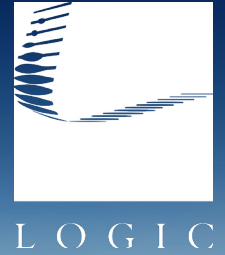


For Sale

# ± 5 Acres of Land West of CC-215 & Cheyenne Ave.



**SUBJECT**  
± 5 Acres Available

Buckskin Ave. &  
Cliff Shadows Pkwy.  
Las Vegas, NV 89129

**Jason Otter**  
Founding Partner  
702.954.4109  
jotter@logicCRE.com  
S.0168161.LLC

**Madeline Nuha**  
Associate  
702.954.4131  
mnuha@logicCRE.com  
BS.0146665

**Bart Debuono**  
Senior Associate  
702.954.4129  
bdebuono@logicCRE.com  
S.0176508.LLC

**Cooper Powell**  
Senior Associate  
702.954.4154  
cpowell@logicCRE.com  
BS.0145955.LLC

**Amy Ogden, SIOR**  
Partner  
702.954.4162  
aogden@logicCRE.com  
S.69966

# Listing Snapshot



**\$5.50MM**  
Sale Price



**± 5 AC**  
Available Acreage



**137-12-301-009**  
APN

## Property Highlights

- ± 5 AC parcel situated just west of CC-215 and W. Cheyenne Ave.
- In close proximity to affluent Summerlin master-planned community, The Cliffs Professional Center, Lone Mountain Village Retail Center, and Red Rock Canyon National Conservation Area
- Zoning: Planned Development District (PD); Planned Land Use: Incorporated Clark County (INCORP)
- Easy access to CC-215 (± 105,000 CPD) and Summerlin Pkwy. (±221,000 CPD)

## Demographics

	1-mile	3-mile	5-mile
2023 Population	14,261	61,465	214,465
2023 Average Household Income	\$103,395	\$120,727	\$123,044
2023 Total Households	5,643	25,621	84,724



# Aerial

- Airports
- Parks
- Schools
- Golf Courses
- Retail
- Hotels / Casinos
- Hospitals
- Office/Industrial
- Communities





Hospitals  
Summerlin Hospital

Multifamily  
Reverance @ Summerlin

Retail  
tropical CAFE  
SMOOTHIE  
eat better. feel better.  
Chevron  
Check City

CC 215 Beltway // 105,000 CPD

Parks  
Buckskin Cliff Shadows  
Equestrian Park

Retail  
DOLLAR TREE  
MARIO'S PIZZA  
Capriotti's

Office / Industrial  
The Cliffs Professional Park

**SUBJECT**  
± 5 Acres Available

Multifamily  
Cliff Shadows Condominiums

Buckskin Ave.

Cliff Shadows Dr.

# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



LOGIC



Join our email list and  
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

**Jason Otter**

Founding Partner  
702.954.4109  
jotter@logicCRE.com  
S.0168161.LLC

**Madeline Nuha**

Associate  
702.954.4131  
mnuha@logicCRE.com  
BS.0146665

**Bart Debuono**

Senior Associate  
702.954.4129  
bdebuono@logicCRE.com  
S.0176508.LLC

**Cooper Powell**

Senior Associate  
702.954.4154  
cpowell@logicCRE.com  
BS.0145955.LLC

**Amy Ogden, Sior**

Partner  
702.954.4162  
aogden@logicCRE.com  
S.69966