

# 4182 E. Lake Mead

4182 East Lake Mead, Las Vegas NV 89115



OFFERING MEMORANDUM

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4182 E. Lake Mead

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*Exclusively Marketed by:*

**Matthew Beach**

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01

Executive Summary

Investment Summary

4182 E. LAKE MEAD

## OFFERING SUMMARY

ADDRESS	4182 East Lake Mead Las Vegas NV 89115
COUNTY	Clark
PRICE	\$2,194,000
PRICE PSF	\$19.08
LAND SF	114,998 SF
LAND ACRES	2.64
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Commercial
# OF PARCELS	1
APN	14019602019

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	29,130	215,600	446,766
2023 Median HH Income	\$38,714	\$41,432	\$43,183
2023 Average HH Income	\$52,573	\$58,005	\$61,823

### 2.64ac Prime Commercial Land

- Discover the potential of this prime 2.64-acre Commercial Land nestled in the vibrant Lake Mead Corridor, offering a myriad of exciting possibilities for savvy investors.
- With its relatively flat terrain and versatile zoning, this property is a canvas waiting to be transformed into a lucrative venture, with automotive opportunities just waiting to rev up your ROI.





02

## Property Description

Property Features

Parcel Map

Additional Map

# 4182 E. LAKE MEAD

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## PROPERTY FEATURES

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LAND SF	114,998
LAND ACRES	2.64
# OF PARCELS	1
ZONING TYPE	Commercial
TOPOGRAPHY	Flat
CORNER LOCATION	Lake Mead and Moonlite

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## NEIGHBORING PROPERTIES

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NORTH	Residential
SOUTH	Residential
EAST	Automotive
WEST	Commercial

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## UTILITIES

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WATER	In Street
ELECTRICITY / POWER	In Street

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The MAPS and DATA are provided without warranty of any kind, expressed or implied.  
Date Created: 03/13/2024

## Property Information

**Parcel:** 14019602019  
**Owner Name(s):** CHOICE R A C L L C  
**Site Address:** 4182 E LAKE MEAD BLVD  
**Jurisdiction:** Clark County - 89115  
**Zoning Classification:** Residential Single-Family 3.3 (RS3.3)  
**Planned Landuse:** Neighborhood Commercial (NC)

## Misc Information

<b>Subdivision Name:</b>	null	<b>Construction Year:</b>	
<b>Lot Block:</b>	Lot: Block:	<b>T-R-S:</b>	20-62-19
<b>Sale Date:</b>	03/2024	<b>Census tract:</b>	4707
<b>Sale Price:</b>	\$1,250,000	<b>Estimated Lot Size:</b>	2.64
<b>Recorded Doc Number:</b>	20240305 00000450		
<b>Flight Date:</b>	2024-02-03		

## Elected Officials

<b>Commission:</b>	E - Tick Segerblom (D)	<b>City Ward:</b>	
<b>US Senate:</b>	Jacky Rosen, Catherine Cortez-Masto	<b>US Congress:</b>	4 - Steven A. Horsford (D)
<b>State Senate:</b>	2 - Edgar Flores (D)	<b>State Assembly:</b>	28 - Reuben D'Silva (D)
<b>School District:</b>	D - Brenda Zamora	<b>University Regent:</b>	5 - Patrick Boylan
<b>Board of Education:</b>	4 - Rene Cantu	<b>Minor Civil Division:</b>	Las Vegas





03

Demographics

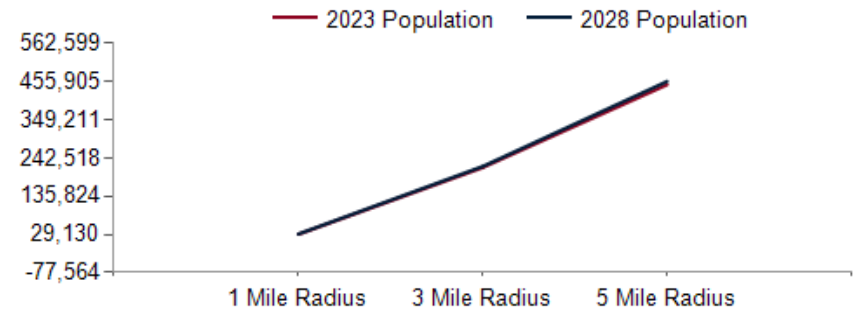
Demographics

4182 E. LAKE MEAD

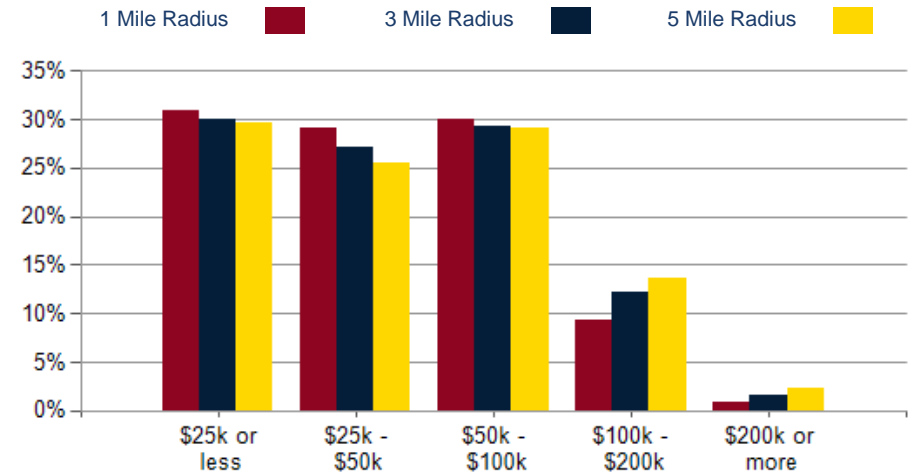
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,293	200,993	374,385
2010 Population	27,304	210,786	416,569
2023 Population	29,130	215,600	446,766
2028 Population	30,070	218,872	455,905
2023-2028: Population: Growth Rate	3.20%	1.50%	2.05%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,795	12,252	27,271
\$15,000-\$24,999	932	7,324	16,464
\$25,000-\$34,999	1,274	8,354	17,453
\$35,000-\$49,999	1,286	9,430	20,157
\$50,000-\$74,999	1,541	12,037	26,519
\$75,000-\$99,999	1,093	7,091	16,252
\$100,000-\$149,999	716	6,291	14,991
\$150,000-\$199,999	107	1,652	5,012
\$200,000 or greater	68	1,031	3,292
Median HH Income	\$38,714	\$41,432	\$43,183
Average HH Income	\$52,573	\$58,005	\$61,823

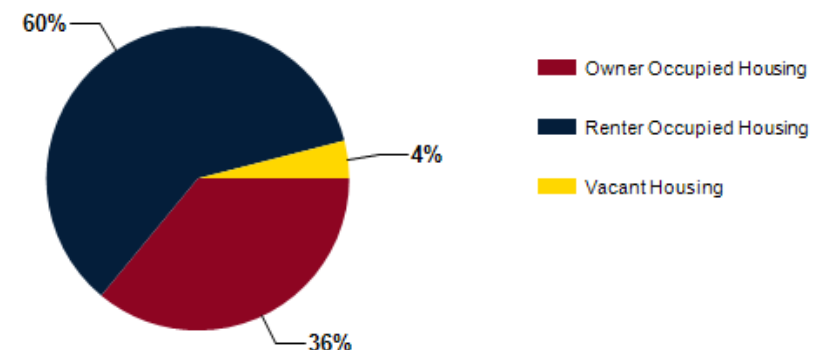
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,259	63,726	133,766
2010 Total Households	7,318	58,526	129,034
2023 Total Households	8,812	65,467	147,425
2028 Total Households	9,210	67,254	152,308
2023 Average Household Size	3.30	3.22	2.98
2023-2028: Households: Growth Rate	4.45%	2.70%	3.25%



2023 Household Income



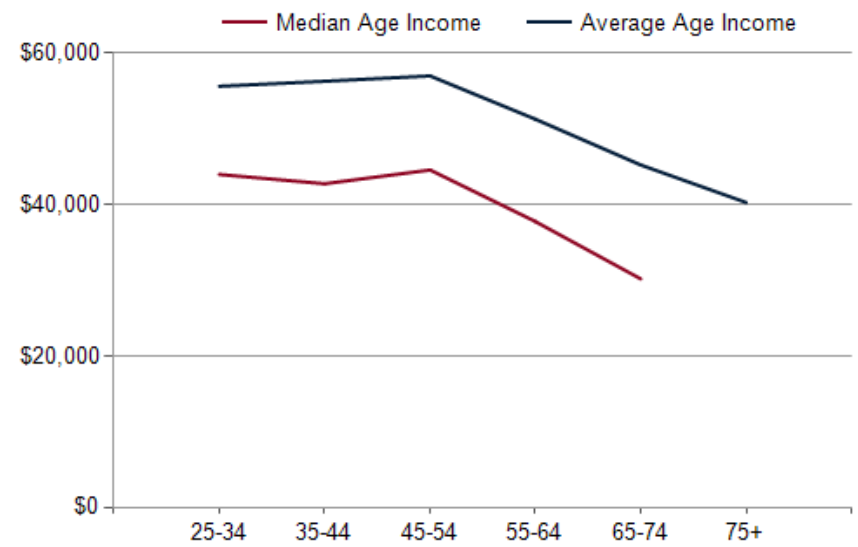
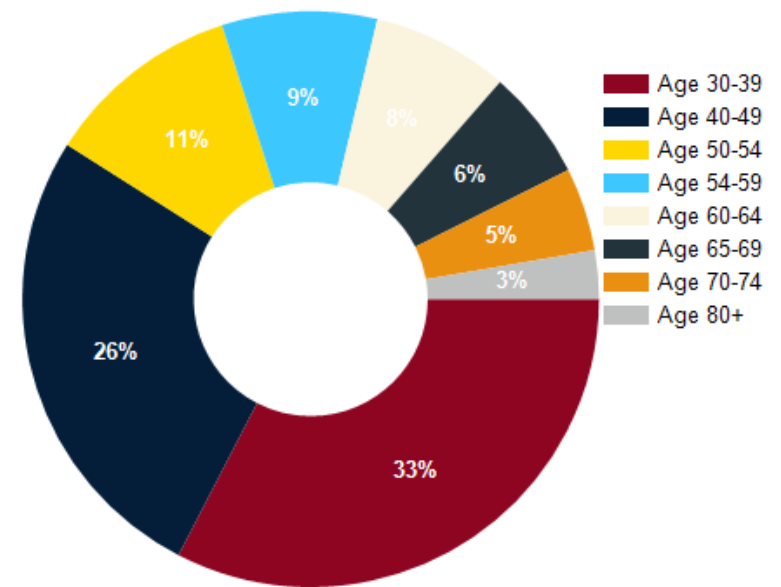
2023 Own vs. Rent - 1 Mile Radius



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,201	16,930	34,550
2023 Population Age 35-39	1,957	14,467	29,973
2023 Population Age 40-44	1,845	13,626	28,328
2023 Population Age 45-49	1,527	11,923	24,988
2023 Population Age 50-54	1,406	11,300	24,744
2023 Population Age 55-59	1,110	9,984	23,259
2023 Population Age 60-64	981	8,754	21,750
2023 Population Age 65-69	790	7,366	19,137
2023 Population Age 70-74	597	5,656	15,389
2023 Population Age 75-79	348	3,680	10,268
2023 Population Age 80-84	195	2,036	5,935
2023 Population Age 85+	106	1,344	4,003
2023 Population Age 18+	19,193	150,313	325,904
2023 Median Age	27	30	33
2028 Median Age	28	30	33

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$43,973	\$46,205	\$49,898
Average Household Income 25-34	\$55,621	\$59,831	\$63,642
Median Household Income 35-44	\$42,748	\$46,986	\$51,917
Average Household Income 35-44	\$56,286	\$62,629	\$70,552
Median Household Income 45-54	\$44,560	\$50,249	\$53,036
Average Household Income 45-54	\$56,993	\$65,480	\$71,258
Median Household Income 55-64	\$37,748	\$42,599	\$43,968
Average Household Income 55-64	\$51,270	\$58,737	\$62,845
Median Household Income 65-74	\$30,165	\$32,111	\$33,024
Average Household Income 65-74	\$45,220	\$50,534	\$52,651
Average Household Income 75+	\$40,269	\$42,738	\$42,955



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