



Land For Sale

±12.65 acres zoned RM 18
Planned land use
Urban Neighborhood
(greater than 18 du/ac)

3301 Needles Highway
Laughlin, NV 89029

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PROPERTY DETAILS

The property features frontage on Needles Highway. Out of the total ± 12.65 acres, ± 6.35 acres are under contract with a Senior Affordable Housing developer. The remaining ± 6.30 acres are available for purchase. A parcel map is currently being created to divide the property.

This site is ideal for constructing multi-family apartments and is zoned RM-18, allowing for up to 18 dwelling units per acre.

ASKING PRICE : \$1,200,000

LOCATION:	3301 Needles Highway Laughlin, NV 89029
PROPERTY TYPE:	Land
PROPERTY SUBTYPE:	Residential
AREA:	± 12.65 acres
NUMBER OF PARCELS:	1
APN/PARCEL ID NO:	264-28-501-004
ZONING:	RM-18 (up to 18 du/ac)
PLANNED LAND USE:	Urban Neighborhood (greater than 18 du/ac)
SALE TYPE:	Investment/Owner User

LOCATION

The property is situated in Laughlin, Nevada, near the Nevada/Arizona border, roughly 96 miles south of Las Vegas. Located on Needles Highway, it is just a short distance from the Laughlin Riverwalk casino strip on the Colorado River. The parcel is across the street from a shopping center offering various retail services.

Buyers are reminded to verify all zoning, land use and available services to the property.

DEMOGRAPHICS

2024	1 mi	3 mi
Population (est)	8,246	28,927
Households	4,357	13,267
Household income (avg)	\$66,422	\$60,395
Total housing units	4,879	16,225
Owner occupied housing	39.7%	43.5%
Renter occupied housing	49.6%	38.3%
Median home value	\$349,323	\$246,160
Median Rent	\$1,013	\$924

TRAFFIC COUNT



approx. 9,700 cars per day on Needles Hwy at El Mirage Wy



**For more
information,
please contact**

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