

5.03 Gross Acres

SEC Ft. Apache Rd. & Sunset Rd.



APN # 176-05-101-001
6500 S. Ft. Apache Road
Las Vegas, NV 89148

Asking Price: \$ 2,100,000
Size / Gross Acres: 5.03
Size / Gross Sq. Feet: 219,107
Price Per Gross Acre: \$ 417,495
Price Per Sq. Foot: \$ 9.58
Zoning: R-E
Planned: CG, Spring Valley
Overlay District: MUD-3
Up to 32 dwelling units per Acre

Surrounded by C-2 Zoned Property
2 new adjoining strip centers
Adjoining PT's Pub
Adjoining Medical Office

Across the Street from
Southern Hills Hospital

Level, all utilities adjoin site, a
great investment property



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DOUBLE SECTION LINE CORNER
JUST WEST OF I-215 LAS VEGAS
BELTWAY INTERCHANGE



Southeast Corner Ft. Apache Rd. & Sunset Rd.

Description:

Five (5.0) gross Acres of R-E zoned land in the Commercial General (CG) planning area of Spring Valley. Surrounded by development the site is located at a double section line corner about 1/2 mile West of the I-215 Las Vegas Beltway / Sunset Road Interchange and across the street from Southern Hills Hospital. MUD-3 mixed-use overlay allows 32 dwelling units per Acre.

Features:

Bargain Price: Compare similar or inferior properties in the neighborhood with asking prices (adjusted for poor market conditions) at between \$ 15 and \$ 20 per square foot.



There may be a number of properties for sale in Las Vegas, but this property is exceptional and it is being offered at an exceptional price.

Owner may carry part, not interested in joint ventures, call agent for further details.



Looking North from P.T.'s Pub Site across the subject.

New retail plaza located immediately west of the subject.



The information provided herein was taken from sources deemed reliable. No guarantee of accuracy or warranty is expressed or implied. The reported age and square footage of the improvements are approximate. Buyers must verify all information presented and bear the risk of innaccuracy.



A perfect high-traffic site for a gas station / C-Store !!