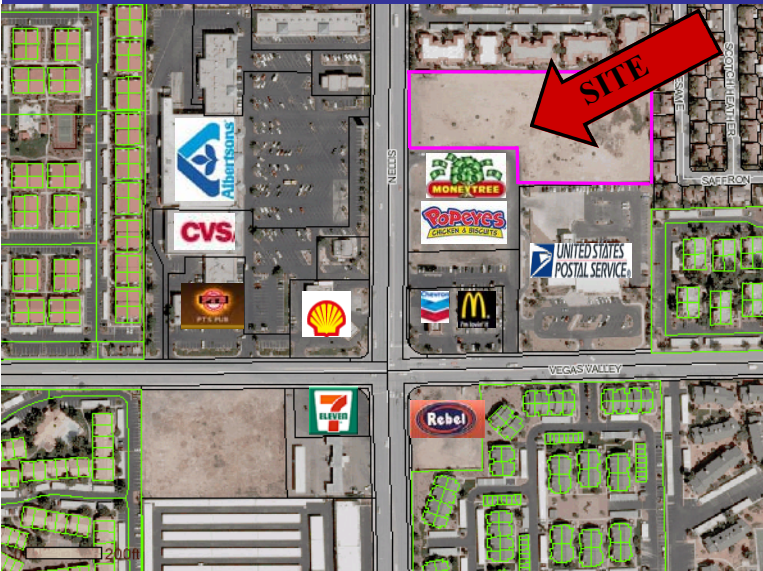


# Land Available for Sale

Nellis just North of Vegas Valley  
**LAS VEGAS, NEVADA**  
 Portion of APN: 161-09-217-005

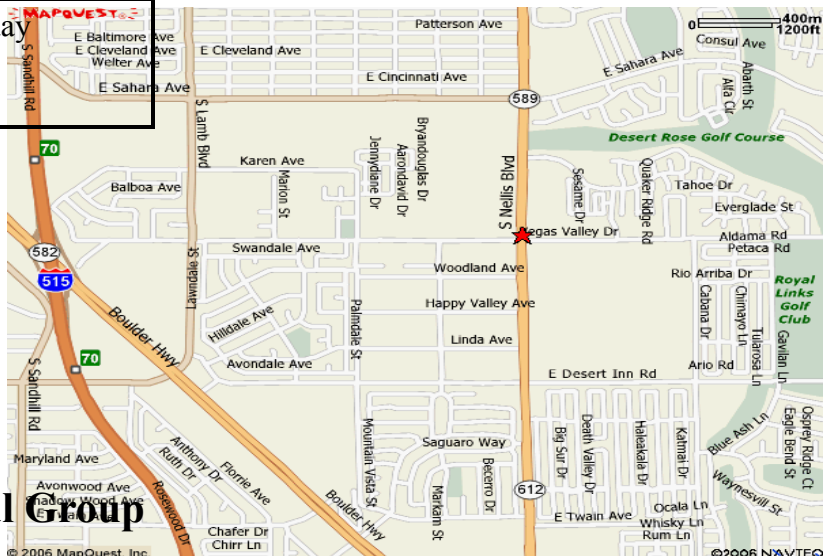


## Sales information:

- \$3,820,000
- +/- 3.82 Acres
- Zoned C-2  
(General Commercial)
- Property is part of a commercial subdivision and access easements are provided for from Vegas Valley Dr. and Nellis Blvd.
- Will build to suit or ground lease

Demographics (2006)	1 Mile	3 Mile	5 Mile
Population	28,508	189,196	445,051
HH Income	\$49,839	\$58,911	\$54,667

Traffic Counts on Nellis: 41,000 per day  
 Vegas Valley: 16,700 per day  
 Estimated 2006



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