

FOR SALE | Asking Price: \$195,500

± 2.78 AC | I-L ZONED VACANT LAND

651 KINGSTON RD
SANDY VALLEY, NV 89019



LOCATED ON STATE ROUTE 53 / KINGSTON RD | CONNECTS TO ROUTE 161 → I-15

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PROPERTY OVERVIEW

APN: 219-05-301-018

JURISDICTION: Clark County, Sandy Valley

ZONING: IL

SIZE: ±2.78 AC

LIST PRICE: \$195,500 (\$70,323.74/AC)

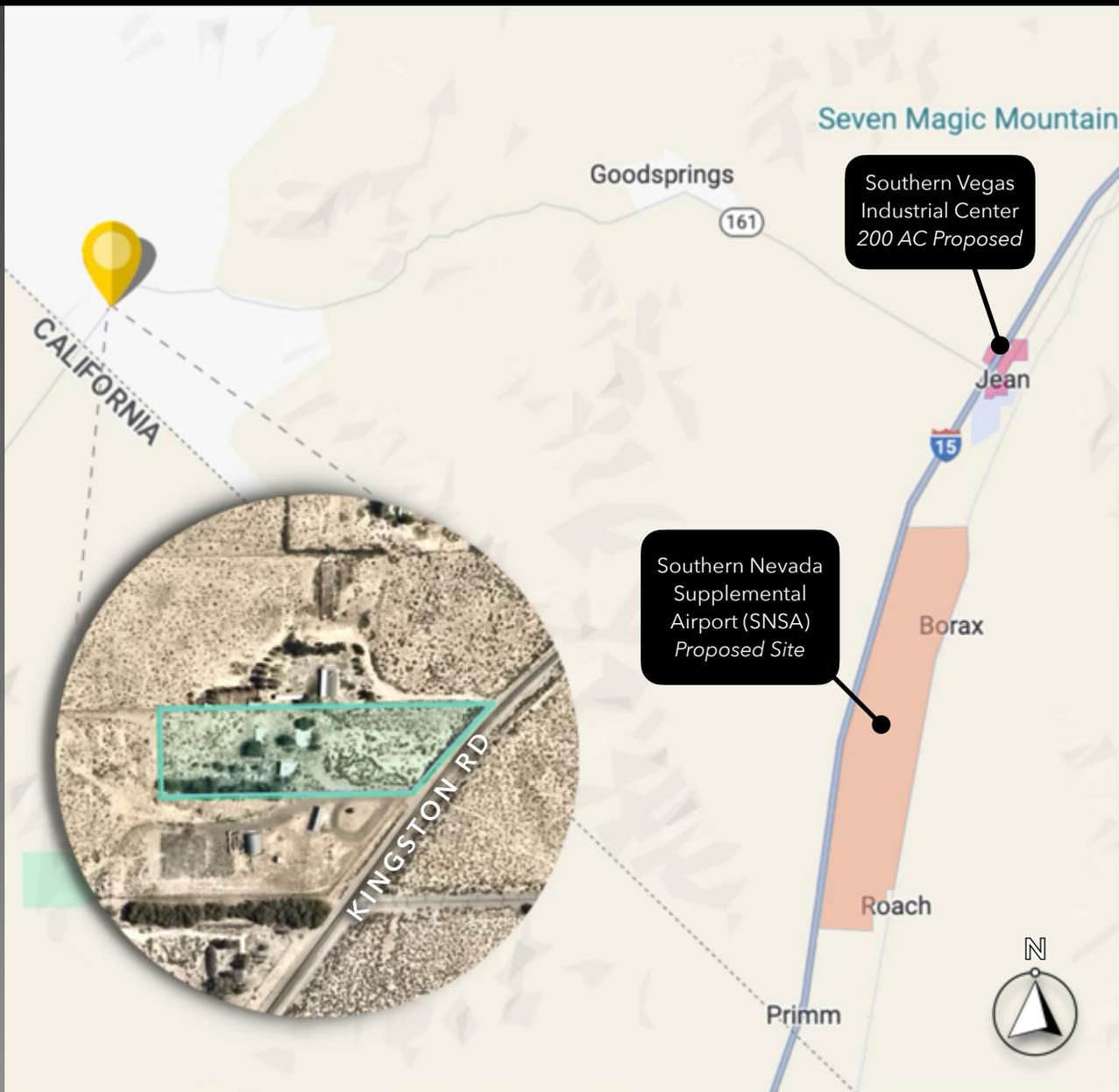
WATER: Well water

SEWAGE: Septic tank (1,500 GAL)

POWER: Previous power hookup through Valley Electric Association, Inc.

- HIGHLIGHTS:
- Industrial zoned land located near the Nevada/California border
 - Kingston Rd/State Rte 53 connects to State Route 161 for easy access to the I-15
 - ±20 miles from the proposed Southern Nevada Supplemental Airport (SNSA) site between Jean and Primm, Nevada estimated completion 2037
 - Southern Vegas Industrial Center, speculative 2.8 M SF industrial warehouse park

- LINKS:
- [Clark County Dept. of Aviation SNSA Project](#)
 - [Decades in the Making, the New Airport South of Las Vegas is Back on Track](#)
 - <https://www.southvegasindustrialcenter.com/>
 - <https://www.tollesdevelopment.com/south-vegas-industrial-center/>



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REAL ESTATE & BUSINESS SERVICES

SANDY VALLEY MAP



Sandy Valley
Library &
Community Center

J&J General Store
and Striker's Fuel
Gas Station

Sandy Valley
School K-12

QUARTZ AVE

The Tabletop
Cafe

Valley Electric
Association

Family
Dollar

Idle Spurs
Tavern

NEVADA

SANDY VALLEY RD

SUBJECT

Sky Ranch
Airport

CALIFORNIA

KINGSTON RD



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