

LAS VEGAS STRIP

SITE

APN: 163-36-601-021 | For Sale

±2.50 Acres of Land

Southeast Corner of Lindell Road & Ponderosa Way

Steven D. Haynes

Vice President

+1 702 836 3727

steven.haynes@colliers.com

License # NV-BS.0144540

Henry Guida

Associate

+1 702 836 3774

henry.guida@colliers.com

License # NV-S.0203168

Colliers

Accelerating success.

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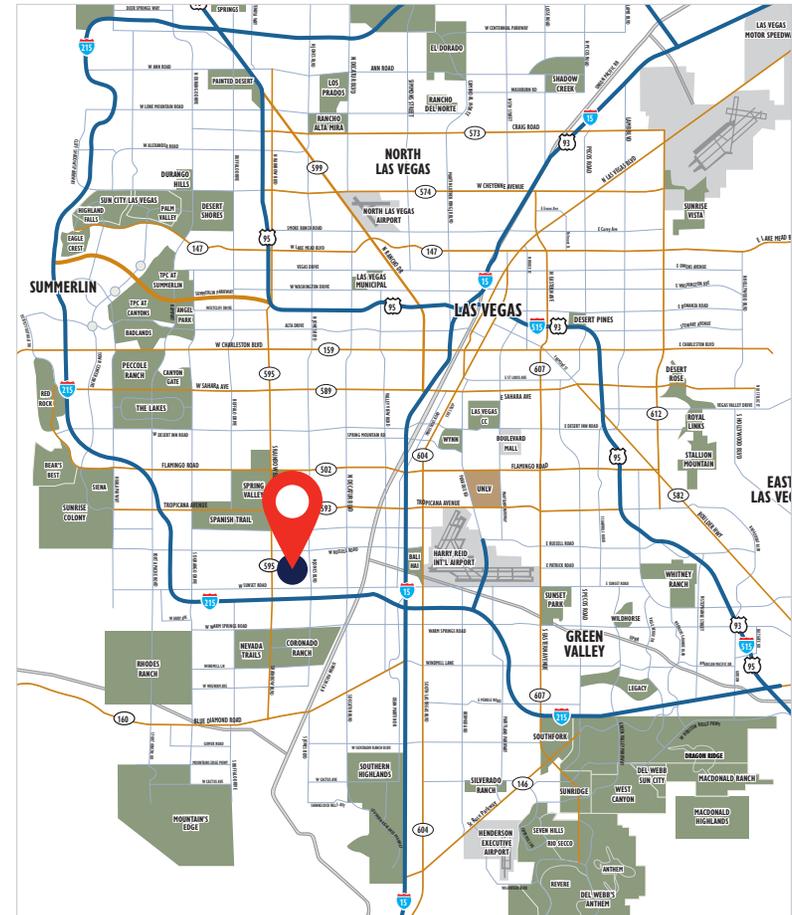
±2.50 Acres Located in Southwest Las Vegas

Colliers is pleased to present an exceptional opportunity to acquire a ±2.50 acre residential site (2 units per acre).

The property is within the Southwest portion of Las Vegas at the corner of Lindell Road and Ponderosa Way. The property benefits by growing demand with its proximity to two major Freeways, Las Vegas "Strip", and Allegiant Stadium.

Area Description

Situated in the highly coveted Southwest Las Vegas submarket in the path of growth, just minutes from I-215 Beltway, Harry Reid International Airport, Interstate 15, and the Las Vegas Strip. Southwest Las Vegas is one of the fastest growing areas of the city. The property is surrounded by numerous high-profile companies including Golden Entertainment, UFC, Switch, Freeman Companies, Credit One and Ainsworth Gaming. With strong projected growth, ongoing development, this area is expected to grow for the foreseeable future making it an attractive location for business expansion and investment.



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Asking Price: \$1,250,000

±2.50 Acres of Land



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Property Highlights:

APN	163-36-601-021
Acres	±2.50 Acres
Location	Opportunity Zone
Access	Immediate Access to I-215 via South Decatur Blvd.

The property can be accessed via:

From Interstate 215

I-215 & S. Decatur Blvd. Jones Off-Ramp
North of S. Decatur Blvd. to Ponderosa Way
West on Ponderosa Way
Parcel is at the SE corner of Lindell Road and Ponderosa Way

From Interstate 15

I-15 & W. Russell Off-Ramp
West on Russell Road to Lindell Road
South on Lindell to Patrick
Parcel is at the SE corner of Lindell Road and Ponderosa Way

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Trade Map



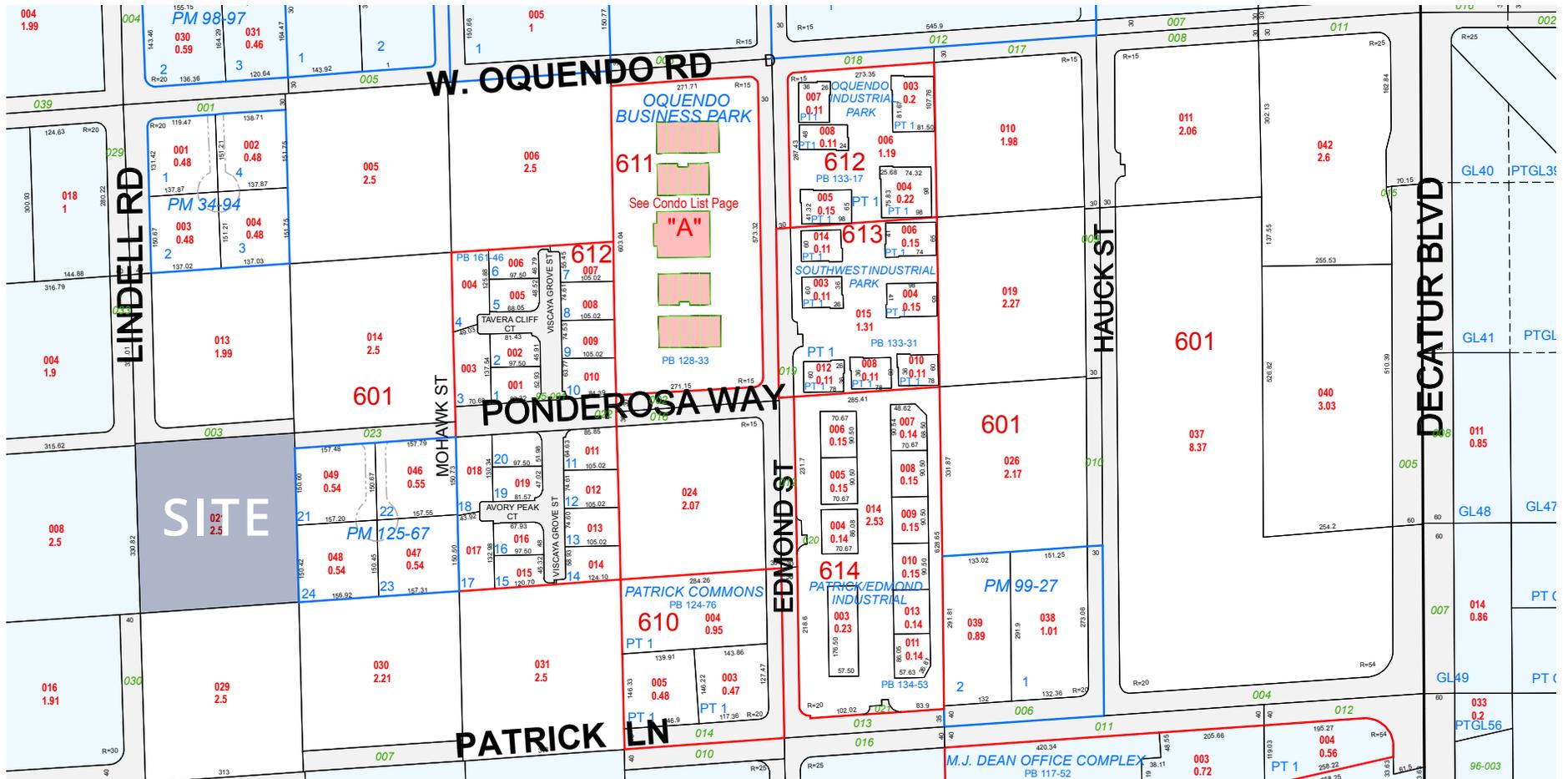
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Parcel Map



Located in the Southwest Submarket

APN: 163-36-601-021

\$4.8B+ Annual revenue
70 Countries we operate in
2B Square feet managed
46,000 Lease/Sale transactions
\$99B Assets under management
23,000 Professionals

Exclusive Listing Agents:

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ABOUT COLLIERS INTERNATIONAL

Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms – Real Estate Services, Engineering, and Investment Management – we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With annual revenues exceeding \$4.8 billion, a team of 23,000 professionals, and \$99 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

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