

FOR SALE
± 1.19 AC

**RARE AND PRIME OPPORTUNITY: 7 PARCELS
± 280 FT FRONTAGE ON CHEYENNE**

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

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

Property Snapshot



\$900,000
Offering Price



± 1.19 AC
Lot Size

Property Highlights

- **Prime Location:**
± 280 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
- **Strategic Layout:**
L-shaped property offers depth for operations
- **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.



Acquire 7 contiguous M-2 zoned parcels totaling ±1.19 acres, featuring ±280 feet of valuable frontage on W Cheyenne Ave.

Vicinity Map

Situated at the southeast corner of W Cheyenne Ave and Englestad St in North Las Vegas, this rare 1.19-acre lot (7 contiguous parcels) offers 280 feet of prime industrial frontage and a 2023 AADT of 35,500.

With versatile M-2 zoning and an L-shaped layout, it's ideal for fleet storage, light industrial operations, automotive services, or specialty commercial uses. Its strategic location near major transportation routes and Republic Services headquarters makes it a compelling opportunity in a key industrial corridor.

Within 5 Miles



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



Republic Services



FedEx Ship Center



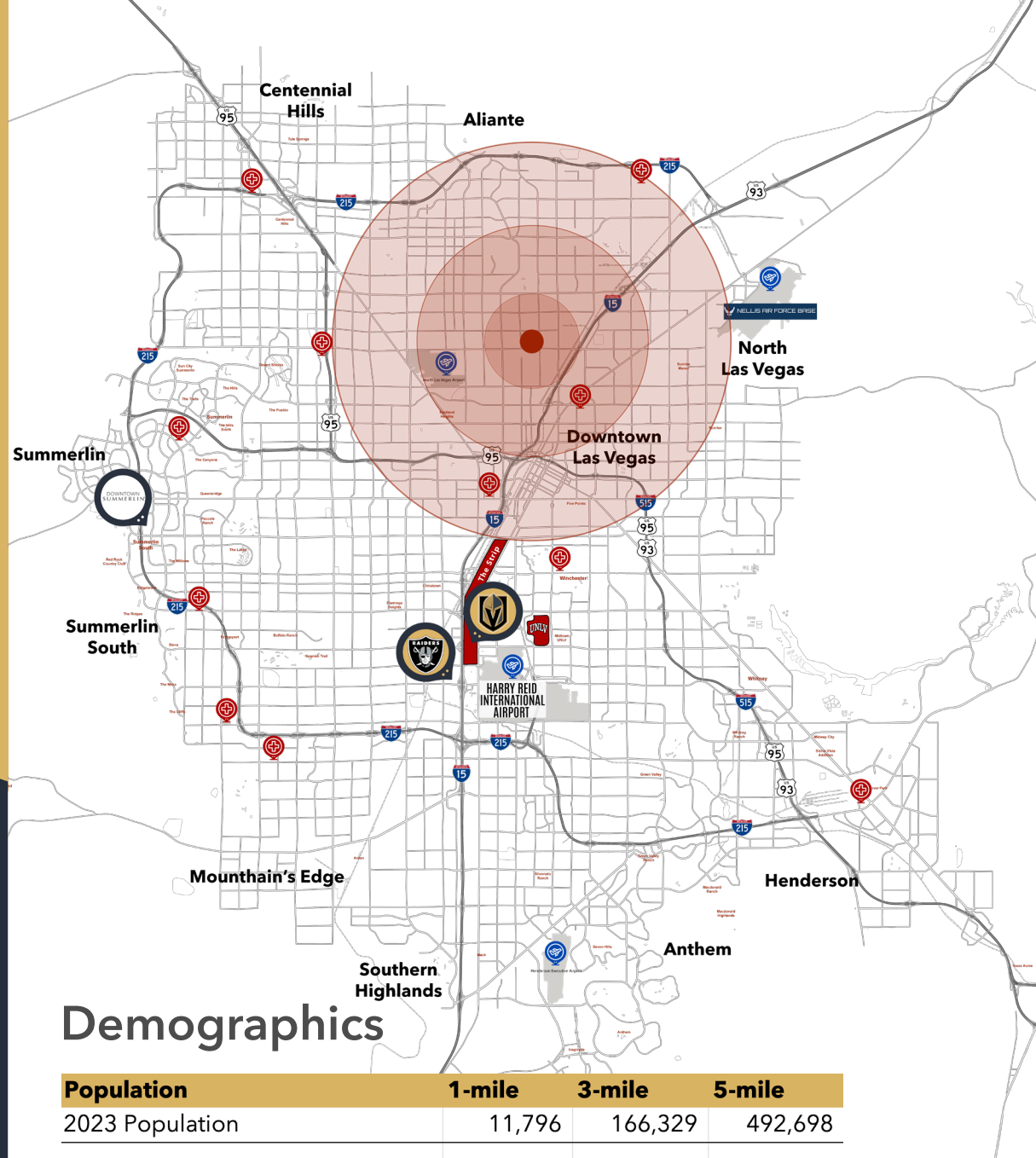
CSN North Las Vegas Campus



North Vista Hospital

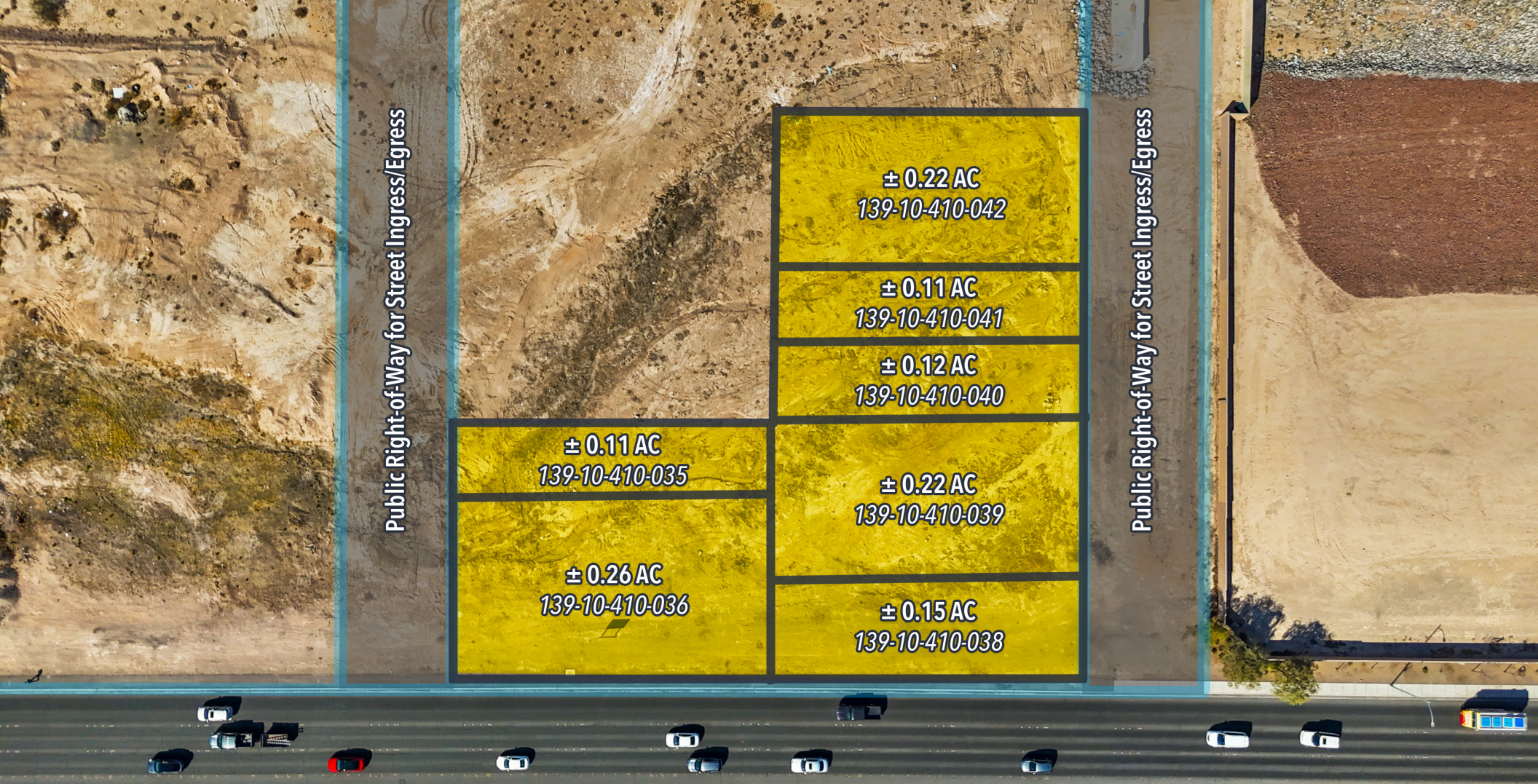


North Las Vegas Airport



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



Public Right-of-Way for Street Ingress/Egress

± 0.22 AC
139-10-410-042

± 0.11 AC
139-10-410-041

± 0.12 AC
139-10-410-040

± 0.11 AC
139-10-410-035

± 0.22 AC
139-10-410-039

± 0.26 AC
139-10-410-036

± 0.15 AC
139-10-410-038

Public Right-of-Way for Street Ingress/Egress

Development Opportunity:

High-traffic and M-2 zoning make this property a valuable opportunity for businesses that need strong visibility and industrial functionality.

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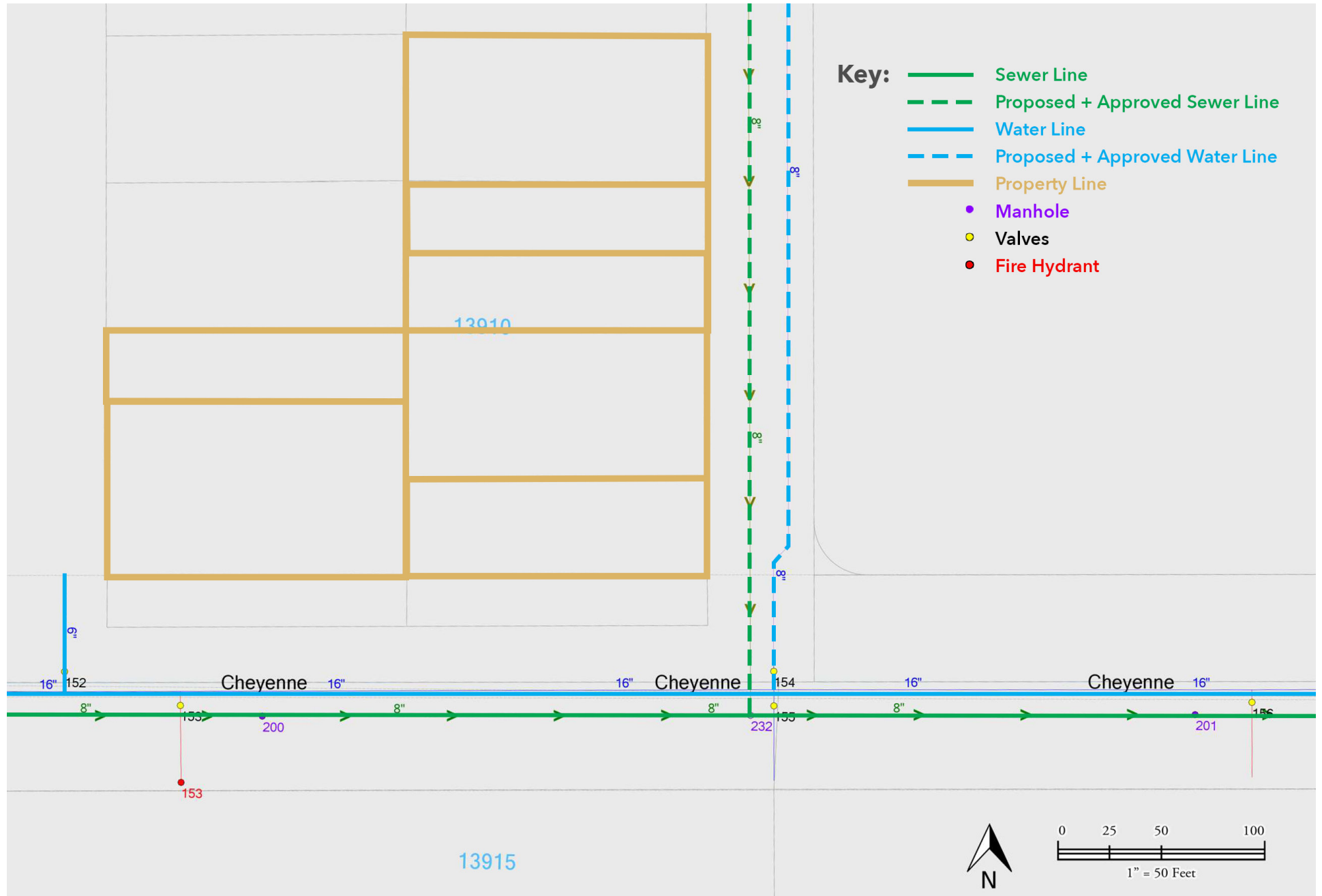
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A Great Fit For:

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

NLV Permitted Use Table (link)

Utility Map



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

± 1.19-Acre Lot, 7 Parcels

SEC W Cheyenne & Englestad
North Las Vegas, NV 89030