



Land Available For BTS or Ground Lease

US-95 & SKY POINTE

9184 Sky Pointe Dr., Las Vegas, NV 89143

MYD REAL ESTATE



SUBJECT

StorageOne
Self Storage



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FOR BTS/GL

PROPERTY HIGHLIGHTS

- ±1.13 ACRES AVAILABLE FOR BUILD-TO-SUIT OR GROUND LEASE
- DIVISIBLE TO ±0.56 ACRE (UPON APPROVAL)
- C-1 ZONING (LAS VEGAS)

LOCATION HIGHLIGHTS

- BOOMING NORTHWEST TRADE AREA
- SIGNALIZED INTERSECTION OF SKY POINTE DR & N FORT APACHE RD
- SURROUNDED BY A PLETHORA OF NEW RESIDENTIAL & COMMERCIAL DEVELOPMENTS
- OFFERING IMMEDIATE ACCESSIBILITY AND EXPOSURE TO THE US-95

OFFERING HIGHLIGHTS

- CONTACT FOR PRICING, USE APPROVAL, AND/OR TEST FITS

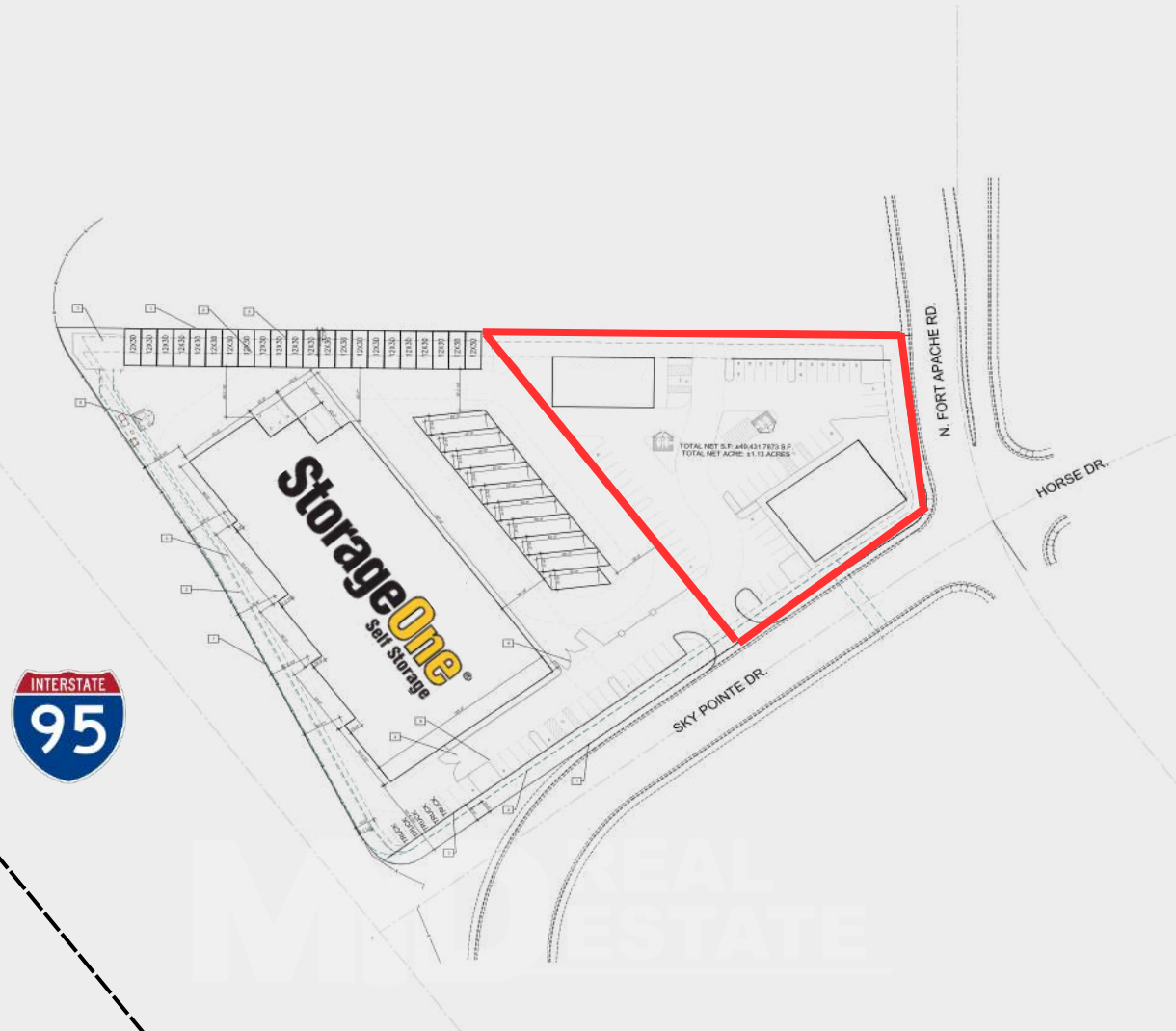


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SAMPLE SITE PLAN

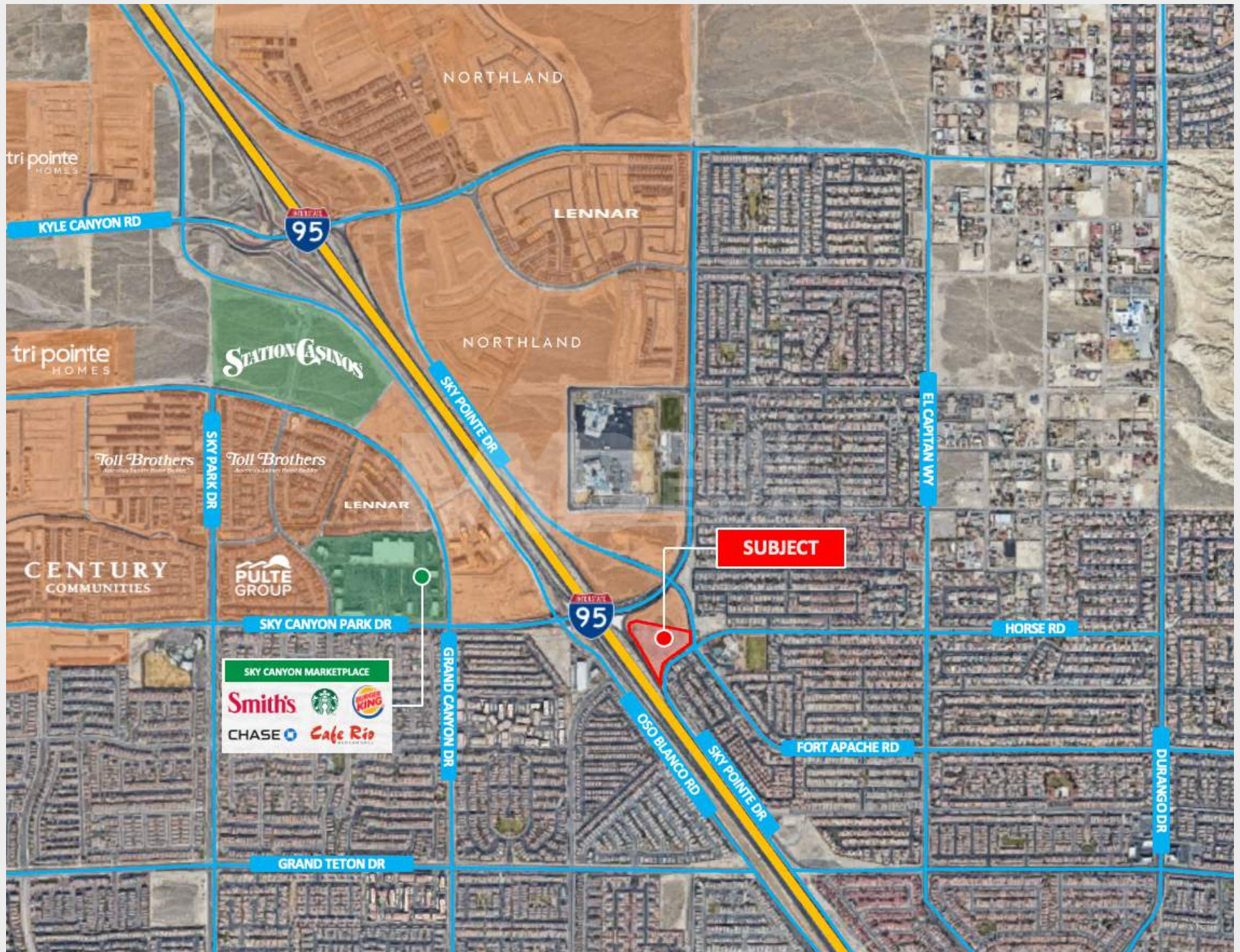
FOR BTS/GL



9184 SKY POINTE DR

- 1.13 ACRES PAD AVAILABLE (DIVISIBLE)
- DRIVE-THRU, GAS STATION, FREE-STANDING POSSIBILITIES

AERIAL MAP



SUBJECT



RETAIL CENTER



NEW RESIDENTIAL



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