



FOR SALE
± 1.44 AC

**RARE AND PRIME OPPORTUNITY: 9 PARCELS
± 420 FT FRONTAGE ON CHEYENNE**

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

OFIR BARASHY
(702) 325-9673
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License # BS.146149

Property Snapshot



\$1,100,000

Offering Price



± 1.44 AC

Lot Size



\$763,889 / AC

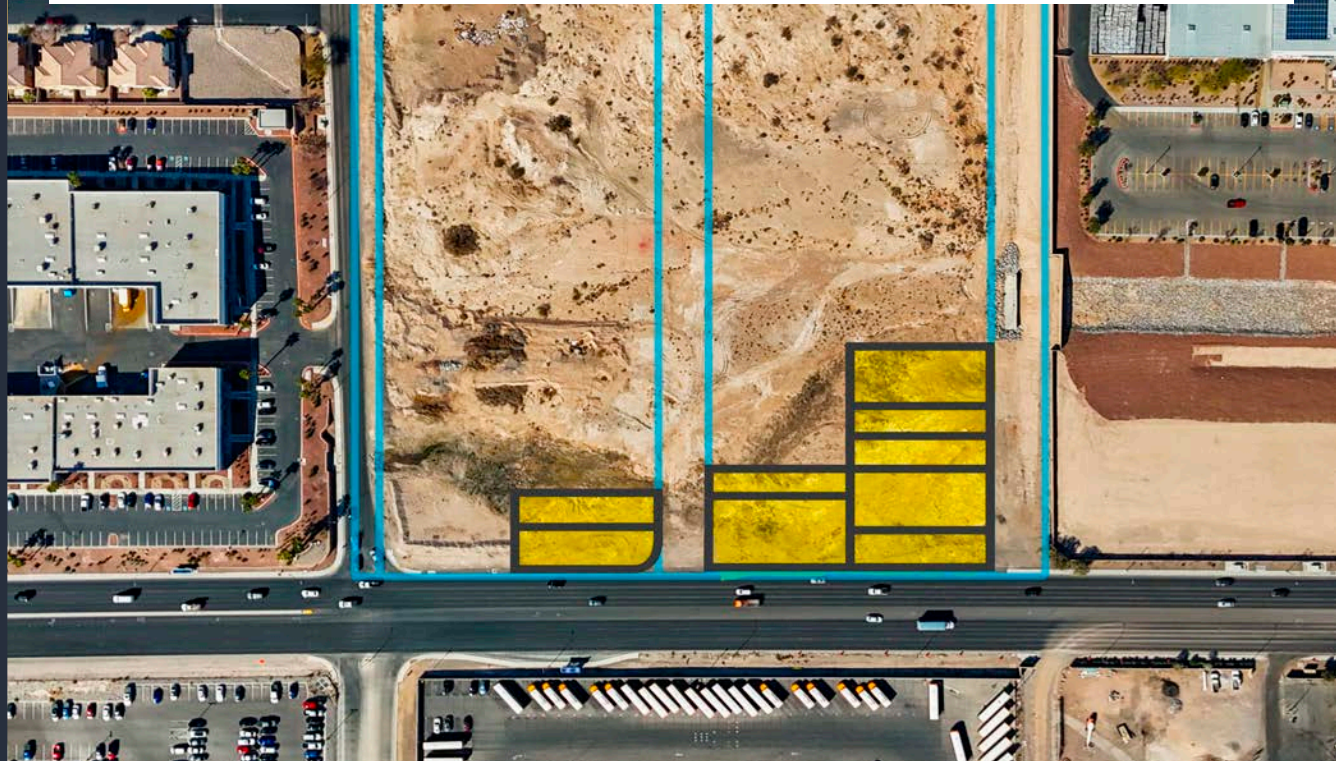
Price Per AC



Acquire 9 M-2 zoned parcels totaling ±1.44 acres, featuring ±420 feet of valuable frontage on W Cheyenne Ave.

Property Highlights

- **Prime 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



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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 1.44-acre lot (9 adjacent parcels) offers ± 420 feet of prime industrial frontage and a 2023 AADT of 35,500.

With versatile M-2 zoning and adjacent 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



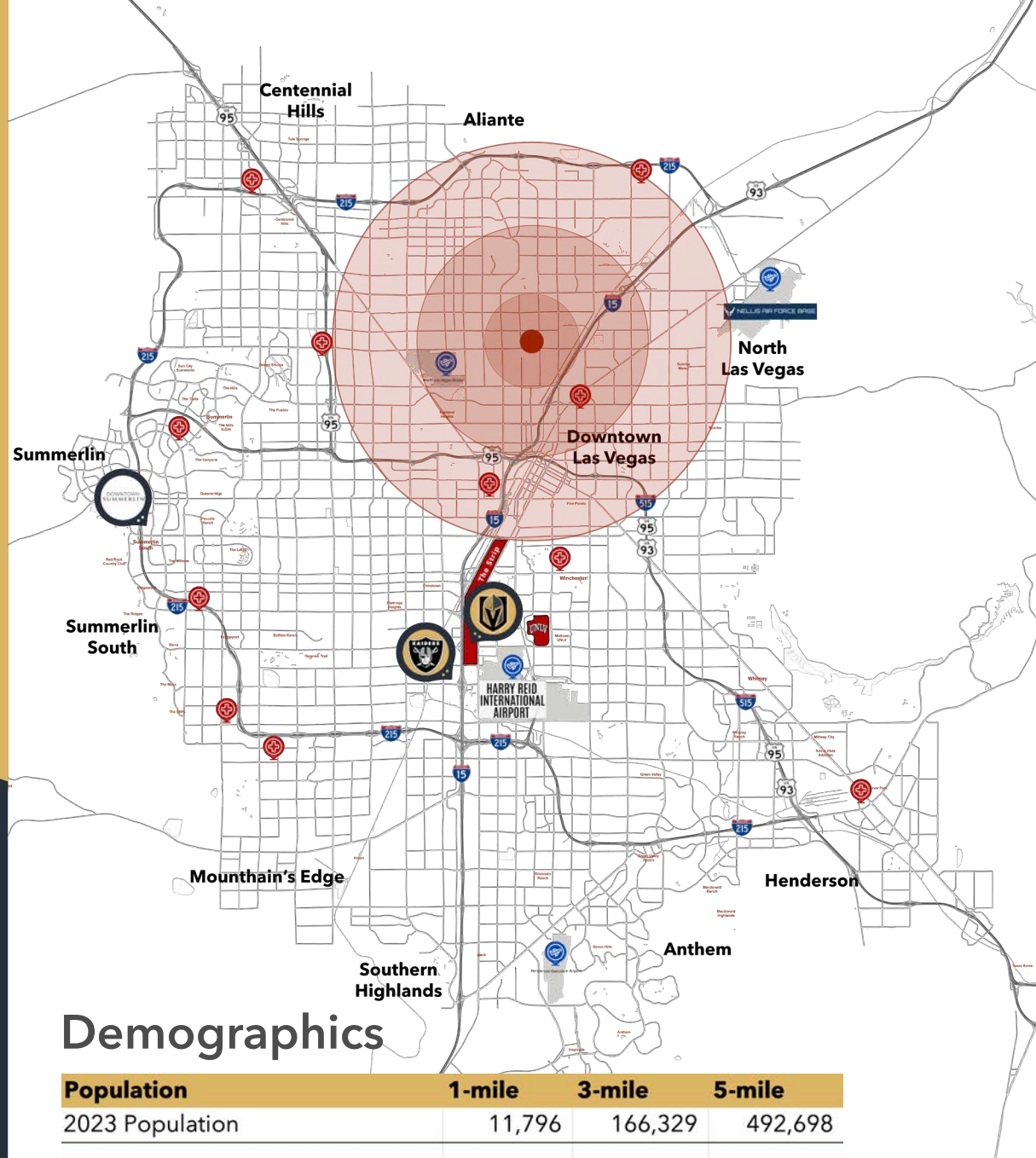
CSN North Las Vegas Campus



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

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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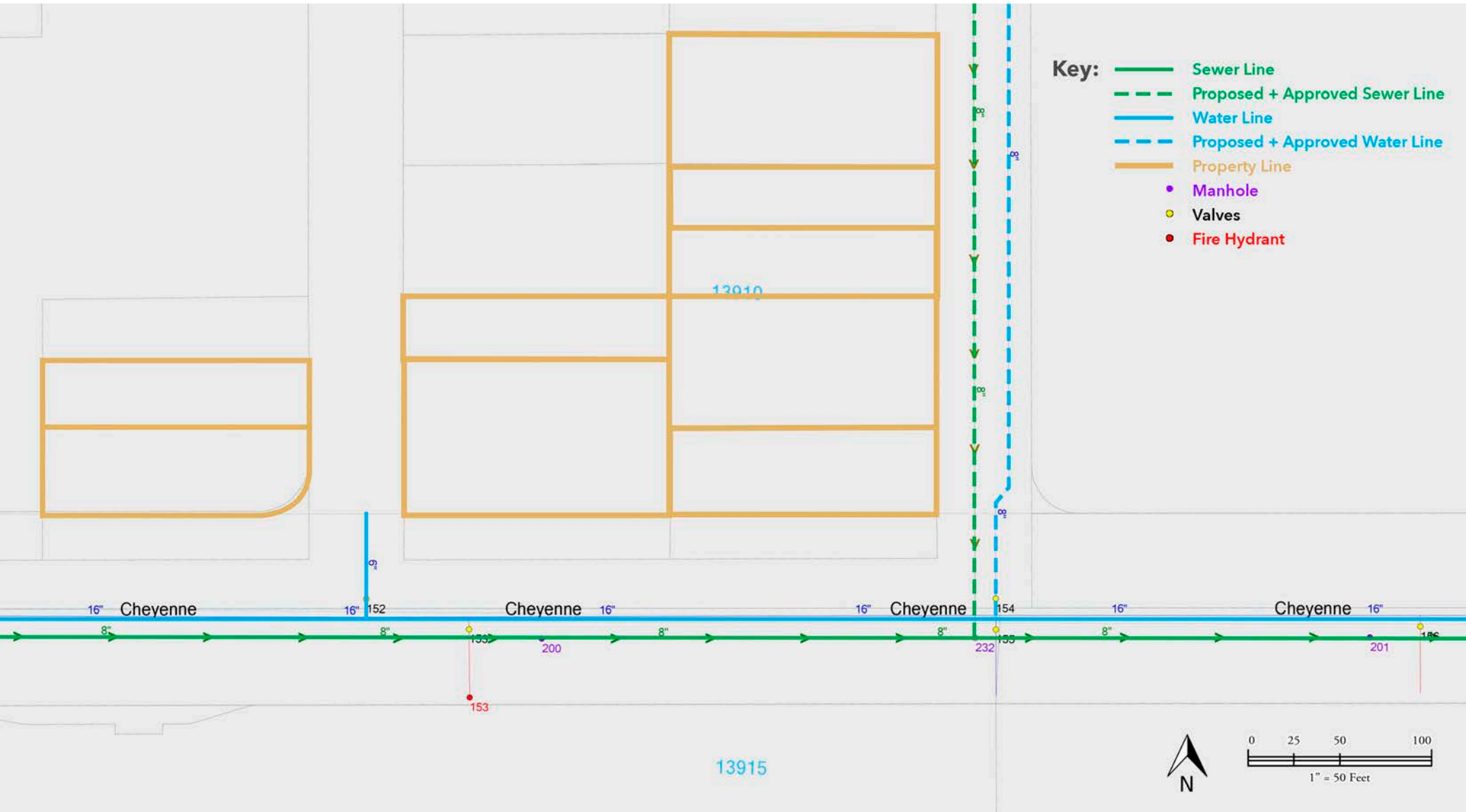
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A Great Fit For:

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

NLV Permitted Use Table ([link](#))

Utility Map



- 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