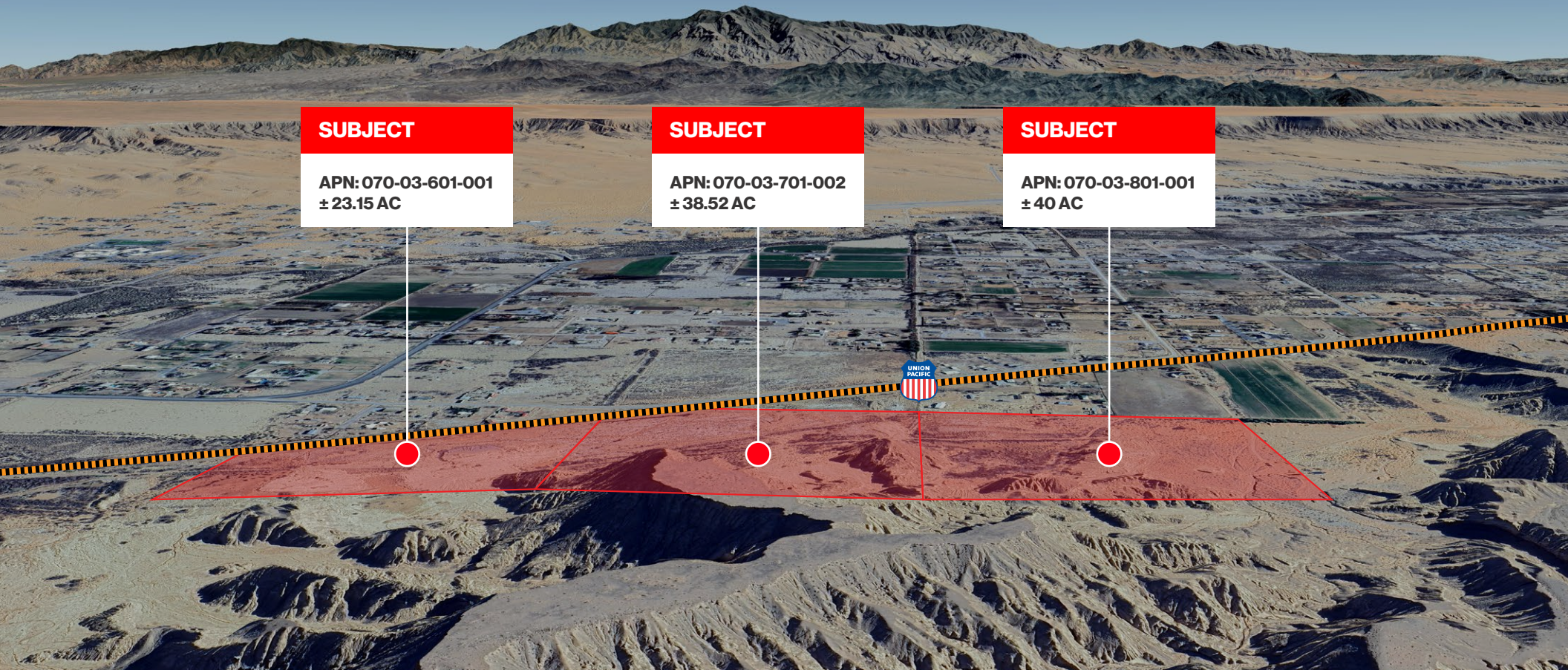


For Sale

± 101.67 AC Direct Access to the Union Pacific Railroad



SUBJECT

**APN: 070-03-601-001
± 23.15 AC**

SUBJECT

**APN: 070-03-701-002
± 38.52 AC**

SUBJECT

**APN: 070-03-801-001
± 40 AC**

Overton, Nevada 89040

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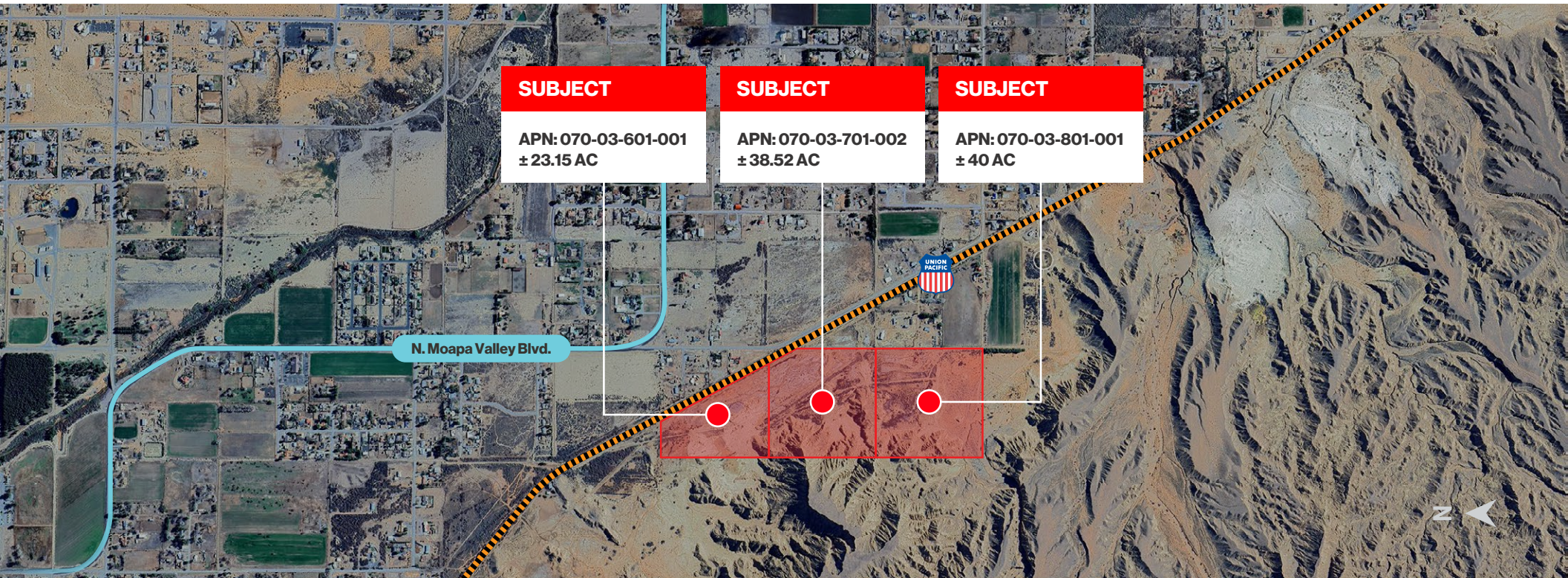
Michael Keating Jr.

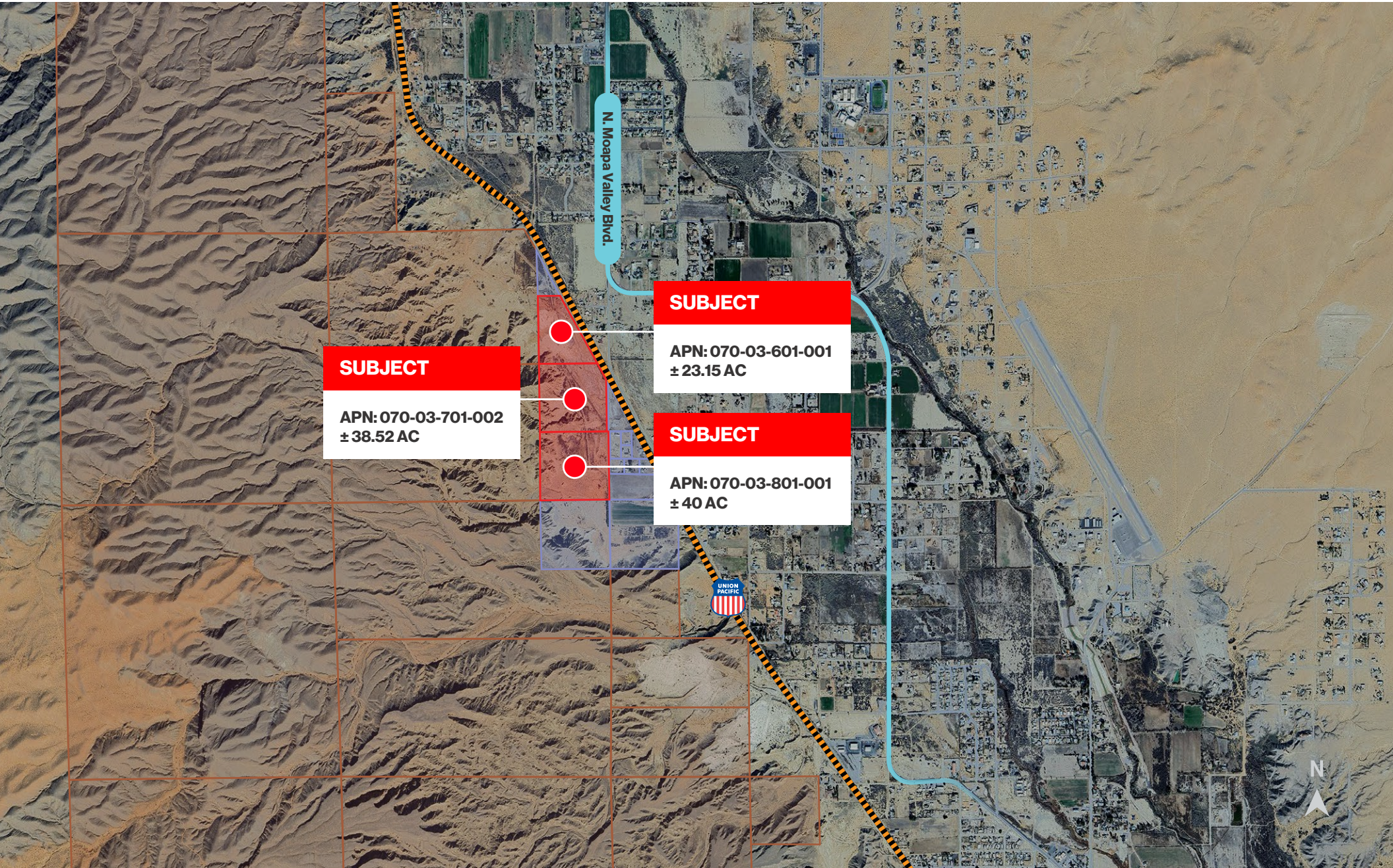
Associate
775.843.0125
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Property Highlights

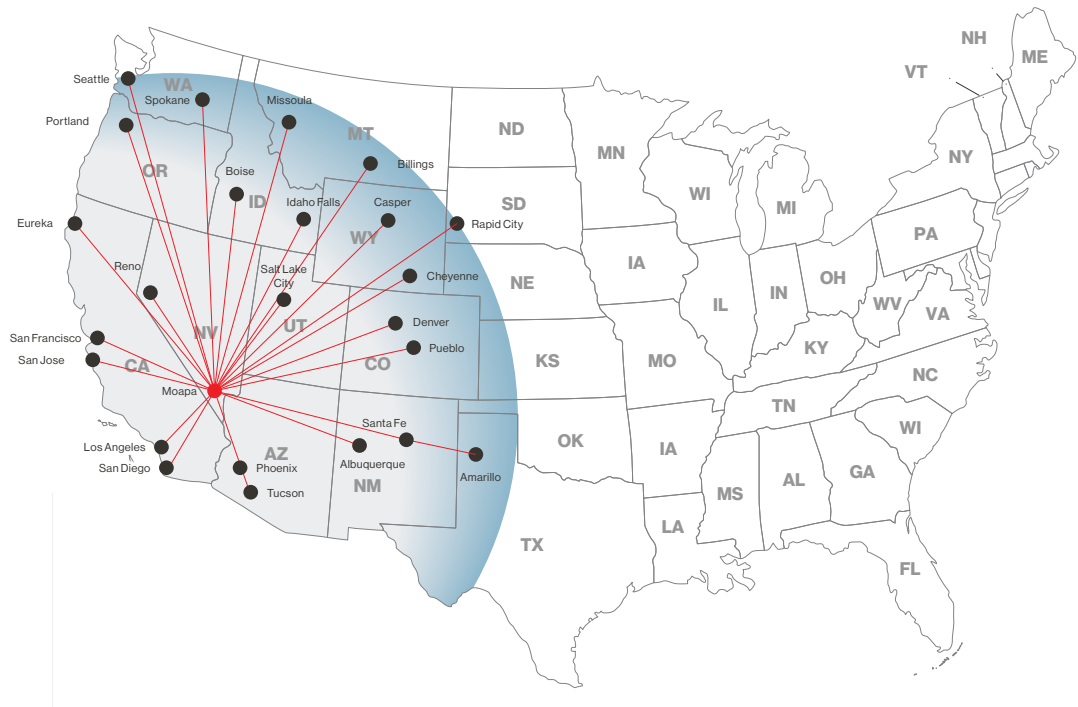
- ± 1,930 FT direct access to the Union Pacific Rail Road
- APNs: 070-03-801-001, 070-03-701-002, 070-03-601-001
- Access via Exit 93 on the I-15 North and NV-169 South
- Located within an hour north of North Las Vegas and about an hour south of St. George, Utah.
- Utility providers: Overton Power District 5, Moapa Valley Water District, and Moapa Valley Telephone (utilities to be verified by Buyer)
- Upcoming residential communities and industrial developments actively underway. The dynamic economic growth in this region will create numerous new job opportunities and attract residents to the expanding southern Nevada valley.





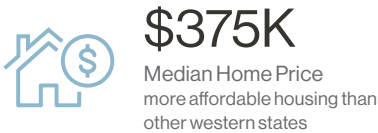
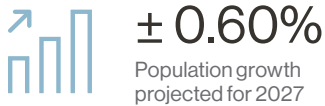
Drive Time from Logandale, NV

1-Day Truck Service 2-Day Truck Service



Location	Times (Estimated)	Distance (Miles)
Las Vegas, NV	48 min	51
Los Angeles, CA	5 hrs, 9 min	319
Phoenix, AZ	5 hrs, 23 min	353
San Diego, CA	6 hrs, 9 min	381
Salt Lake City, UT	6 hrs, 26 min	374
Reno, NV	7 hrs, 9 min	454
San Francisco, CA	9 hrs, 22 min	617
Sacramento, CA	9 hrs, 16 min	612
Boise, ID	9 hrs, 1 min	594
Santa Fe, NM	9 hrs, 59 min	688
Denver, CO	11 hrs, 40 min	701
Cheyenne, WY	11 hrs, 52 min	837
Helena, MT	13 hrs, 30 min	855
Portland, OR	15 hrs, 39 min	1,021
Seattle, WA	16 hrs, 43 min	1,084

Business
Friendly Nevada



Nevada Advantages

Tax-Free Haven

- ❑ No Corporate Income Tax
- ❑ No Corporate Shares Tax
- ❑ No Franchise Tax
- ❑ No Personal Income Tax
- ❑ No Franchise Tax on Income
- ❑ No Inheritance or Gift Tax
- ❑ No Unitary Tax
- ❑ No Estate Tax

Labor Force

- Nevada labor costs are among the lowest in the Southwest region
- Employment in Southern Nevada is expected to grow 2.5x the national average
- The Las Vegas metro area employs over 55,000 workers in the logistics and manufacturing industries.

Assistance Programs

- Nevada Catalyst Fund
- Silver State Works Program
- TRAIN Employees Now
- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement

LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



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For inquiries please reach out to our team.

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