

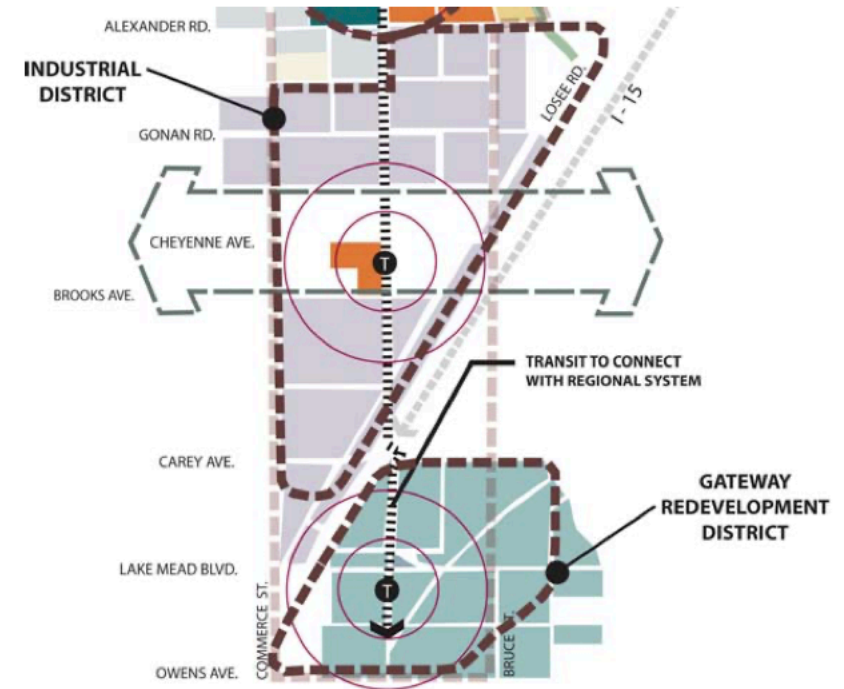
Prime Location Opportunity: High-Potential Corner Lot in Thriving North Las Vegas



Seize this exceptional chance to develop a strategically located 0.13-acre parcel in the heart of North Las Vegas' Gateway Redevelopment District. Zoned for commercial and other uses, this cleared, fenced lot offers immediate development potential on a high-visibility corner site. With major infrastructure upgrades, new housing, and redevelopment projects transforming the area, this property is poised to benefit from increased traffic, population, and economic activity.



Rendering of proposed Gateway Village a multi-use 20 acres destination



Property Overview

Location: Corner of Oxford Avenue and Glider Street, adjacent to Las Vegas Boulevard North (curving to North 5th Street). Just before the freeway, providing easy access to I-15 and downtown Las Vegas.

Size: 0.13 acres (5,663 sq ft gross; 0.13 net acres)

Zoning: Commercial/Other – Form Based Code Ideal for drive-thru, retail, or similar ventures per North Las Vegas guidelines.

Site: Paved roads and cleared terrain for straightforward development.

Flood Zone: No

Highlights: Fenced corner lot with loads of potential. Close to businesses and vibrant Downtown Las Vegas, just minutes away.

This compact site is perfect for efficient, high-return developments that capitalize on its prime positioning without requiring extensive space.

Location Advantages

Nestled in North Las Vegas this lot sits at the intersection of growth and convenience:

Direct frontage on Oxford Avenue, with proximity to Las Vegas Boulevard North and North 5th Street for excellent visibility.

Quick access to I-15 (recently widened for smoother regional travel) and the 215 Beltway.

Surrounded by a mix of residential, commercial, and industrial areas, benefiting from the northward expansion of Las Vegas' urban core.

Township: 20; Range: 61; Section: 23; Parcel #: 139-23-310-021 (1 parcel total).

The area's transformation into a logistics, manufacturing, and residential hub makes this an ideal spot for businesses serving commuters, locals, and visitors.



Surrounding Developments Fueling Opportunity

North Las Vegas is booming with infrastructure and community projects that will drive foot traffic, population growth, and economic vitality to this location. Key initiatives include:

I-15 Widening Completion: The \$83 million final phase of the I-15 widening project, spanning nearly 11 miles from Speedway Boulevard to the Garnet Interchange, was completed on July 1, 2025. It expanded the highway to three lanes each way, added rehabilitated bridges, truck parking, weigh-in-motion sensors, and upgraded drainage, lighting, and landscaping. This enhances safety, reduces congestion for commuters and freight, and supports economic development as a key corridor for logistics and events at the Las Vegas Motor Speedway.loopnet.com

North 5th Street Makeover: A major widening and rehabilitation project on North 5th Street, from just south of Cheyenne Avenue toward Deer Springs Way and the 215 Beltway, is turning it into a "super arterial." Improvements include wider sidewalks, landscaping, and pavement upgrades to improve commuter flow in this business- and home-lined corridor. Construction impacts are ongoing but will yield smoother rides and better connectivity from Las Vegas Boulevard to the beltway.newmarketadvisors.com

Las Vegas Valley Road Upgrades into 2025: Several projects are enhancing regional mobility, including the \$84.6 million 215 Beltway widening (adding lanes between I-15 and Jones Boulevard, with interchange upgrades at Las Vegas Boulevard) and multiphase improvements to Las Vegas Boulevard itself (from Sahara Avenue to the 215 Beltway). Starting in April 2025, the next phase near Tropicana will include water line replacements, repaving, pedestrian crossings, and smart LED lighting. These will improve traffic efficiency, pedestrian safety, and overall infrastructure, indirectly boosting access and development near North Las Vegas Boulevard.contractscounsel.com

Housing Boom in Villages at Tule Springs: Over 700 new homes were approved for Village 2 in this master-planned community off North 5th Street and the 215 Beltway (east of North 5th and Sandstone Ranch Parkway). Developed by KB Home, the project spans multiple parcels with townhomes and single-family residences priced from \$340,000 to \$550,000 (1,300–3,000 sq ft). Part of a larger 8,600-home community with a planned 16-acre shopping center, this will increase local population, demand for services, and traffic in the nearby area.realmo.com

\$35 Million NLV Village Redevelopment: This 20-acre project at Lake Mead Boulevard and Las Vegas Boulevard North (near I-15) is creating a vibrant downtown district with multi-family housing, restaurants, medical offices, micro-business units for startups, children's play areas, artist spaces, and a large event screen for community gatherings. Valued at \$35 million and partnered with Agora Realty & Management, it will generate 900 jobs and foster a live-work-play environment,



Innovative Use Ideas for This Compact Lot

Site excels for low-footprint, high-traffic businesses that leverage the area's momentum. Zoned for commercial uses like drive-thru or retail, consider these tailored concepts:

Drive-Thru Quick Service Restaurant or Coffee Shop: Capitalize on morning commuters from I-15 and nearby housing with a compact setup for grab-and-go options like coffee, tacos, or smoothies.

Electric Vehicle Charging Station: With Vegas' push toward sustainability and increased traffic from road upgrades, install fast chargers to serve travelers and locals—minimal space needed, high revenue potential.

Small Retail Kiosk or Convenience Store: A modular store for essentials, snacks, or vape/tobacco products, targeting foot traffic from new developments and events.

Food Truck Pod or Outdoor Market Space: Host rotating food trucks or pop-up vendors, creating a community draw with picnic seating—low build-out, aligns with NLV Village's event vibe.

ATM/Banking Kiosk or Small Professional Office: An automated banking hub or leased space for services like insurance or notary, benefiting from visibility and business growth in the area.

These uses can be adapted to fit the lot's size while tapping into the projected surge in population (from 700+ new homes) and daily vehicles (from I-15/5th Street improvements).

Price \$99,000

Contact us today to discuss how the purchase or ground lease can help you be apart of North Las Vegas' bright future.

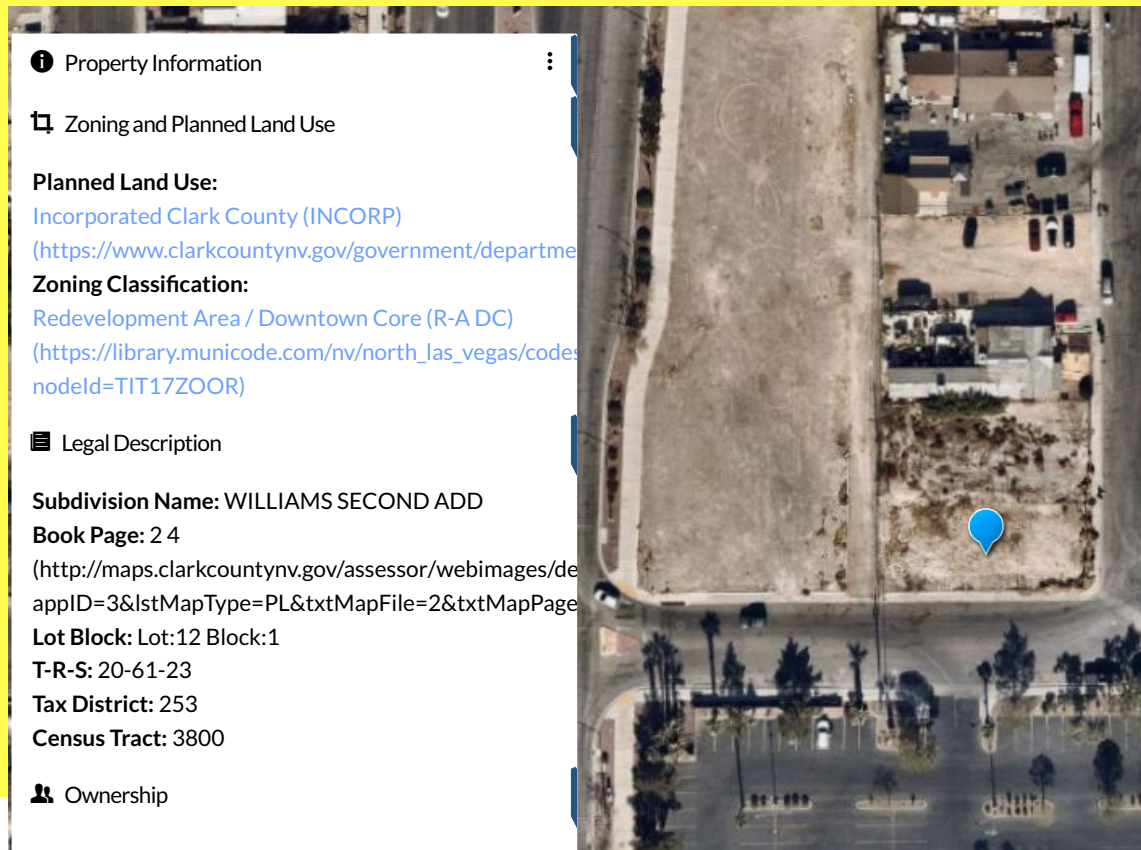


(702)528-1619 direct

(702)610-2800

510 Oxford Opportunity

Listing Agent: Astraia
(License # B.0051316)
Listing Broker: Wealth
WLTH



Property Information

Zoning and Planned Land Use

Planned Land Use:

[Incorporated Clark County \(INCORP\)](https://www.clarkcountynv.gov/government/departme)
(<https://www.clarkcountynv.gov/government/departme>)

Zoning Classification:

[Redevelopment Area / Downtown Core \(R-A DC\)](https://library.municode.com/nv/north_las_vegas/codes)
(https://library.municode.com/nv/north_las_vegas/codes
[nodeId=TIT17ZOOR](https://library.municode.com/nv/north_las_vegas/codes))

Legal Description

Subdivision Name: WILLIAMS SECOND ADD

Book Page: 2 4

(<http://maps.clarkcountynv.gov/assessor/webimages/de>
[appID=3&lstMapType=PL&txtMapFile=2&txtMapPage](http://maps.clarkcountynv.gov/assessor/webimages/de))

Lot Block: Lot:12 Block:1

T-R-S: 20-61-23

Tax District: 253

Census Tract: 3800

Ownership

Matelich
Realty /