



SITE

EAST CHEYENNE AVE.

For Sale

7.0 Acres on East Cheyenne

BEN MILLIS
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NV #BS.0001152.LLC / Owner / Licensee

**AVISON
YOUNG**

±7.0 Gross Acres for Sale

East Cheyenne Avenue

Las Vegas, NV 89156

Property Details

AREA

±7.0 Gross Acres

APN

140-15-502-001

ZONING

IP

Industrial Park

PLANNED LAND USE

BE

Business Employment

ASKING PRICE

\$2,600,000

\$410,743 acres / \$9.43 psf

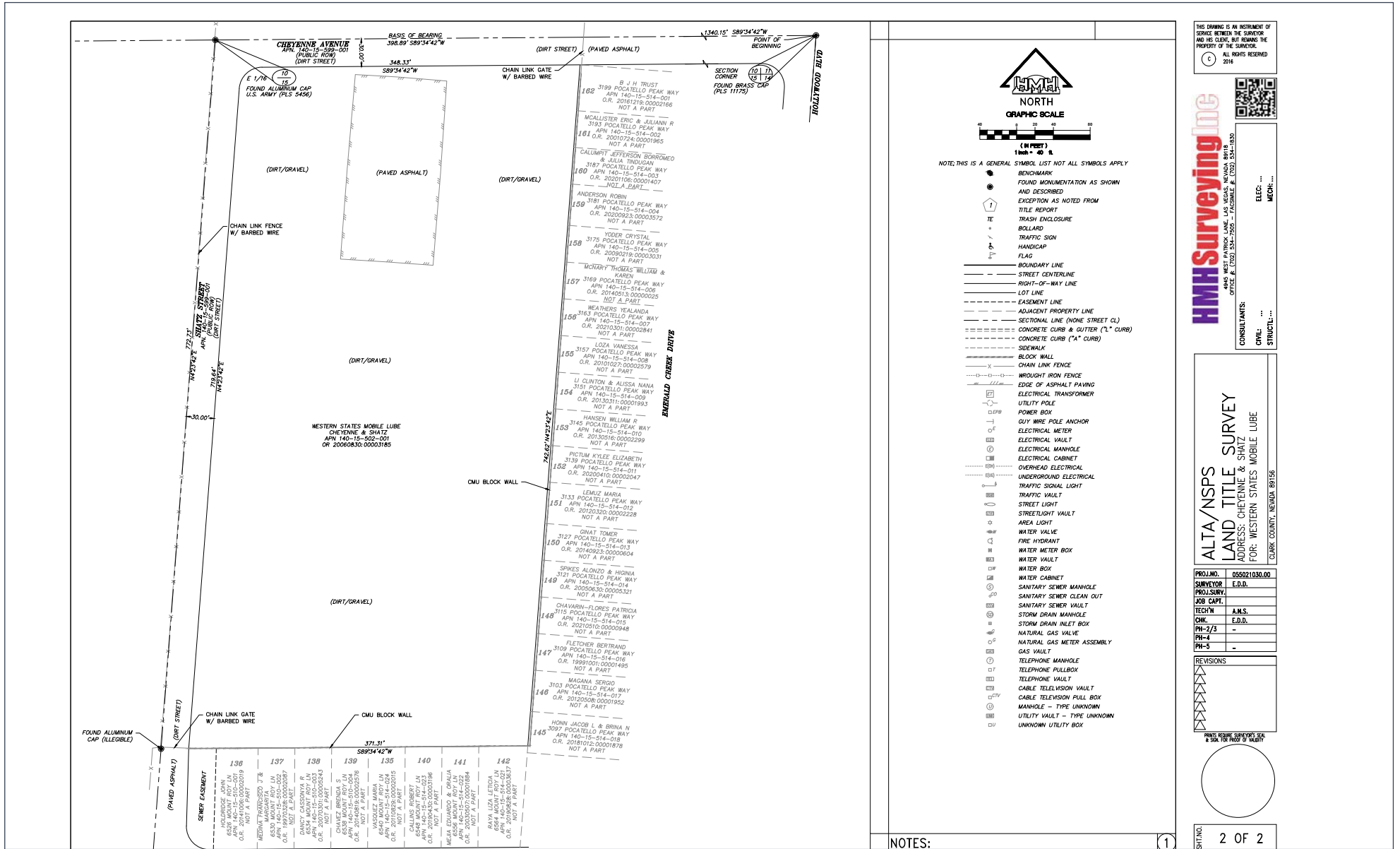


Highlights

- Suitable for Manufacturing & Distribution
- Ideal for a Data Center
- Previously approved for Boat, RV and Self-Storage
- Graded and Flat Topography
- Clean Phase 1 Report
- Topographical Survey Shows Flat Site
- Soils Report Shows Site is Good for Development
- ALTA Survey Available
- Not in a Flood Zone
- 10' Water line in the NEC of Property
- 8' Water line in the SWC of Property
- 8' Sewer line in the adjacent street
- NV Energy electricity onsite
- SW Gas in the adjacent street
- Block (CMU) Wall on two sides
- Chain Link Fence on two sides

Demographics within 3 mile radius

Population 2024:	74,084
Households:	23,865
Median Household Income:	\$57,970
Median Home Value:	\$351,819

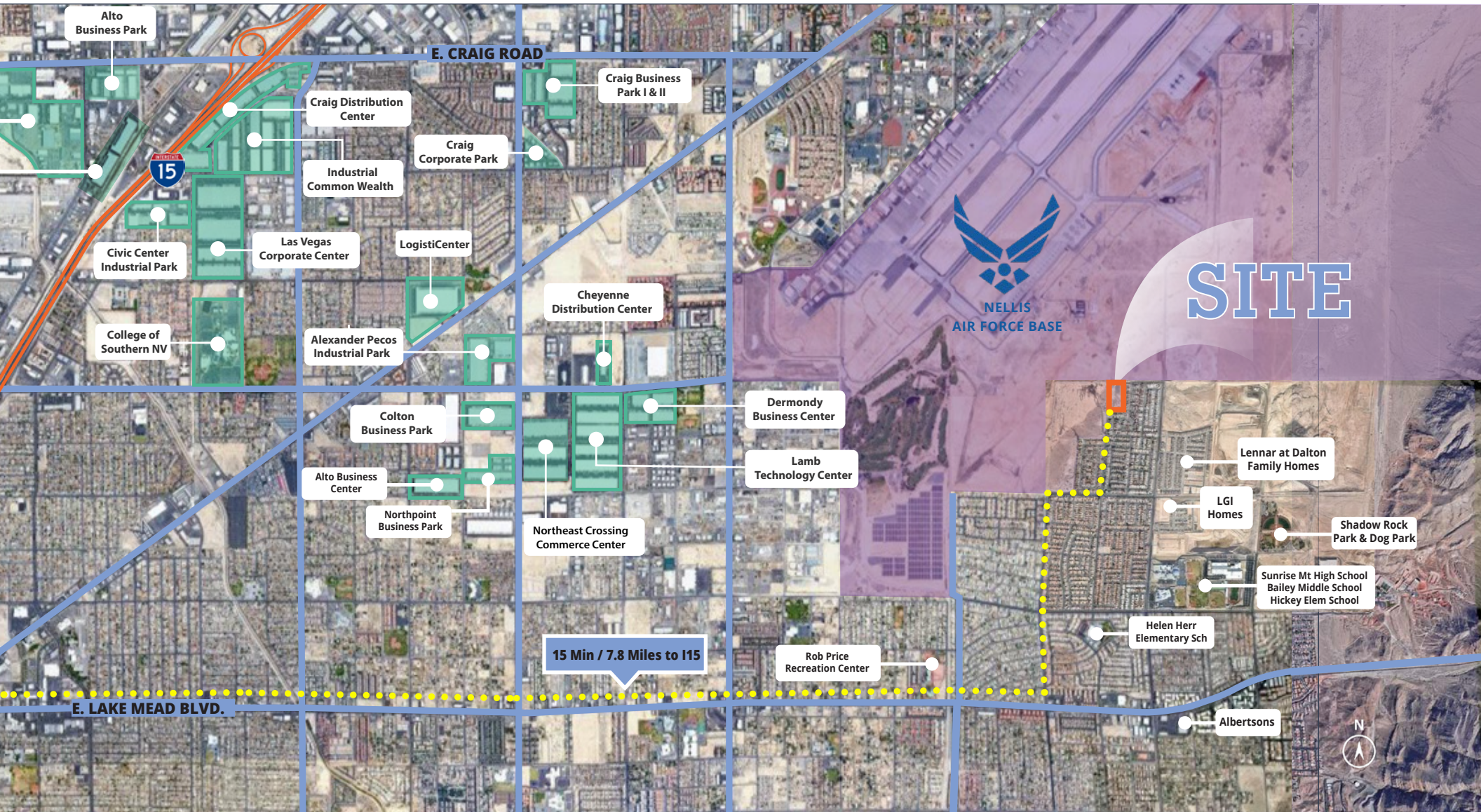


AVISON YOUNG BEN MILLIS, Principal
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Land for Sale

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