

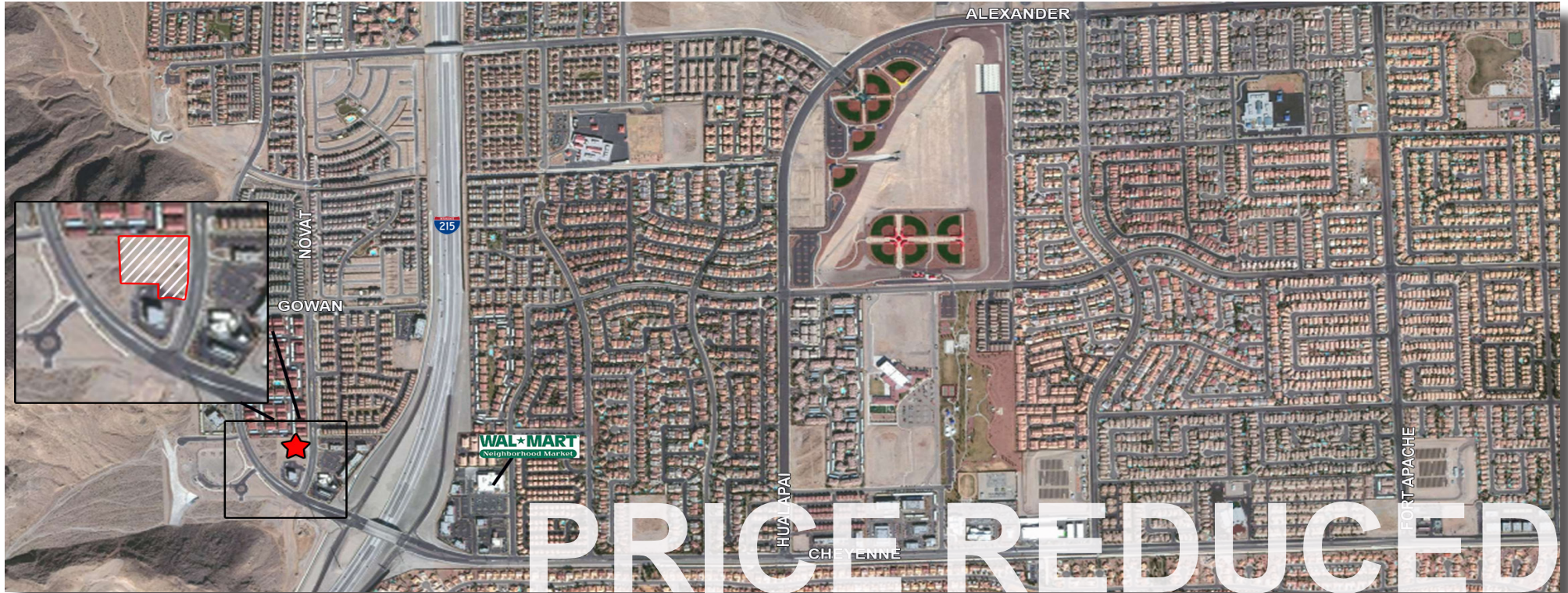
# LAND FOR SALE

## Cliff Shadows

3375 Novat Street, Las Vegas, NV 89129

# Voit

REAL ESTATE SERVICES



### Asking Price: \$667,012 (\$8.75 PSF)

### Cliff Shadows

The subject property is a 1.75 acre parcel of vacant land located just west of the Cheyenne & I-215 interchange on the northwest side of the Las Vegas Valley. Within the immediate trade area is the northwestern most boundary of the Summerlin Master Planned Community and a Wal-Mart Neighborhood Market anchored shopping center.

- Located nearby the Cheyenne Ave & I-215 interchange
- Located nearby the Summerlin Master Planned Community
- Land sales activity in the Las Vegas Valley is on the rise

### 2010 Demographics

#### Population

1 Mile: 11,404  
 3 Mile: 51,244  
 5 Mile: 137,867

#### Average Household Income

1 Mile: \$58,896  
 3 Mile: \$65,618  
 5 Mile: \$66,515

### Property Details

**Land Size** +/- 1.75 Acres  
**Parcel #** 137-12-410-011  
**Zoning** Planned Development District (PD)

### Traffic Counts

Cheyenne Ave., West of 215  
**11,000 Cars per Day**



Scan this QR Code with your smartphone for more information.

