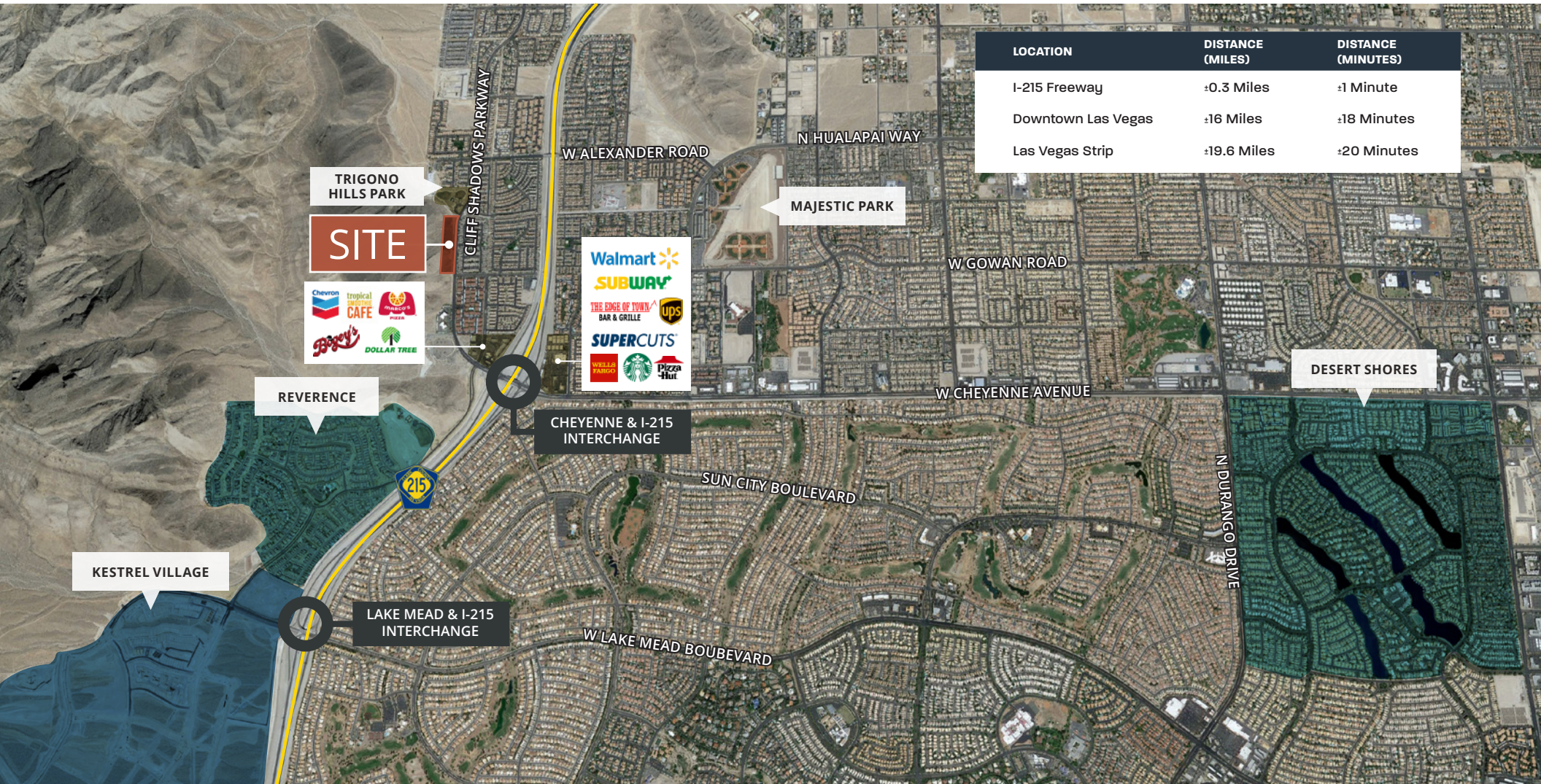
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Aerial Map

For illustration purposes only. Not to scale.



LOCATION	DISTANCE (MILES)	DISTANCE (MINUTES)
I-215 Freeway	±0.3 Miles	±1 Minute
Downtown Las Vegas	±16 Miles	±18 Minutes
Las Vegas Strip	±19.6 Miles	±20 Minutes

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Trade Area Map

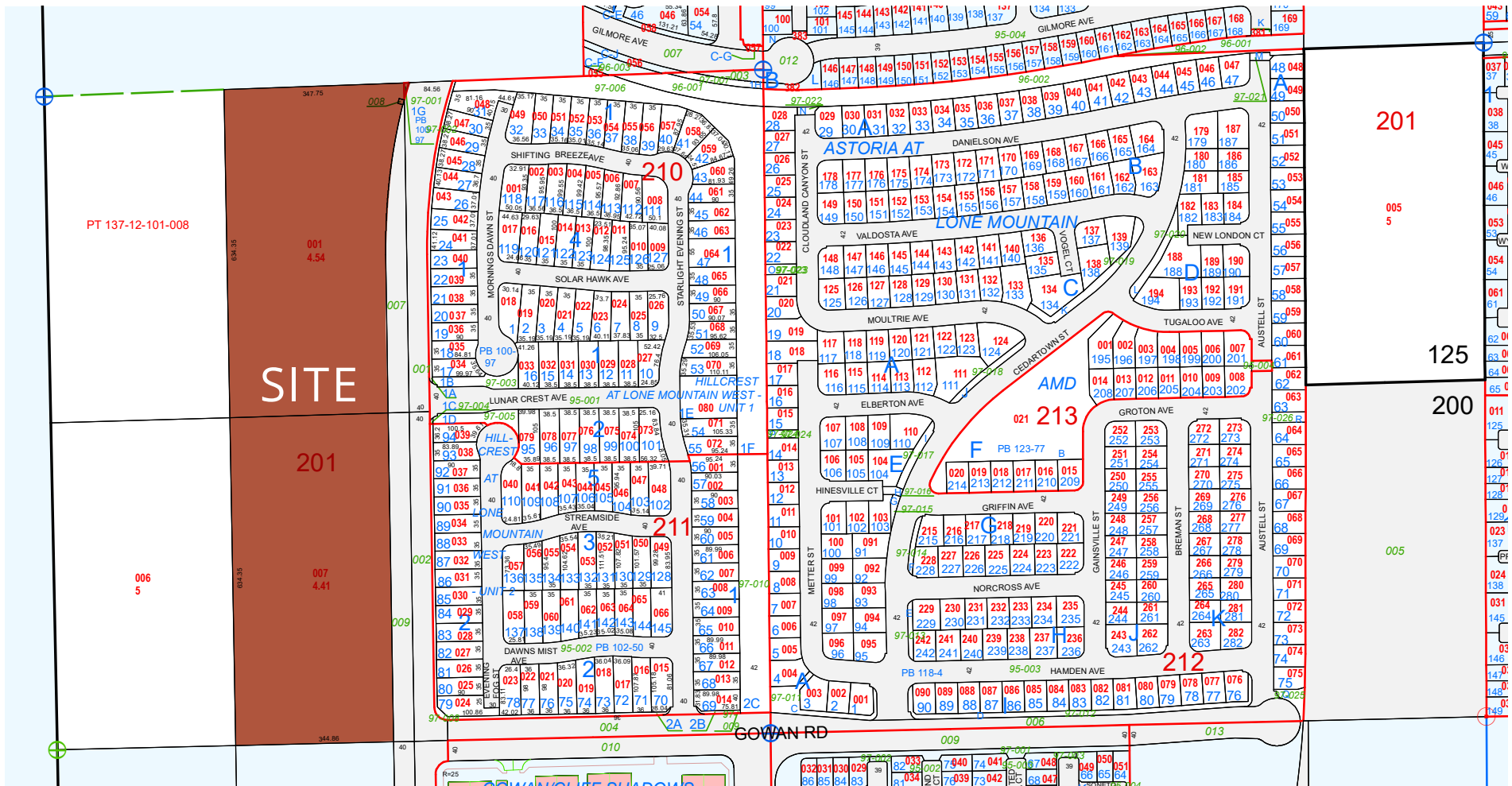
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Parcel Map

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