

# FOR SALE

Russell Rd & Lamb Blvd 1.42 ACRES

Russell Road & Lamb Blvd Las Vegas, NV 89120



**COLDWELL BANKER**  
**PREMIER REALTY**  
DEVELOPER SERVICES



**COLDWELL BANKER**  
**COMMERCIAL**  
PREMIER



OFFERED AT:

**\$435,000**

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# Russell Road & Lamb Blvd

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## PROPERTY DESCRIPTION

At the intersection of Russell Road & Lamb Blvd, this parcel is situated near existing homes and recent developments, including one recently delivered across the street.

APN: 161-32-101-001

## PROPERTY HIGHLIGHTS

- Central location near recent new housing development
- 4 minutes to Hwy 11
- 6 minutes to Harry Reid Airport
- 17 minutes to the center of The Strip

## OFFERING SUMMARY

Sale Price:	\$435,000
Lot Size:	1.42 Acres
Zoning:	RS20

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	1,084	6,403	67,030
Total Population	2,834	15,988	167,805
Average HH Income	\$87,739	\$83,999	\$79,898

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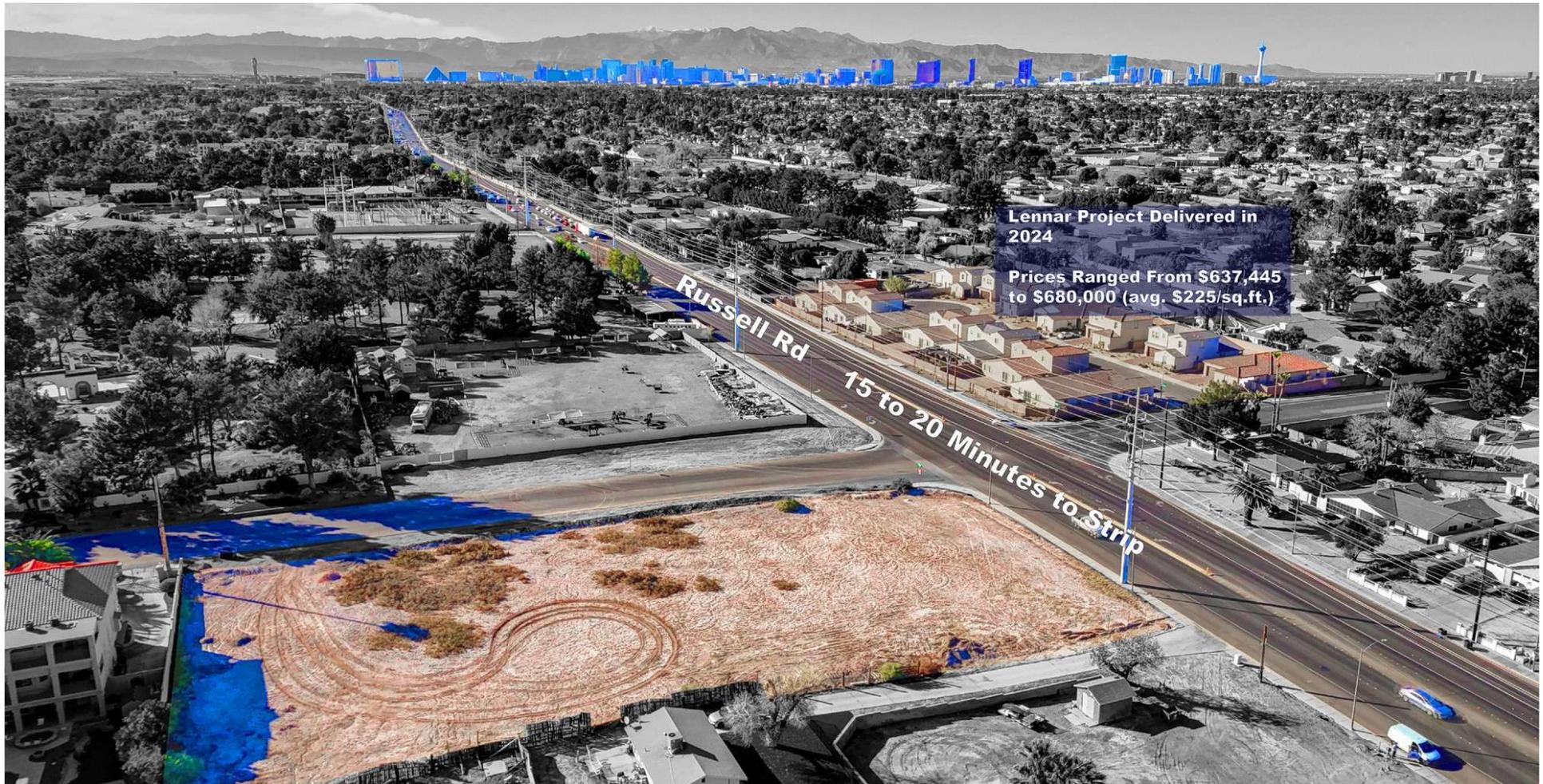
Russell Road & Lamb Blvd Las Vegas, NV  
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# AREA HIGHLIGHTS

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# ZONING - Clark County

Russell Road & Lamb Blvd

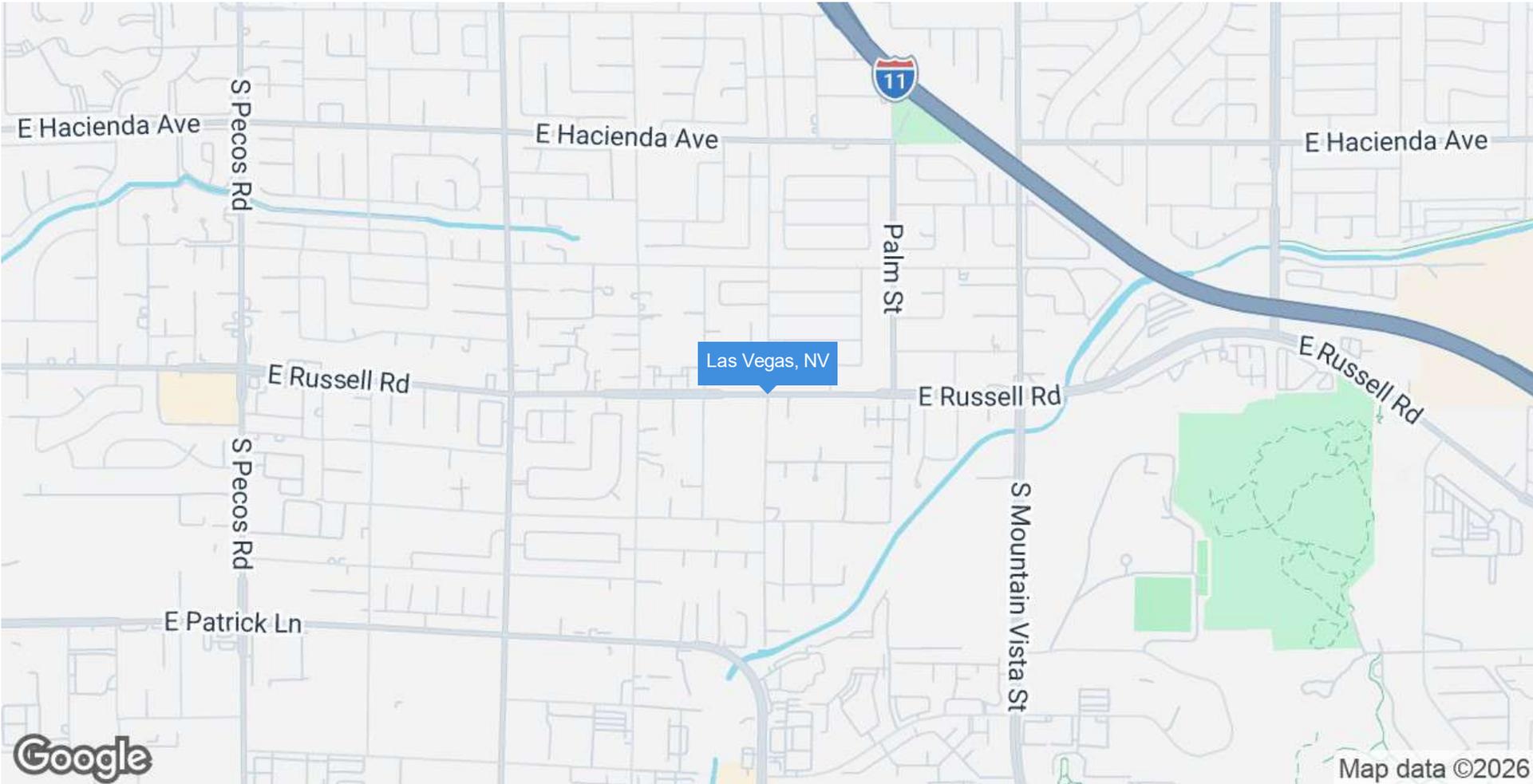
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The RS20 district is established to accommodate low-density, single-family residential development and agricultural uses.

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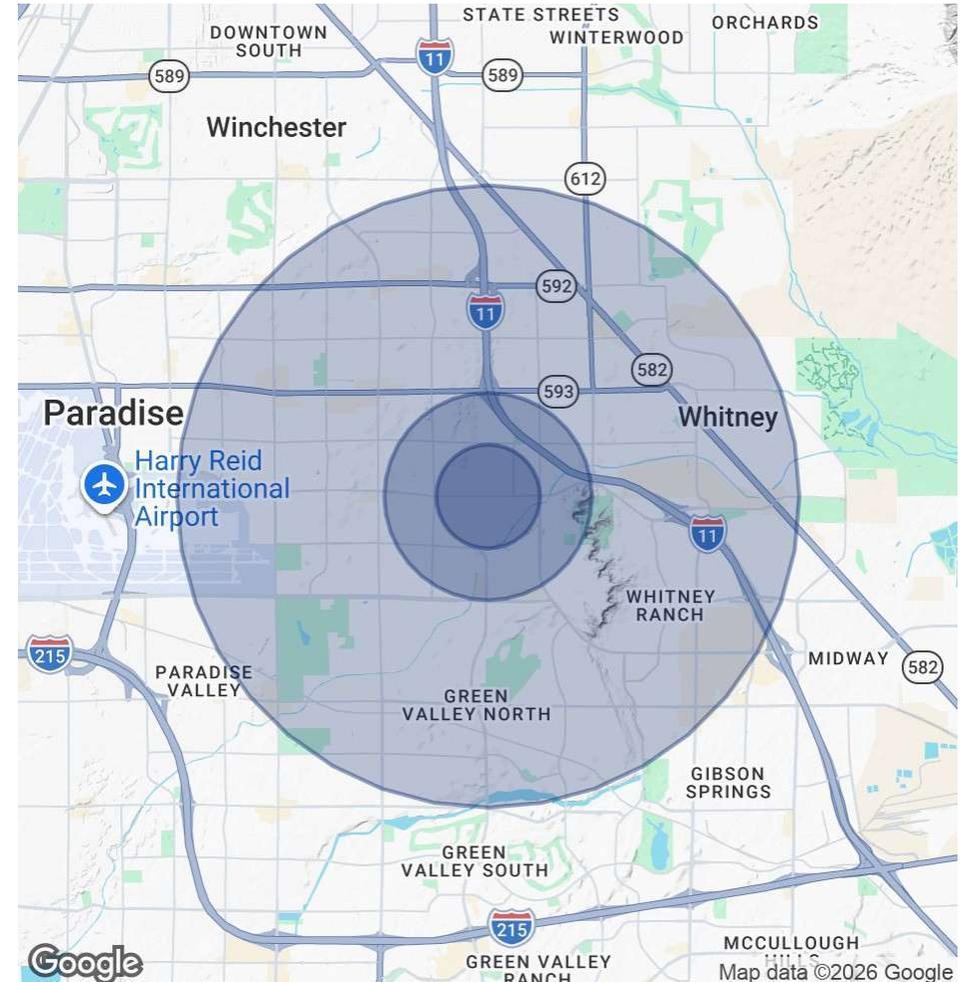
# DEMOGRAPHICS

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	0.5 MILES	1 MILE	3 MILES
<b>POPULATION</b>			
Total Population	2,834	15,988	167,805
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	1,084	6,403	67,030
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$87,739	\$83,999	\$79,898
Average House Value	\$500,861	\$469,557	\$410,687

Demographics data derived from [AlphaMap](#)



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