

FOR SALE

OPPORTUNITY ZONE

JONES BLVD 30,000 + VPD

2.12 Acres

JONES 215

Commercial Zoned

DEVON SANSONE

Phone #: 702-321-1927

Email: Devon@SansoneInvestments.com

Lic# B.0144024

BEN ATIAS

Phone #: 725-600-1064

Email: Ben@Sansoneinvestments.com

Lic# S.0200404

[Google Maps Link](#)

Property Details

Price: \$3,750,000

Zoned M-D (Light Manufacturing)

**Opportunity for Retail, Office, or
Industrial Development**



PROPERTY HIGHLIGHTS

- Jones Visibility
- 30,000 + (VPD) Vehicles Per Day on JONES
- 120,000 + (VPD) Vehicles Per Day on I-215
- Parcel sits on Conforming Zone Change for opportunity to build multiple uses.
- 2.12 Acres
- 350' Feet Frontage on Jones Blvd
- Opportunity Zone
- Immediate Access to I-215 and I-15 Freeways
- APN:163-36-401-007
- NofA Approved. Ready for Plan submittal
- Curbs completed in Q2 2025 + all utilities stubbed on site.

DEVON SANSONE

Phone #: 702-321-1927

Email: Devon@SansoneInvestments.com

Lic# B.0144024

BEN ATIAS

Phone #: 725-600-1064

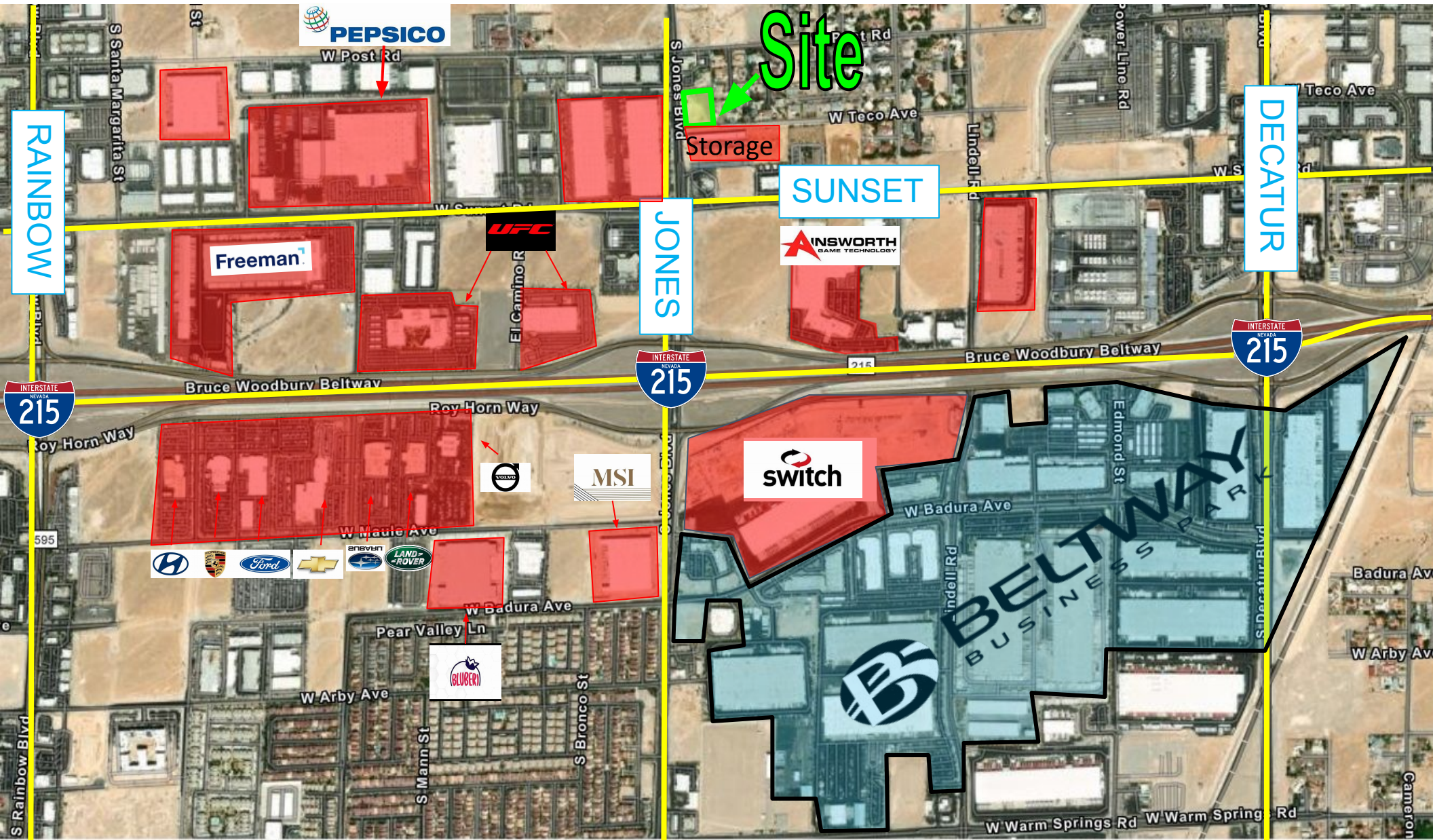
Email: Ben@Sansoneinvestments.com

Lic# S.0200404



DEVON SANSONE
Phone #: 702-321-1927
Email: Devon@SansoneInvestments.com
Lic# B.0144024

BEN ATIAS
Phone #: 725-600-1064
Email: Ben@Sansoneinvestments.com
Lic# S.0200404



Opportunity Zone Overview

- **Tax Incentive:** Created under the Tax Cuts and Jobs Act to spur economic development in distressed areas.
- **Designation:** 8,764 Qualified Opportunity Zones (QOZs) across the U.S., including Puerto Rico, certified by the U.S. Treasury.
- **Eligible Areas:** Low-income and contiguous communities nominated by states or territories.

Benefits of Investing in Opportunity Zones

- **Tax Deferral:** Defer capital gains tax by investing in a Qualified Opportunity Fund (QOF).
- **Tax Reduction:**
 - 10% gain reduction after 5 years.
 - 15% gain reduction after 7 years.
 - Potential full exclusion of gains after 10 years.

<https://www.irs.gov/newsroom/opportunity-zones>

VICINITY MAP





I-215 Freeway - 120,000 + VPD

JONES 30,000 + VPD



2.12 ACRES

JONES BLVD 30,000 + VPD

**SELF
STORAGE**

An aerial photograph of a large, rectangular, vacant lot of sandy, light-brown earth. The lot is bordered by a low concrete wall on its top and right sides. To the left of the lot is a residential neighborhood with several houses, some with swimming pools, and a paved parking lot with a few cars. To the right of the lot is a long, white industrial building with a green-trimmed roofline. A red arrow points from the 'SELF STORAGE' text box to the industrial building. The lot itself has some sparse, dry vegetation and tire tracks. A red banner at the bottom of the image contains the text 'JONES BLVD'. A green banner in the center of the lot contains the text '2.12 ACRES'. A red banner on the right side of the lot, oriented diagonally, contains the text 'TECO AVE'.

2.12 ACRES

TECO AVE

JONES BLVD