



Blue Diamond Decatur Plaza

Blue Diamond Rd, Las Vegas, NV 89139

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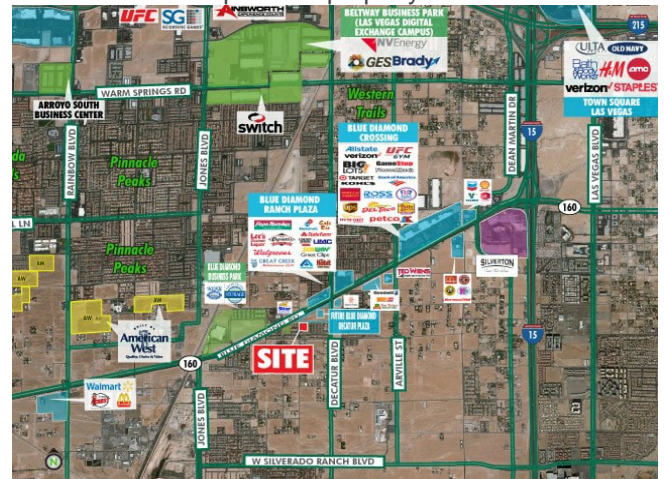
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\$3,500,000

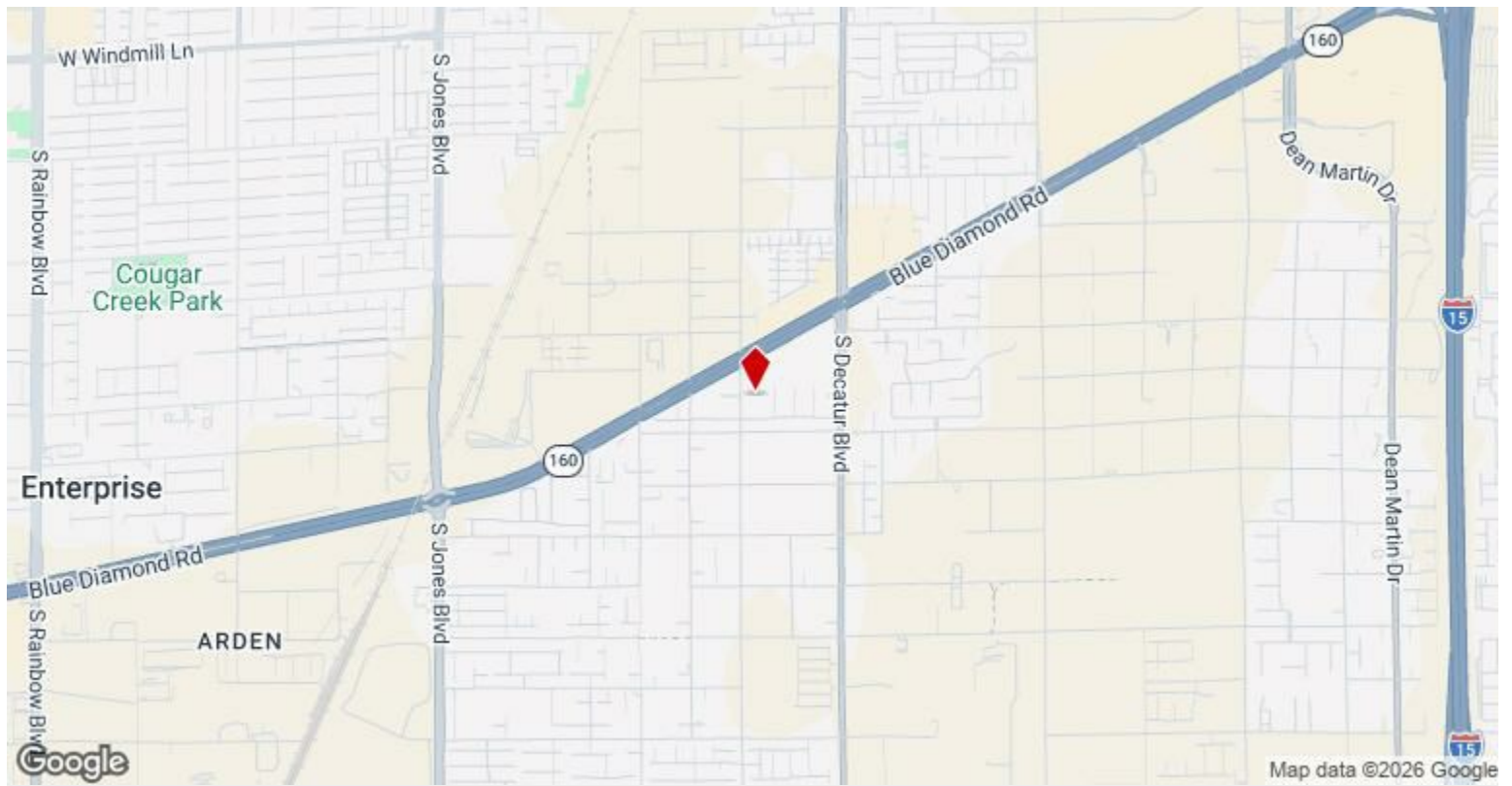
Gross 2.5 acres square lot adjacent to major commercial retail site Called Blue diamond decatur shopping plaza fully occupied sided by Decatur, Blue Diamond Hwy and Edmond Streets. Close to Airport, major highways I-15 and I-215. Lease prices to be negotiated on fair terms. Upward of 100,000 car passing per day on Blue Diamond Hwy. Excellent customer base and demographic.

This is a prime investment opportunity with the ability to be connected to the prime new shopping plaza on a major highway in Las Vegas. Open to sell, lease, and joint venture. Willing to purchase a franchise for build-to-suit....

- Strong growth in this prestigious Southwest section of Las Vegas.
- Approximately one mile from Las Vegas Blvd. Strip and major casinos.
- Blue Diamond Hwy exits off I-15 which has 250,000 cars per day traffic flow. Most recent highest price of a vacant parcel sold in the same enterprise district was 2.2 million per acre on a similar size lot. Owner will aid in obtaining future purchaser with permits and entitlements. For C-1 and C-2 zoning as well as residential and multi-dwelling. A multitude of options are available to develop on this property.



Price:	\$3,500,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	2.50 AC
Sale Conditions:	Lease Option
No. Lots:	1
Zoning Description:	H-2
APN / Parcel ID:	176-13-801-005



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Gross 2.5 acres square lot adjacent to major commercial retail site under construction sided by Decatur, Blue Diamond Hwy and Edmond Streets. Close to Airport, major highways I-15 and I-215. Lease prices consistent with present fair market values. Terms negotiable. Excellent customer base.