

BUY HERE

**N 10th Street DTLV
Multifamily Approved Land**

Vacant Land
Las Vegas (City) 89101

**+/- 0.69 ACRES IN DOWNTOWN LAS VEGAS
N 10th Street, South of 95 / I-11 Highways**

\$1,195,000 (\$1,731,884 / ACRE),

**Current entitlements to build 36 or more Multifamily Units with
CLV T-5 Second Highest Density Zoning**

317-331 N.10th Street Las Vegas, NV 89101



Inline multifamily parcel just north of the East Fremont District, south of the Highway, almost shovel ready.

Team Emanuele and the System CRE Team at Simply Vegas are proud to present this 0.69 Acre land in the Downtown Las Vegas redevelopment area just north of the vibrant Fremont East District and just east of the Zappos campus and Las Vegas Boulevard. Having city approvals in hand, the process to become shovel ready is shortened with diligence materials in hand

SUBMARKET	USE	AVAILABLE	ZONING	PRICE
 Downtown Las Vegas	 Multifamily Unit Development	 +/-0.69 Acres	 T5-N (T5 Neighborhood Zone) Ward 5 (Shondra Summers-Armstrong, councilmember)	 \$1,195,000 OR (\$1,731,884/ AC)

Available Materials:
Geotechnical Report, Survey, Utility Plans, Civil, Architectural, City Council Approval through 9/2027

ABOUT THIS PROPERTY

APN: 139-35-112-005, 139-35-211-008

Ideal Multifamily Development Parcel in a T-5N zone

Level topography, little existing old infrastructure

Close proximity to numerous amenities on Las Vegas Blvd, Fremont Street, and access to the 95 / I-11 Freeways

Preliminary site plan to build a +/- 36+ unit 3 story multifamily property; opportunity to build to 5 stories.

Geotechnical report, survey, site plan, elevations available

All utilities to site boundary (to be verified)

Dense demographics, strong projected submarket growth, and 10 minutes to The Strip and 15 minutes to Harry Reid Airport (LAS)



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SystemCRE
AT SIMPLY VEGAS

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Team
Emanuele
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SystemCRE
COMMERCIAL REAL ESTATE

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FREMONT STREET
EXPERIENCE

S LAS VEGAS BLVD

E STEWART AVENUE

SITE

N 10TH STREET

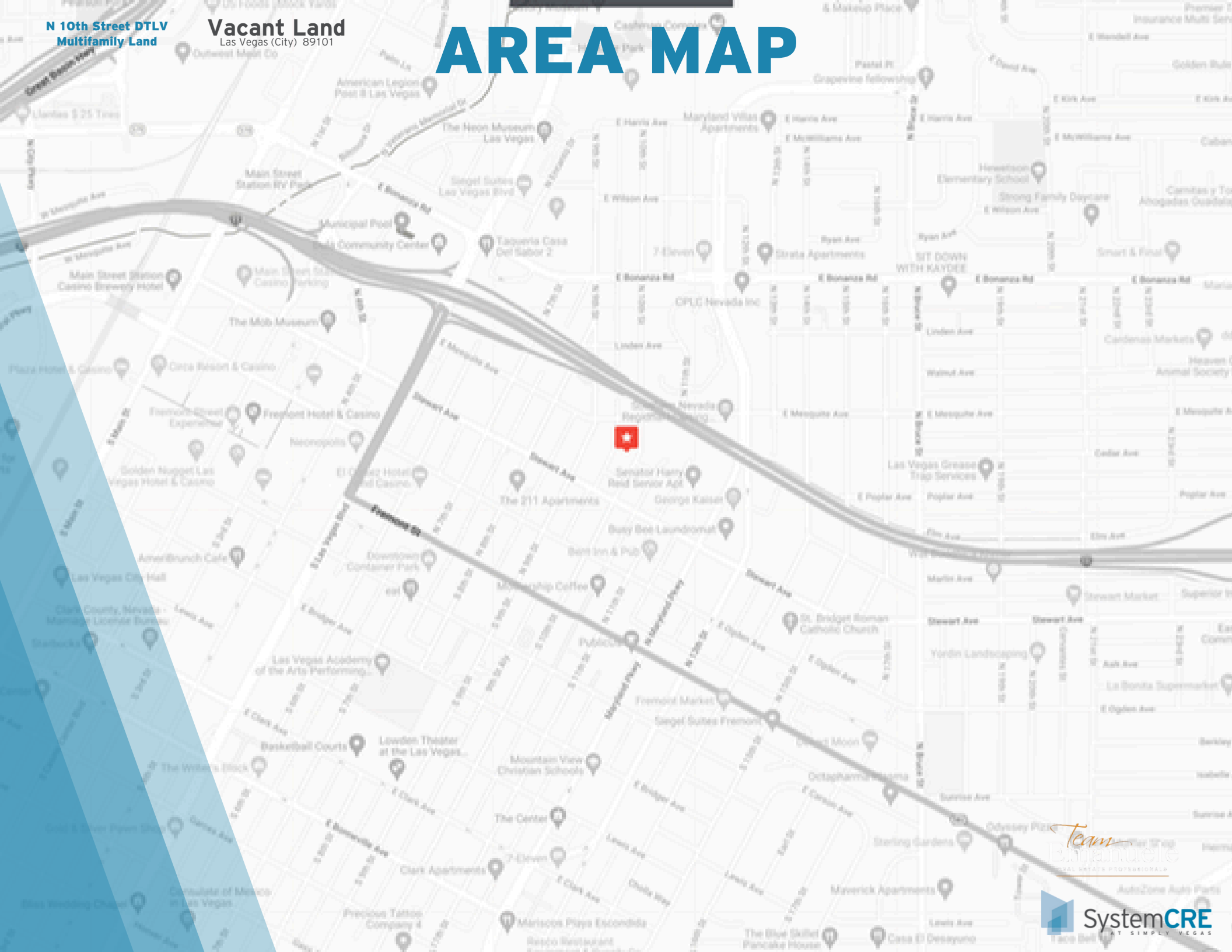
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AREA MAP



Team
Brananuele
REAL ESTATE PROFESSIONALS

SystemCRE
EAT, DRINK & SIMPLY VEGAS

SITE PLAN



PROJECT LOCATION

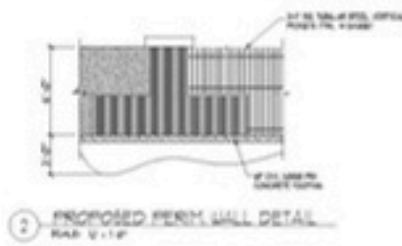
APARTS:	1500 SQ. FT.	CON. BALCONIES:	1000 SQ. FT.
- LOUNGE:	410 SQ. FT.		
- FITNESS:	450 SQ. FT.		
- LEASING:	270 SQ. FT.		
COURTYARD AREA:	2400 SQ. FT.		
TRASH:	80 SQ. FT.		
POOL DECK:	1200 SQ. FT.		
POOL:	400 SQ. FT.		
SPA:	80 SQ. FT.		

ZONE:	TS-1
SITE AREA:	8.73 ACRES = 3760 SQ. FT.
BUILDING FOOTPRINT (BFA) FWT:	1634 SQ. FT. (36% ACTUAL)
SPRINKLE FLOOR AREA:	46240 SQ. FT.
AVAILABLE PARK:	11-01
TOTAL SLOTS:	34 SLOTS
DEPTH:	163 SQUARE

ONE BDRM UNIT PER 6 SLOTS	34 SLOTS = 5 + 6 SPACES
ONE BDRM UNIT, 28 SPACES PER UNIT	11 SLOTS x 28 = 308 SPACES
TWO BDRM UNIT, 28 SPACES PER UNIT	23 SLOTS x 28 = 644 SPACES
6 + 30 + 2 + 81 + 405 = 534 SPACES - 12 SPACES REQUIRED	17 SPACES PROVIDED
170 IS REQUIRED PARKING SPACES - LICENSIBLE SPACES REQUIRED	3 ACCESSIBLE SPACES PROVIDED

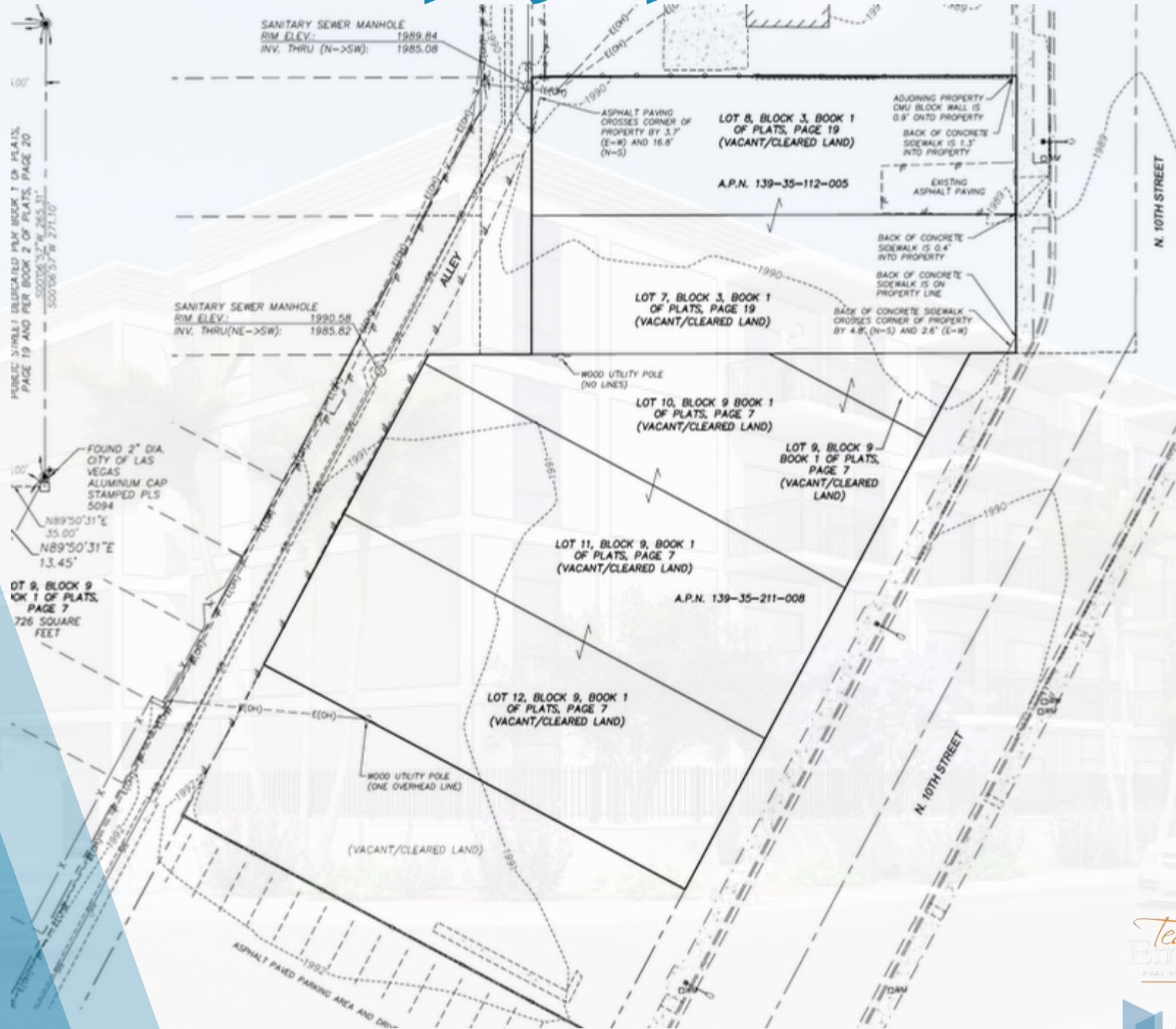
OPEN WALL 4' HIGH
UNPAVED PERIMETER 4' HIGH
SOFT VELOCITY ZONE
CENTER OF STREET

22-0238
04/28/2022



<p>GREENE TINDALL DESIGN 3047 E. WARM SPRINGS RD., SUITE 400 LAS VEGAS, NV 89120 PHONE (702) 660-6022</p>
<p>TEN PLACE MULTI-FAMILY HOUSING 331 N 10TH ST LAS VEGAS, NV 89101</p>
<p>2102-03</p>
<p>SITE PLAN</p>

Topographical



Demographics

Population

	1 mile	3 mile	5 mile
2010 Population	23,617	191,850	496,168
2023 Population	25,112	217,195	569,428
2028 Population Projection	25,374	221,520	581,839
Annual Growth 2010-2023	0.50%	1.00%	1.10%
Annual Growth 2023-2028	0.20%	0.40%	0.40%
Median Age	41.8	36.4	36.8
Bachelor's Degree or Higher	8%	9%	11%
U.S. Armed Forces	30	83	345

Population By Race

	1 mile	3 mile	5 mile
White Black	18,081	154,944	402,636
American Indian/Alaskan Native	3,980	39,052	96,041
Asian	554	3,908	9,586
Hawaiian & Pacific Islander	1,497	10,168	33,492
Two or More Races	193	1,411	4,521
Hispanic Origin	808	7,712	23,151
	14,513	133,680	322,912

Housing

	1 mile	3 mile	5 mile
Median Home Value	\$203,235	\$221,686	\$236,135
Median Year Built	1967	1974	1983

Households

	1 mile	3 mile	5 mile
2010 Households	9,171	62,678	168,870
2023 Households	9,844	72,304	199,434
2028 Household Projection	9,962	73,940	204,589
Annual Growth 2010-2023	0.10%	0.40%	0.80%
Annual Growth 2023-2028	0.20%	0.50%	0.50%
Owner Occupied Households	1,766	27,391	78,322
Renter Occupied Households	8,196	46,549	126,266
Avg Household Size	2.4	2.9	2.8
Avg Household Vehicles	1	1	1
Total Specified Consumer Spending (\$)	\$188.3M	\$1.7B	\$5B

Income

	1 mile	3 mile	5 mile
Avg Household Income	\$40,047	\$52,339	\$60,840
Median Household Income	\$24,486	\$35,433	\$42,872
< \$25,000	5,014	27,153	60,204
\$25,000 - 50,000	2,215	18,753	53,128
\$50,000 - 75,000	1,294	11,125	34,038
\$75,000 - 100,000	551	6,157	20,890
\$100,000 - 125,000	344	3,966	12,403
\$125,000 - 150,000	184	1,740	6,276
\$150,000-200,000	116	1,611	5,163
\$200,000+	127	1,798	7,332

FOR MORE INFO:

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