



DONOVAN WAY

Lot 1
SOLD
2.02 Acres

Lot 2
0.67 Acres
Developable

Lot 4
SOLD
3.82 Acres

Lot 2
1.45 Acres
\$1M

QT QuikTrip

Coming Soon
LIVAWAY SUITES

NEXUS WAY

N LAMB BLVD

Join QT and LivAway Suites

For sale

±1.45 acres remaining

N Lamb Blvd & Nexus Way
APN: 123-308-813-004
North Las Vegas, NV 89115

N Lamb Blvd & Nexus Way



N Lamb Blvd & Nexus Way



Coming Soon
LIVAWAY SUITES®

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\$1M

NEXUS WAY

N LAMB BLVD

DONOVAN WAY

N Lamb Blvd & Nexus Way



Size
1 Lot
±1.45 Acres



APN
123-30-813-004



M-2
zoning
(General Industrial)



North Las Vegas
submarket



Number of households			
	1-mile	3-miles	5-miles
	4,022	30,651	74,211

Median household income			
	1-mile	3-miles	5-miles
	\$83,039	\$58,665	\$57,066

Estimated population			
	1-mile	3-miles	5-miles
	13,459	97,113	241,303

Per capita income			
	1-mile	3-miles	5-miles
	\$33,274	\$25,223	\$23,572

N Lamb Blvd & Nexus Way Site Photos



Project & location

Highlights

Conveniently located in the North Las Vegas submarket, surrounded by millions of SF of industrial users, with immediate access to I-15 freeway via Lamb Blvd. Close proximity to Harry Reid International Airport, I-15 & 215 freeways & less than a 20-minute drive to the Las Vegas Strip!



12.9 miles to the
Las Vegas Strip



Less than a 20-minute drive
to the Las Vegas Strip

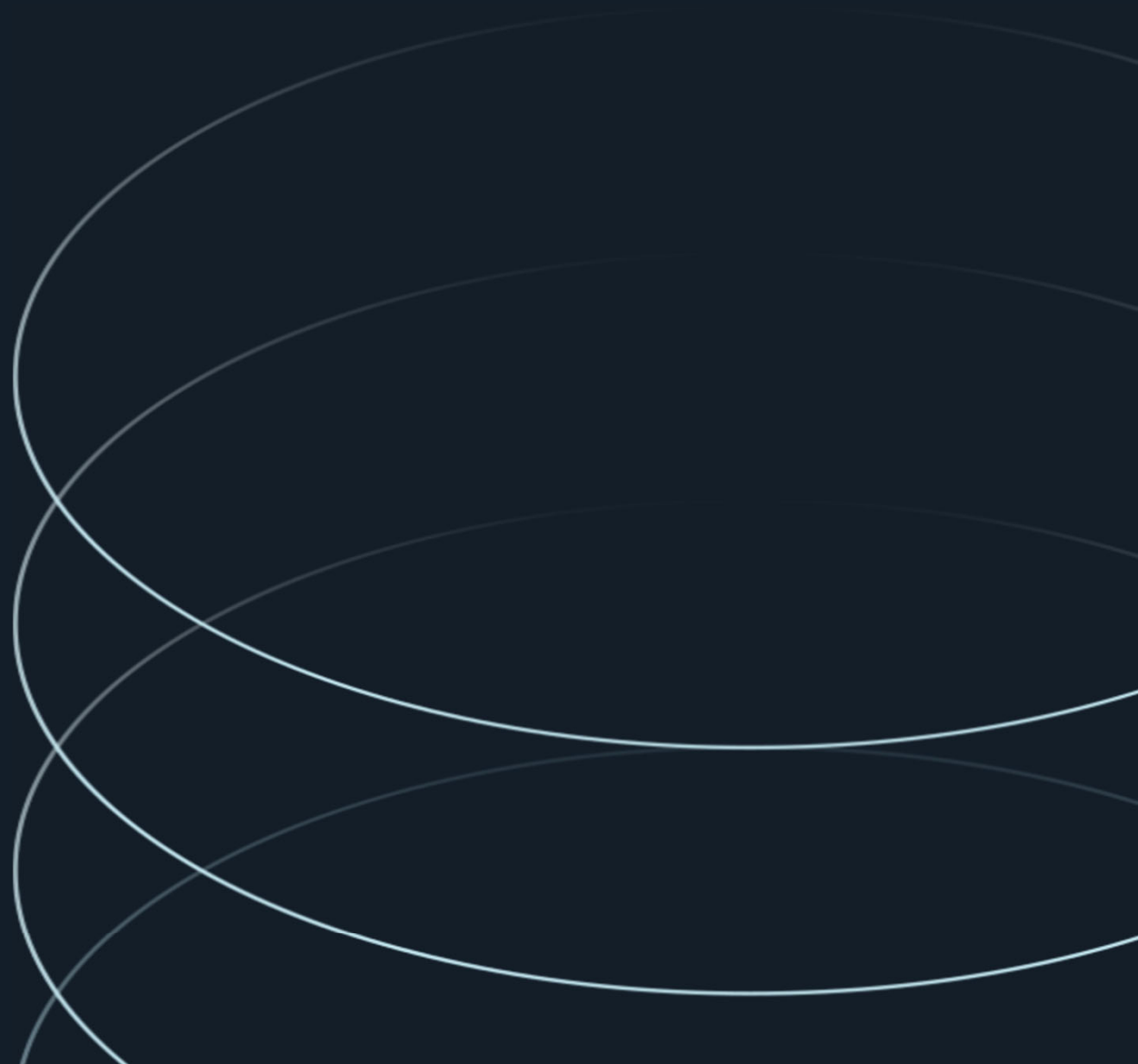


15.5 miles to Harry Reid
International Airport



14.5 miles to the
New Allegiant Stadium





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