

# CIMARRON COMMONS

6658 SKY POINTE DRIVE  
LAS VEGAS, NV 89130

LAND OPPORTUNITY



## PROPERTY HIGHLIGHTS

- Sale, Ground Lease or Build To Suit
- Ready to Build
- US 95 Visibility
- Approx 1.59 acres
- Office, Medical Office, Restaurant, Retail Possibilities

## PROPERTY SUMMARY

Located in the Northwest part of the valley, 6658 Sky Point Dr. (APN# 125-21-710-011 ) is a vacant land opportunity that is ready to build on. The site offers US 95 visibility making it an excellent location for medical, dental, corporate office users and restaurant / retail. Parcel is for sale, ground lease or build to suit. Asking \$2,400,000

## AREA SUMMARY

To the west; Centennial Centre, proposed Mall of Las Vegas developed by Triple Five Corporation, the new Centennial Hospital (operated by UHS) scheduled to open summer of 2007. The Centennial Hills master plan by design compresses all retail, commercial, office, medical and convenience/professional services into a centralized zone. These non residential uses are limited to acres bifurcated by the Las Vegas beltway (215) and US 95. All four quadrants of the Centennial Hills are connected by a Town Center commercial loop allowing vehicular traffic from each quadrant to traverse the various town center locations without being required to access the freeway.

## **Call For More Information:**

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