

Land Available For Sale, BTS, or Ground Lease

0.76-ACRE PAD

Russell Road & New Beginnings Drive



N STEPHANIE ST

NEW BEGINNINGS DR

E RUSSELL RD



OFIR BEN-MOSHE
(702) 471-1118
OFIR@MYDCOMPANIES.COM
B.1002540.LLC

0.76-ACRE PAD

RUSSELL ROAD & NEW BEGINNINGS DRIVE

FOR SALE, BTS, GL

PROPERTY HIGHLIGHTS

- ±0.76 ACRE SITE AVAILABLE
- PARTIALLY IMPROVED CORNER PAD
- APN: 161-34-510-003 (C-2 ZONING)
- VARIETY OF POSSIBLE USES: GAS STATION, QSR, AUTOMOTIVE, CAR WASH, ETC.

LOCATION HIGHLIGHTS

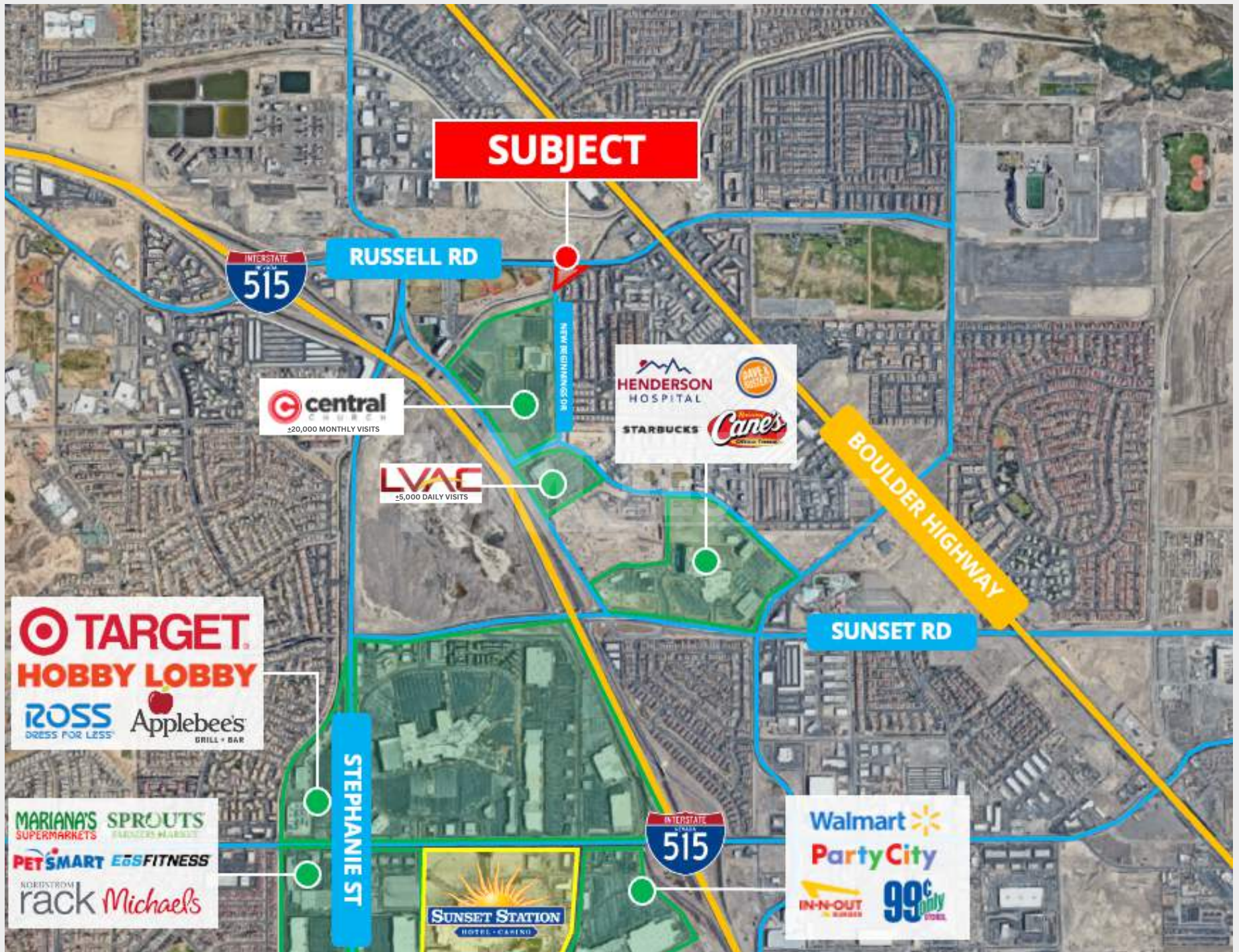
- MATURE SOUTHEAST TRADE AREA WITH TREMENDOUS GROWTH
- CORNER PARCEL OF E. RUSSELL RD. & NEW BEGINNINGS DR.
- SURROUNDED BY A PLETHORA OF NEW RESIDENTIAL & COMMERCIAL DEVELOPMENTS
- OFFERING IMMEDIATE ACCESSIBILITY THE US-95 & BOULDER HIGHWAY

OFFERING HIGHLIGHTS

- SALE: \$1,100,000
- BTS: CONTACT FOR PRICING
- GL: CONTACT FOR PRICING



AERIAL MAP





0.76-ACRE PAD

RUSSELL ROAD & NEW BEGINNINGS DRIVE

MYD REAL ESTATE



All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sourced believed to be reliable but has not been verified. MYD Real Estate, LLC, its affiliates, or clients make NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, AS TO THE CONDITION OF THE PROPERTY REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. BUYER, TENANT, AND/OR SUBTENANT TO VERIFY ALL INFORMATION DEEMED NECESSARY TO COMPLETE ITS EVALUATION OF THE PROPERTY AND FEASIBILITY OF THE TRANSACTION.

OFIR BEN-MOSHE

+1 (702) 471-1118

OFIR@MYDCOMPANIES.COM

B.1002540.LLC