

For Sale

± 164.72 Acre Parcel

Direct Access to Rail and Water



LOGIC



Moapa Valley, Nevada

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Listing Snapshot



± \$2.86
Sale Price Per Square Foot



± 164.72 AC
Total Acreage

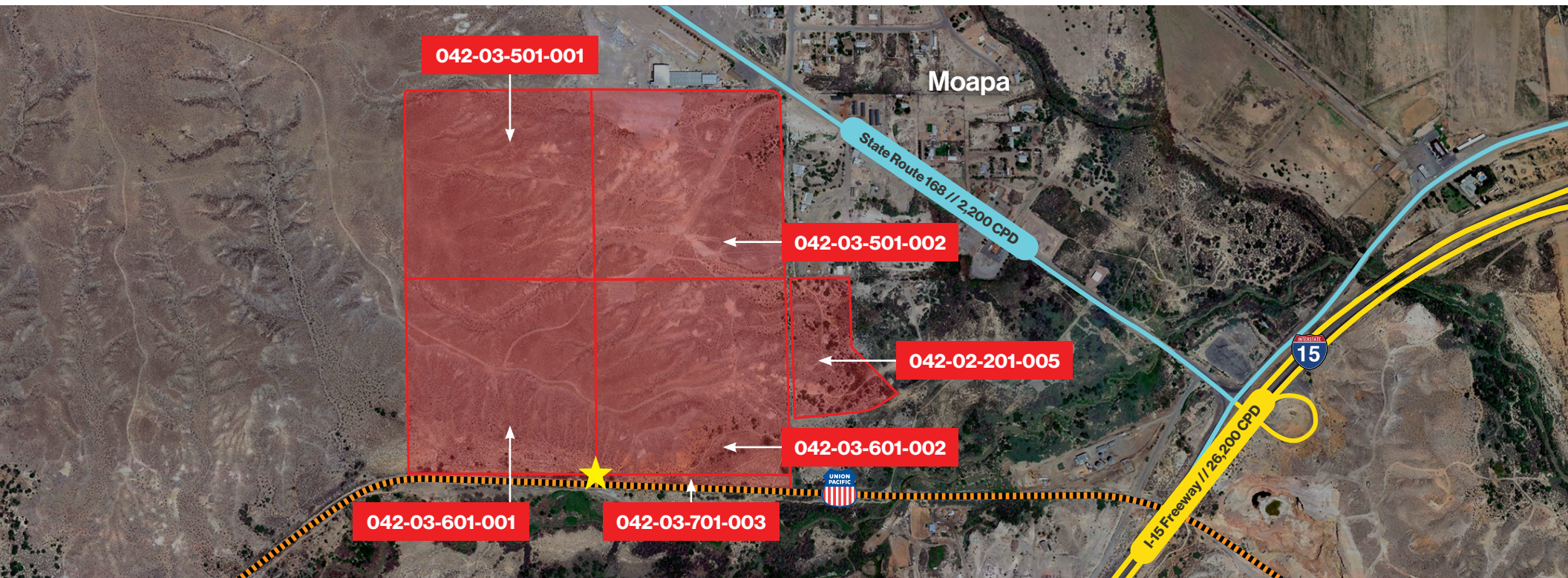


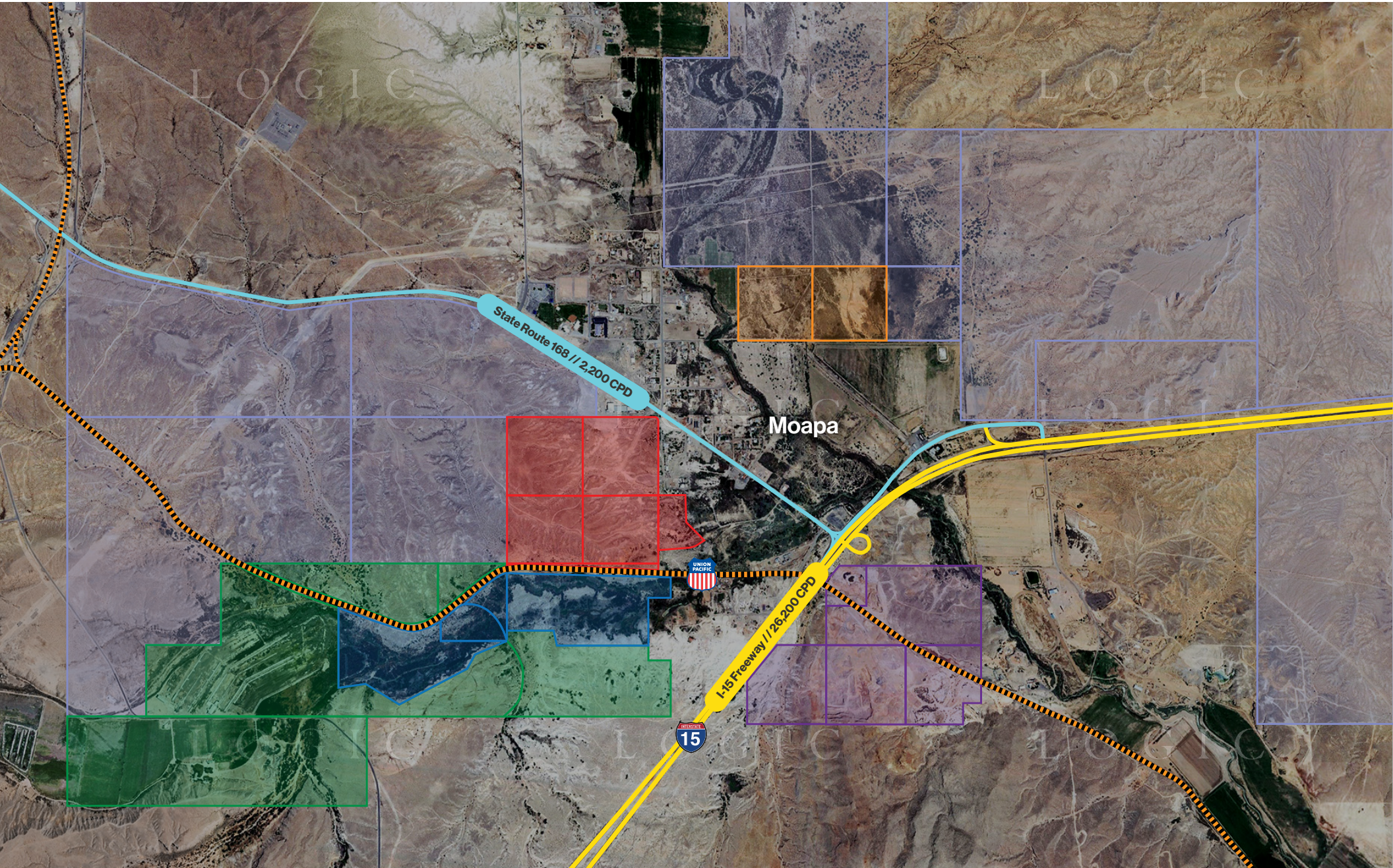
**Residential
Single-Family 80 (RS80)**
Zoning

Property Highlights

- **DIRECT ACCESS TO WATER AND THE UNION PACIFIC RAILROAD**
- ± 164.72 AC in Moapa Valley, Clark County at the intersection of the I-15 and SR 168
- Power accessible nearby
- Visibility along I-15 (± 26,200 CPD) and Highway 168 (± 2,900 CPD)
- ± 30 minute drive from North Las Vegas, NV
- Residential Single-Family 80 zoning, potential to rezone to Industrial
- Minimal developmental requirements

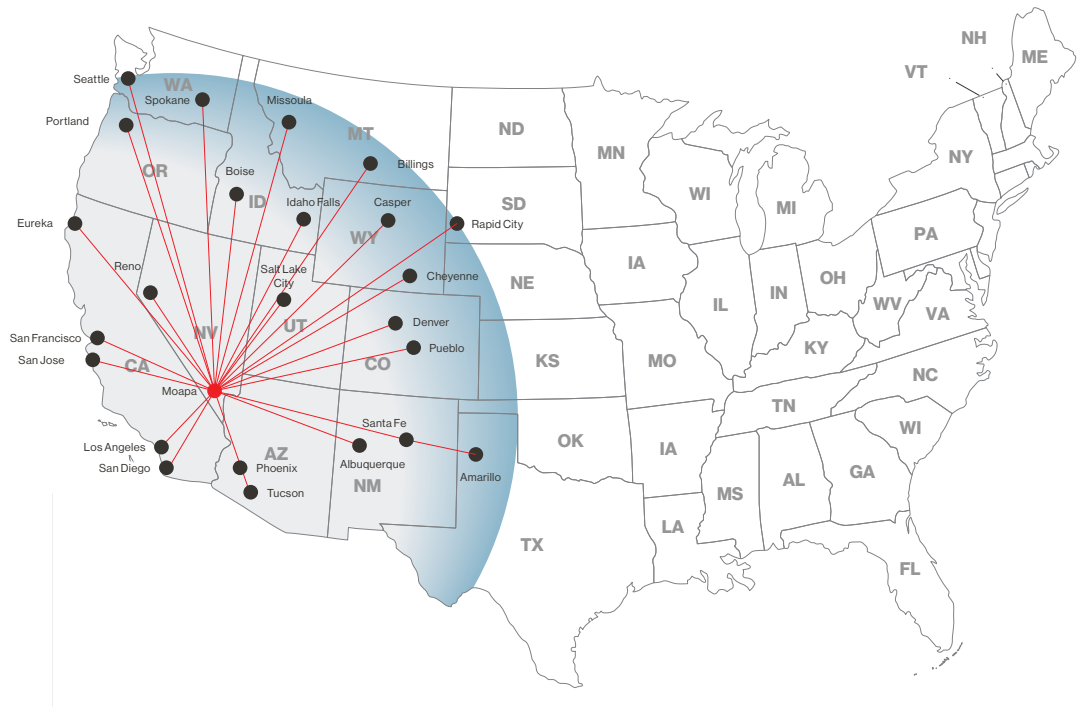
★ **Potential rail spur location**
**per UPR's Industrial Development division*





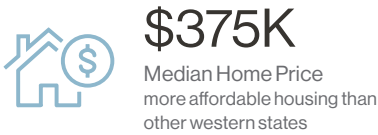
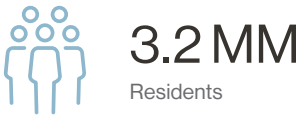
Drive Time from Moapa, NV

1-Day Truck Service 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Las Vegas, NV	48 min	51
Los Angeles, CA	5 hrs, 9 min	319
Phoenix, AZ	5 hrs, 23 min	353
San Diego, CA	6 hrs, 9 min	381
Salt Lake City, UT	6 hrs, 26 min	374
Reno, NV	7 hrs, 9 min	454
San Francisco, CA	9 hrs, 22 min	617
Sacramento, CA	9 hrs, 16 min	612
Boise, ID	9 hrs, 1 min	594
Santa Fe, NM	9 hrs, 59 min	688
Denver, CO	11 hrs, 40 min	701
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	13 hrs, 30 min	855
Portland, OR	15 hrs, 39 min	1,021
Seattle, WA	16 hrs, 43 min	1,084

Business
Friendly Nevada



Nevada
Advantages

Tax-Free Haven

- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

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For inquiries please reach out to our team.

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