

FOR SALE
± 1.44 AC

AVAILABLE TOGETHER OR SEPARATELY
Two Sections / 9 Parcels Total

**SEC W Cheyenne Ave
& Englestad St
North Las Vegas, NV**

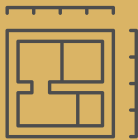
OFIR BARASHY
(702) 325-9673
ofir@barashy.com
License # BS.146149

Property Snapshot



\$1,000,000

Offering Price



± 1.44 AC

Lot Size



\$694,445 / AC

Price Per AC



±1.44 acres across 9 M-2 zoned parcels, **available individually or combined**, with ±420 feet of Cheyenne Ave frontage.

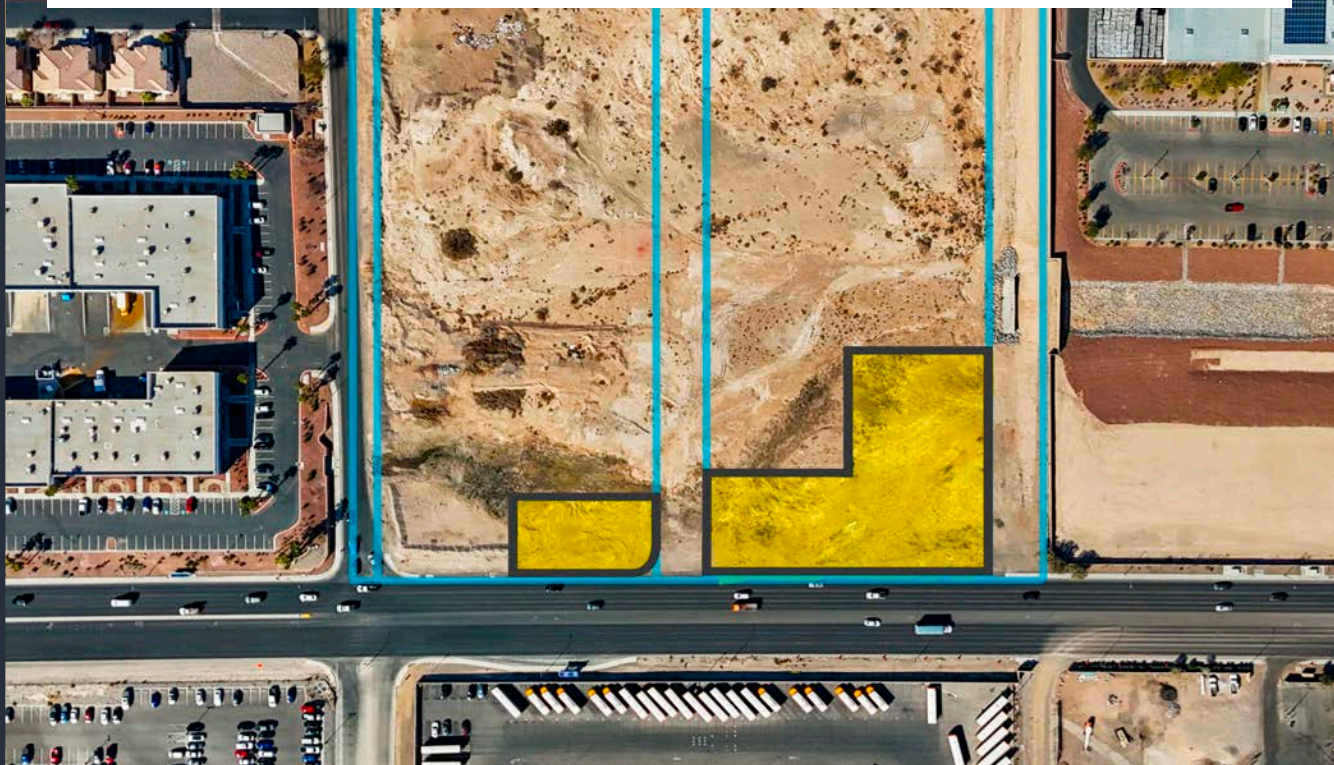
Property Highlights

- **Strategic Location:**
± 420 ft of frontage in a key industrial corridor with retail and commercial growth
- **Strong Traffic Exposure:**
2023 AADT of 35,500 vehicles per day
- **Proximity to Key Infrastructure:**
Located near Republic Services headquarters
- **Industrial Zoning:**
Zoned for M-2 General Industrial use



BARASHY GROUP

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



Vicinity Map

Situated at the southeast corner of W Cheyenne Ave and Englestad St in North Las Vegas, this rare offering includes two adjoining sections totaling ± 1.44 acres across 9 parcels, which can be purchased together or separately. The combined property features ± 420 feet of prime industrial frontage along Cheyenne Ave and benefits from a 2023 AADT of 35,500.

With versatile M-2 zoning and an efficient layout, the two sections are ideal for fleet storage, light industrial operations, automotive services, or specialty commercial uses. Their strategic location near major transportation routes and Republic Services headquarters creates a compelling opportunity in a key North Las Vegas industrial corridor.

Within 5 Miles



Major Highways: I-15, US-95, SR-574



Republic Services



FedEx Ship Center



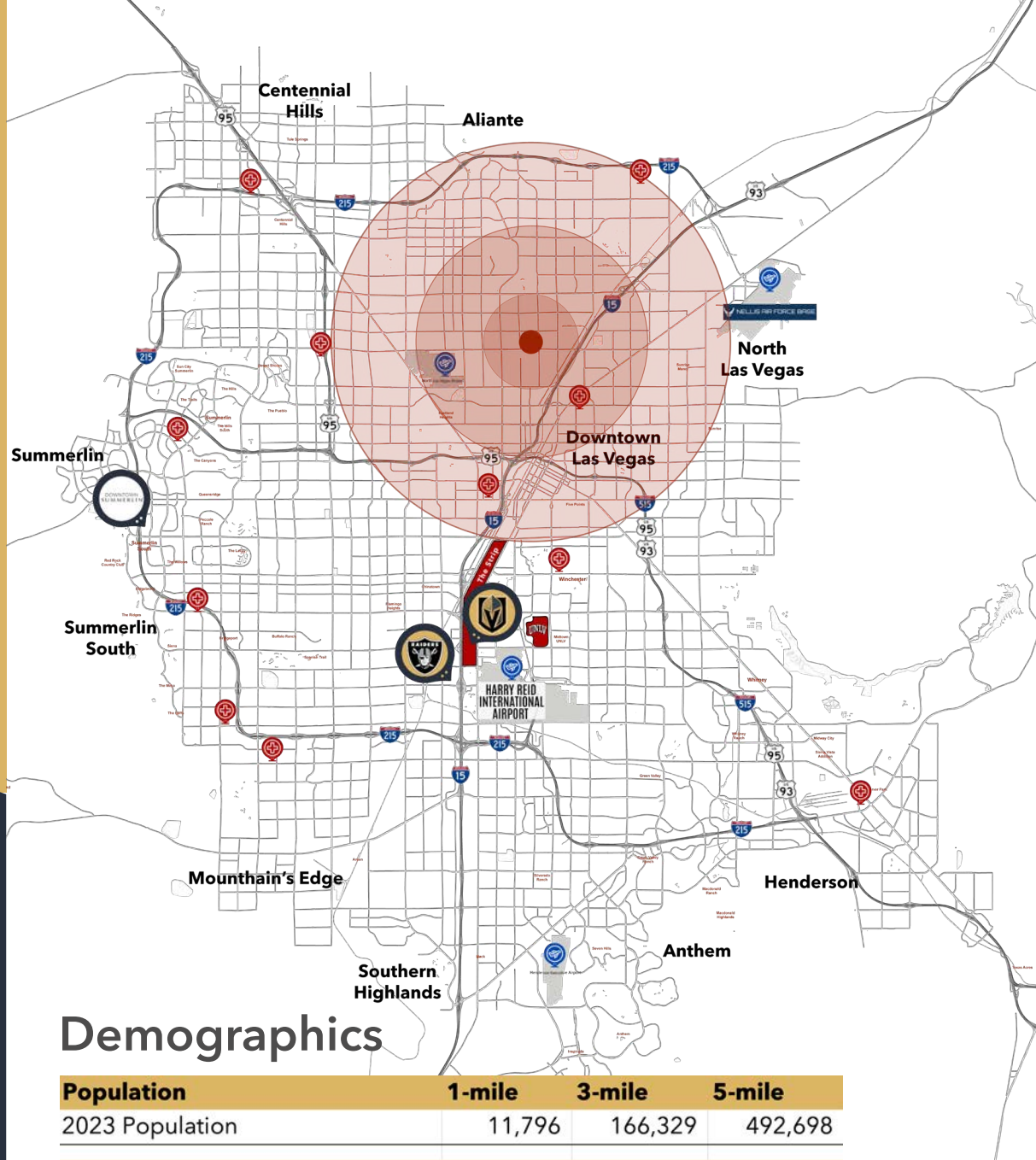
CSN North Las Vegas Campus



North Vista Hospital



North Las Vegas Airport



Demographics

Population	1-mile	3-mile	5-mile
2023 Population	11,796	166,329	492,698
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$90,187	\$72,241	\$77,544
Households	1-mile	3-mile	5-mile
2023 Total Households	3,560	52,469	162,910

Section 1

± 0.11 AC
139-10-410-011

± 0.14 AC
139-10-410-010

Public Right-of-Way for Street Ingress/Egress

Section 2

± 0.11 AC
139-10-410-035

± 0.26 AC
139-10-410-036

± 0.22 AC
139-10-410-042

± 0.11 AC
139-10-410-041

± 0.12 AC
139-10-410-040

± 0.22 AC
139-10-410-039

± 0.15 AC
139-10-410-038

Public Right-of-Way for Street Ingress/Egress

Development Opportunity:

High-traffic exposure and M-2 zoning make these two sections ideal for businesses needing visibility and industrial versatility, available together or separately.

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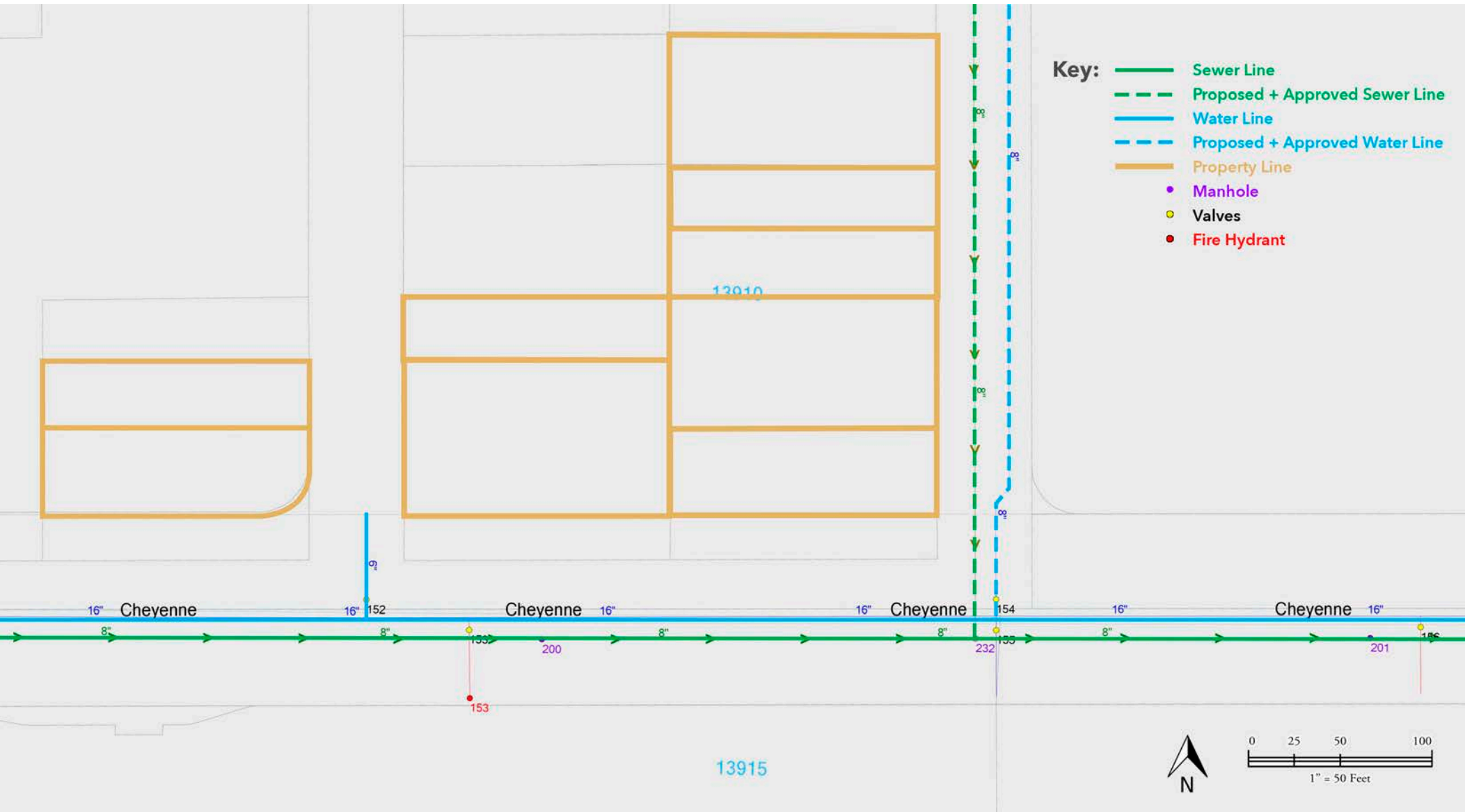
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A Great Fit For:

- Fleet Storage
- Construction Yards
- Automotive Services
- Light Industrial Uses
- Equipment Supply
- Specialty Commercial Services

NLV Permitted Use Table (link)

Utility Map


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- Gas main lines accessible via Englestad and Commerce
- Power information accessible through NV Energy's website. [Contact us](#) for more detail.

Why Las Vegas Metro Area? (Las Vegas/Henderson/North Las Vegas)



One of the Fastest Growing US Cities

2000 Population: 1,375,765 | 2023 Population: 2,336,573

No State Income Tax

HOSPITALITY

- **Gaming Revenue:** *\$15.5 billion* in 2023, continuing three years of record-breaking revenue growth.
- **Visits:** *40.8 million visitors* and *83.5% hotel occupancy*.
- **Construction:** *The Sphere, Fontainebleau, and Resorts World* all opened in the last three years.

SPORTS

- **Golden Knights:** joined the NHL in 2017, at the 20,000 seat **T-Mobile Arena**. *We won the Stanley Cup* in 2023!
- **Raiders:** moved to **Allegiant Stadium** in 2020, seating >70,000 people and *hosted Super Bowl LVIII* in 2024.
- **Oakland A's:** launching Las Vegas into the MLB in 2028!

OUTDOORS

Las Vegas is a short distance from epic natural wonders:

- **Red Rock Canyon:** majestic hiking just 20 minutes away.
- **Mt. Charleston:** grab a cabin and go skiing/snowboarding in **Lee Canyon**, just 40 minutes away.
- **Grand Canyon:** a day trip! Kayak the **Colorado River**.



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**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEVADA
PROPERTIES

± 1.44-Acre Lot, 9 Parcels
SEC W Cheyenne & Englestad
North Las Vegas, NV 89030