



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SALE  
**35 ACRES LAND**  
INDIAN SPRINGS, NV



Available for sale is this rare 35 acre M-1 zoned parcel with 1,250 ft of US-95 frontage in Indian Springs, Nevada. The property is strategically situated as the only Clark County M-1 zoned property along the Las Vegas to Reno route on US-95. The parcel is located directly on US-95 just 850 ft east of the commercial core of Indian Springs, and is within the 45 mph speed control zone. Power is available within 1,000 ft, and both water and sewer is available nearby. The property is level with typical desert brush. No prior development has taken place at the site. The parcel is bounded to the South by the future East Boulder Lane, and to the East by the future Indian Water Drive.

Indian Springs, a 1,203 citizen community, is poised for major growth and development in the next few years. Several housing projects are in the works and employment per capita is at an extremely high level. Creech AFB has expanded 9-fold in the last decade, and serves as the overflow facility for activities being moved off Nellis AFB in Las Vegas.

#### DISTANCES TO

Las Vegas Urban Area	33 miles
Las Vegas Strip	44 miles
National Security Site	24 miles
Beatty	73 miles
Tonopah	167 miles
Fallon	341 miles
Reno	404 miles

#### Property Highlights

- 1,250 ft of US HWY 95 frontage
- M-1 Clark County Zoning
- Direct Access to Creech AFB
- Adjacent to National Guard Training Range
- Closest M-1 property outside the Nevada National Security Site (Formerly Nevada Test Site)
- ±35.8 Net Acres
- US HWY 95: 6,900 vehicles per day
- Power: Within 1,000 ft
- Water: Two 8-inch lines, directly at property corner, and 800 ft west of nw corner
- Sewer: 18-inch line 800 ft west of property
- Priced at \$2,400,000 (\$1.54/SF)

**Pete Janemark, CCIM**  
702.885.7383  
pjanemark@comre.com

3773 Howard Hughes Pkwy.,  
Suite 100 S  
Las Vegas, NV 89169  
Main +1 702 796 7900  
Fax +1 702 796 7920  
**comre.com**

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VIEW FACING SOUTH FROM US 95 HIGHWAY



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