Cliff Shadows 3375 Novat Street, Las Vegas, NV 89129





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

Traffic Counts

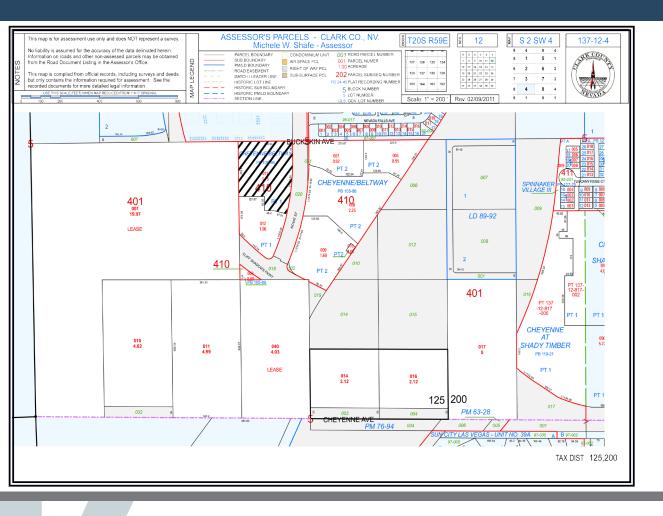
District (PD)

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



Scan this QR Code with your smartphone for more information

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