

LAND FOR SALE

±6.33 Acres on East Cheyenne Avenue

Graded & Flat Land Ready for Development



SITE

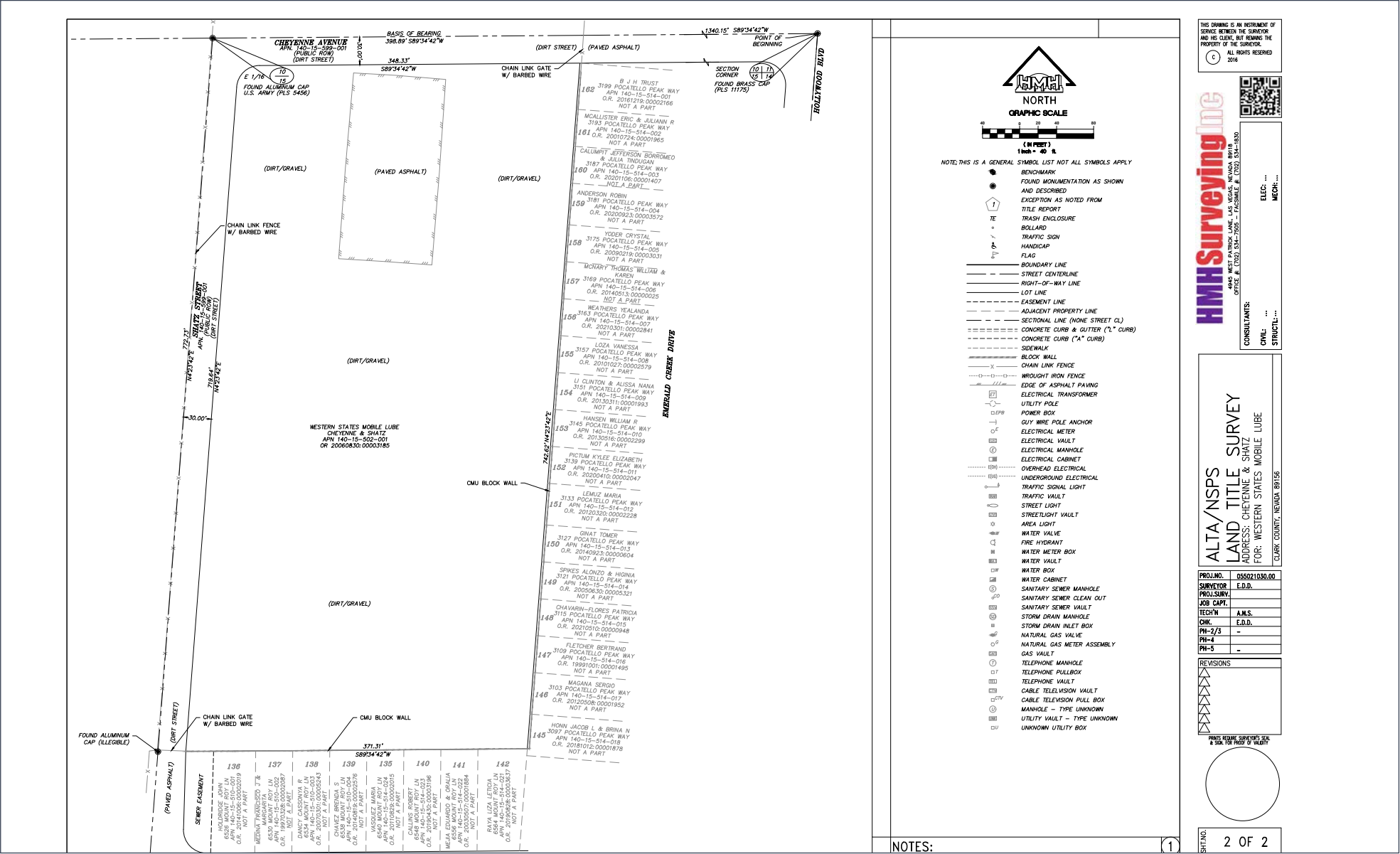
**AVISON
YOUNG**



Area	±6.33 Net Acres
APN	140-15-502-001
Zoning	IP, Industrial Park
Planned Land Use	BE Business Employment
Asking Price	\$2,500,000
Price per Acre	\$394,945
Price per Sq. Ft.	\$6.33

- Suitable for Manufacturing & Distribution 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

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Get in touch

If you would like more information on this offering, please get in touch.



Ben Millis

Principal

+1 702 637 7718

ben.millis@avisonyoung.com

NV #BS.0001152.LLC / Owner / Licensee

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avisonyoung.com

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10845 Griffith Peak Drive | Suite 100 | Las Vegas, NV 89135 | +1 702 472 7979