



SUNBELT
DEVELOPMENT & REALTY PARTNERS, LLC

MIXED-USE VACANT LAND
LAS VEGAS, NV



FOR SALE
± 4.31 AC VACANT LAND
MIXED-USE
\$6,050,000

Blue Diamond Rd & S Fort Apache Rd
Las Vegas, NV

NORTHWEST FACING OVERVIEW



Drone Flight Date: January 6, 2025

BILL LENHART
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C: 702.275.0036

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LICENSE B.0024863

DYLAN WOLF
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Information is deemed to be reliable but is not guaranteed. The Buyer should conduct an independent investigation to determine the suitability of the property.

WEST FACING OVERVIEW



BLUE DIAMOND RD

FORT APACHE RD

A P N : 176-19-601-008 & 176-19-601-009

Drone Flight Date: January 6, 2025

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REGIONAL COMMERCIAL OVERVIEW



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AVERAGE ANNUAL DAILY TRAFFIC



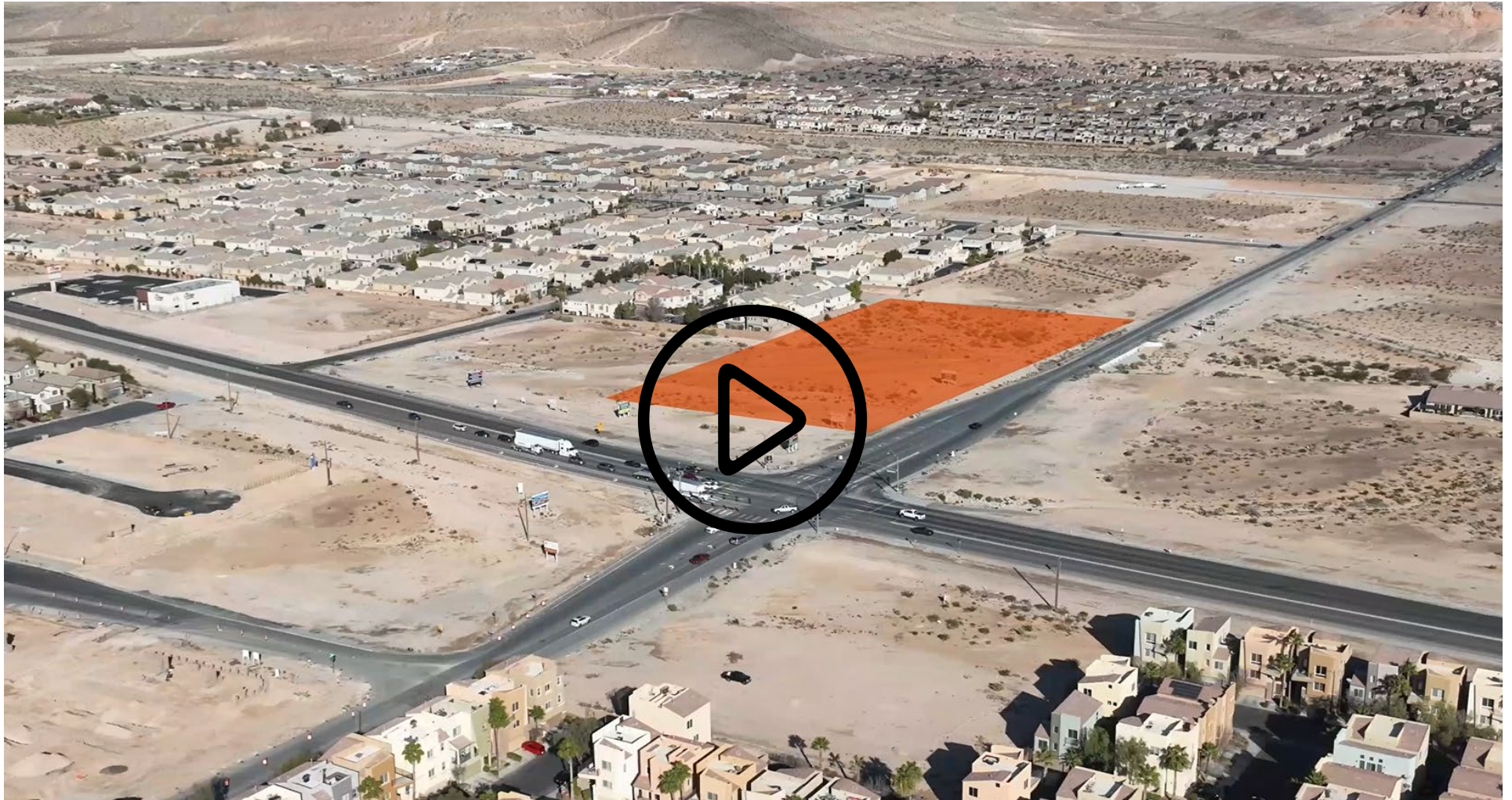
Drone Flight Date: January 6, 2025

Average Annual Daily Traffic: S Fort Apache Rd: 15,300 per day Blue Diamond Rd: 50,500 per day

HYPER TIME-LAPSE

Click the link to view the video:

<https://vimeo.com/910934296/803cac00c6?ts=0&share=copy>



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DEMOGRAPHICS & ZONING MAP

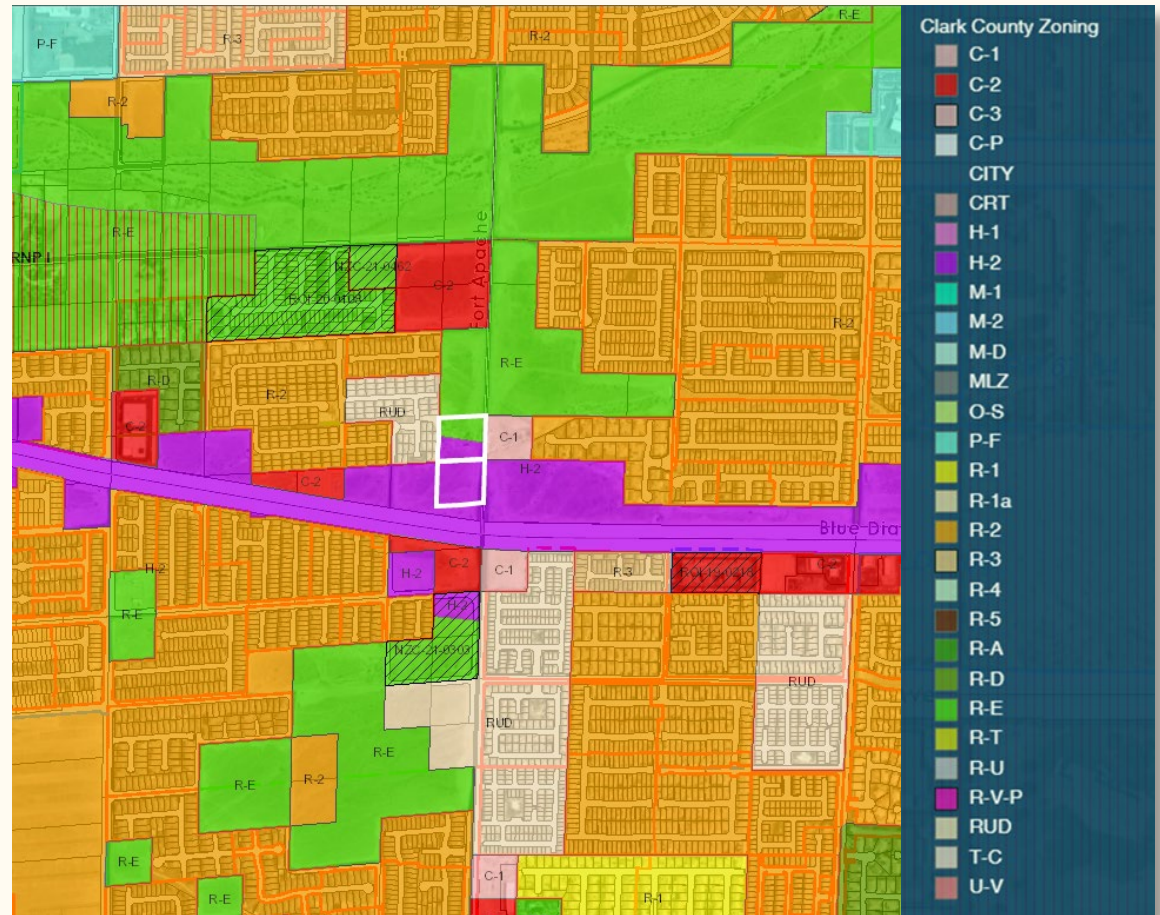
	1 Mile	3 Mile	5 Mile
 Population	21,878	80,751	184,417
 Households	7,920	29,929	68,296
 Average Household Income	\$90,501	\$89,496	\$90,010



Average Annual Daily Traffic:

S Fort Apache Rd: 15,300 per day

Blue Diamond Rd: 12,700 per day



General Highway Frontage District (H-2) – Is established to provide for the establishment of a variety of residential, office, and commercial uses.

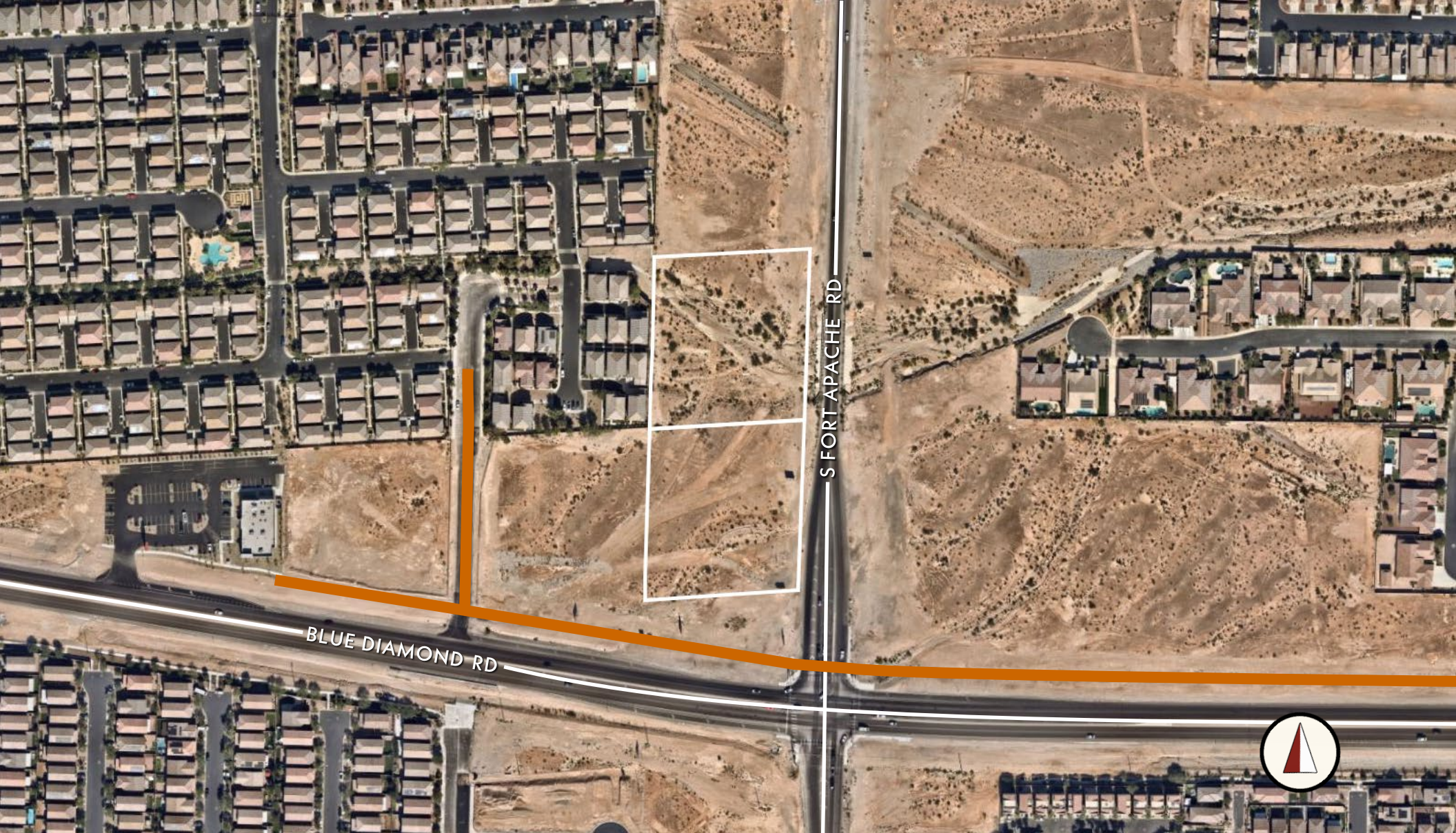
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SEWER MAP

> APN:

176-19-601-008 & 176-19-601-009

> Sewer Line:



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OUR LAND SPECIALISTS

Sunbelt Development & Realty Partners represents several of the largest homebuilders in America.

Our clients include Richmond American Homes, Lennar, Beazer, D.R. Horton, American Homes 4 Rent and Century Communities. As residential land experts with more than 30 years of experience in Las Vegas, we have purchased, sold, or owned more than 25,000 acres valued at more than \$2 billion. Please review these materials and call, text, or email us at any time to discuss your questions.



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