

- Prime Commercial -

DEVELOPMENTAL OPPORTUNITY

440 E LONE MOUNTAIN RD, NORTH LAS VEGAS, NV 89031



7-Eleven

\$1,500,000

✓ 1.41± Acres | ✓ Signalized Hard Corner | ✓ Minutes from I-215 Beltway

Positioned on the signalized northwest corner of E. Lone Mountain Road and N. 5th Street, this 1.41-acre commercial parcel presents an exceptional development opportunity in one of North Las Vegas' fastest-growing corridors. The property offers excellent visibility, strong street frontage, and convenient access just minutes from the I-215 Beltway. Surrounded by established residential communities, the site is ideally suited for retail, office, medical, restaurant, or mixed-use development. Available for purchase, ground lease, or build-to-suit, this highly visible hard-corner location offers outstanding potential for investors, developers, and owner-users seeking a premier commercial site.

MAKING EVERY TRANSACTION A WIN WIN.

Win Win
Real Estate



Jennie Holder
B.0042960.LLC
702.789.7172
JennieHolder@gmail.com

Chat Patel
S.0199091

702-580-7444

PatelChat@gmail.com



9480 S. Eastern Avenue, Suite 269, Las Vegas, NV 89123

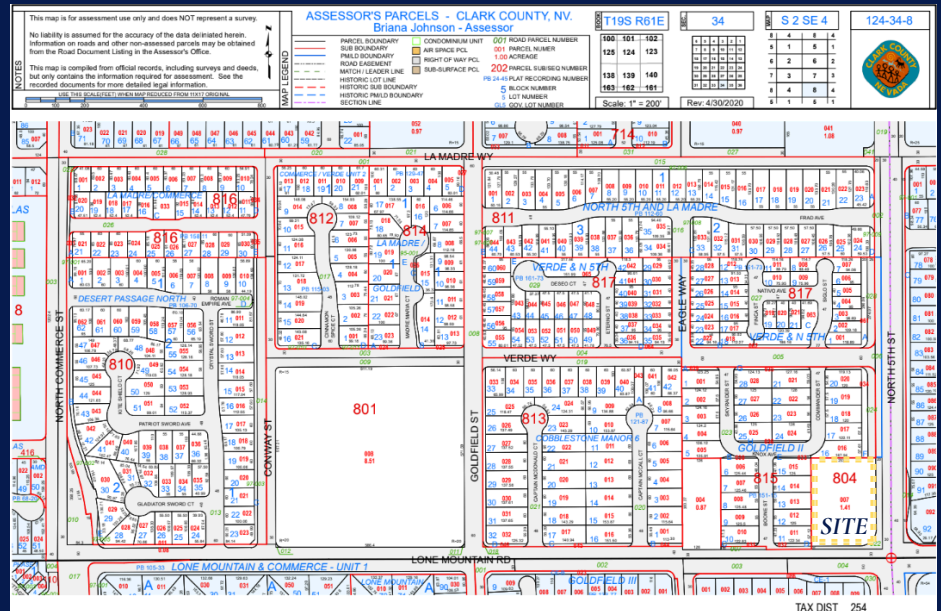
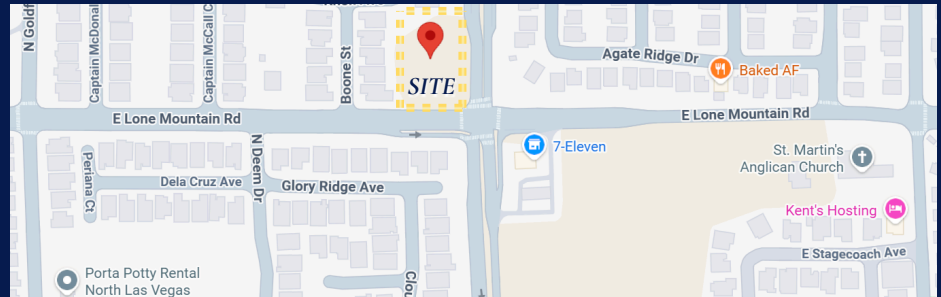
Win Win Agent Solutions



440 E LONE MOUNTAIN RD, NORTH LAS VEGAS, NV 89031

PROPERTY HIGHLIGHTS:

- Surrounded by established residential communities
- Ideal for retail, office, medical, restaurant, daycare or mixed-use development
- Purchase • Ground Lease • Build-to-Suit
- Located in one of North Las Vegas' fastest-growing commercial corridors
- ±1.41 Acres
- Prime hard corner location
- Signalized intersection
- 7-Eleven directly across the street
- Strong visibility & frontage
- Easy access to I-15 & I-215



APN: 124-34-804-007 | Ranch Estates Zoning | 3 Miles from the I-215 | 2.9 miles from the I-15

MAKING EVERY TRANSACTION A WIN WIN.

Win Win
Real Estate



Jennie Holder
B.0042960.LLC
702.789.7172
JennieHolder@gmail.com

Chat Patel
S.0199091
702-580-7444
PatelChat@gmail.com



9480 S. Eastern Avenue, Suite 269, Las Vegas, NV 89123

Win Win Agent Solutions

