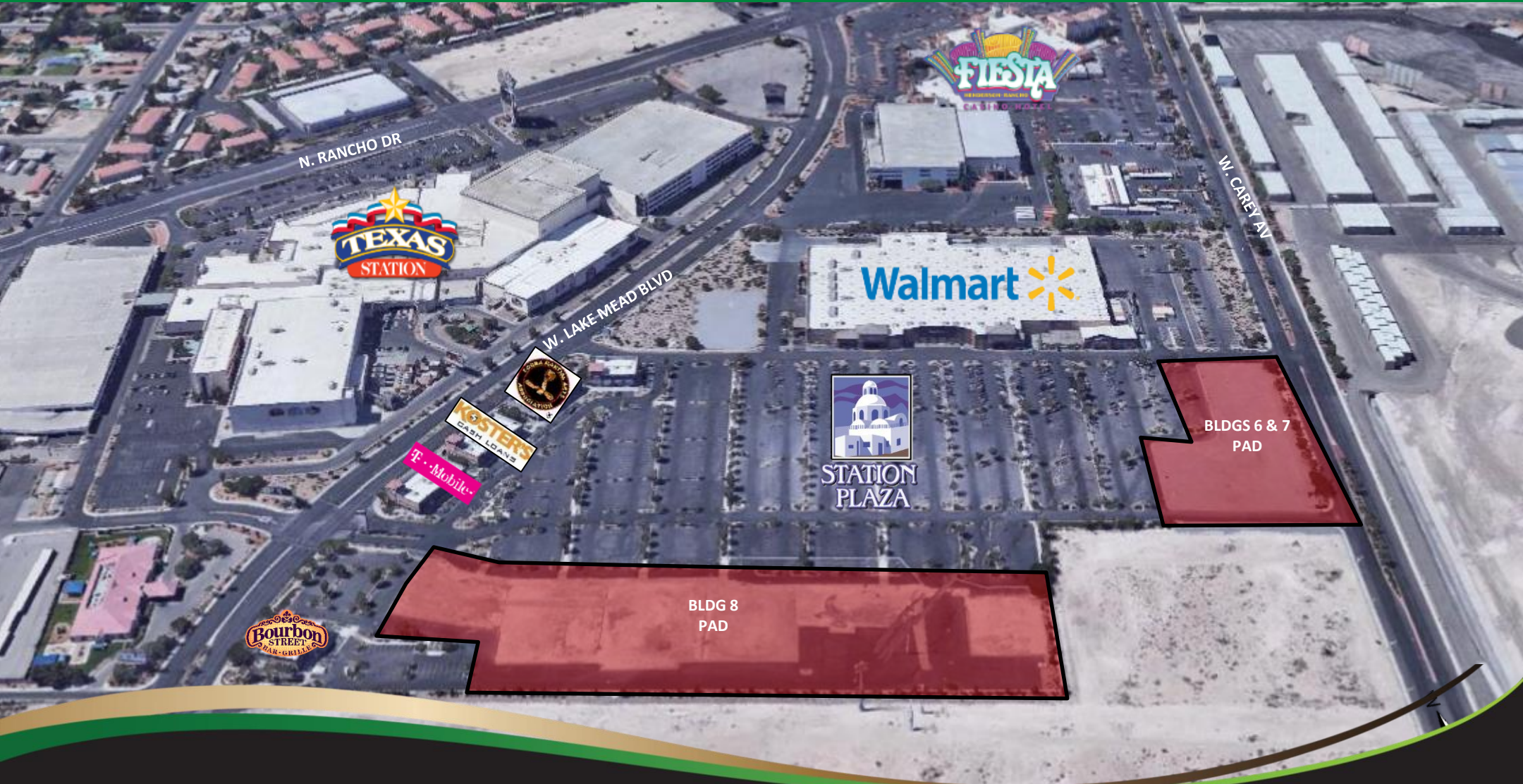


READY TO BUILD PAD SITES FOR SALE

STATION PLAZA W. LAKE MEAD BLVD. & RANCHO DR.
North Las Vegas, NV 89032

QUALIFIED OPPORTUNITY ZONE



Brenda Olson

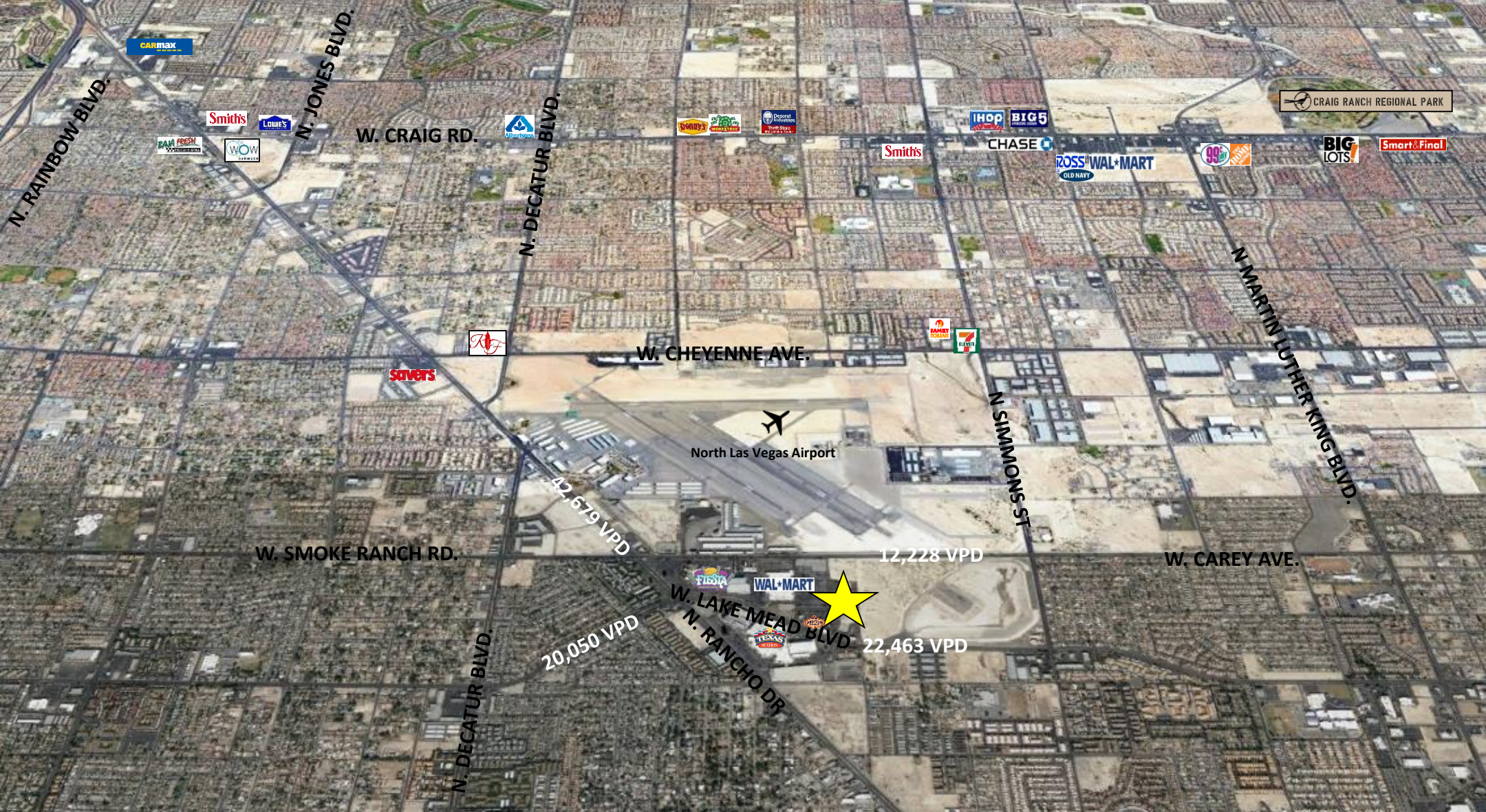
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Laramie Bracken

Senior Vice President, Brokerage Services
(702) 765-8888

laramie@gatskicommercial.com



- **QUALIFIED OPPORTUNITY ZONE***
- Surrounded by Retail in Walmart Power Center
- Next to Texas Station and Fiesta Hotel & Casino
- Close Freeway Access to US-95 and I-15
- Zoned C-2

Perfect for:
 Retail Center big box / mid box
 Kids entertainment center
 Breakfast restaurant
 Fast food with drive-thru
 School
 Extended stay hotel

DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	16,048	76,441	175,157
Avg. Household Inc.	\$36,316	\$40,950	\$43,256
Total Housing Units	5,041	24,625	58,395

Pad 8	11.78 acres
Bldgs. 6 – 7 Pad	2.43 acres