

SALE

PRIME REDEVELOPMENT SITE - HENDERSON/BOULDER CITY CORRIDOR

2134 S Boulder Hwy Henderson, NV 89002



SALE PRICE

\$2,490,000

Ron Opfer

(702) 768-7238

ron.opfer@cbcvegas.com

NV #BS-51236

Taylor Peterson

(725) 400-8080

taylor.peterson@cbcvegas.com

NV #S.0187310

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
PREMIER

SALE

PRIME REDEVELOPMENT SITE - HENDERSON/BOULDER CITY CORRIDOR

2134 S Boulder Hwy Henderson, NV 89002



OFFERING SUMMARY

Sale Price:	\$2,490,000
Lot Size:	2.2 Acres
Price / Acre:	\$1,131,818
Building Size:	3,000 SF
Year Built:	1974
Zoning:	Neighborhood Mixed-Use (MN)

PROPERTY OVERVIEW

Positioned on South Boulder Highway less than one mile from Interstate 11, this 2.20-acre property combines visibility, accessibility and flexibility. Zoned neighborhood mixed-use, it's an ideal redevelopment site for an owner-user ready to build and operate their own facility. Its location provides effortless connectivity between Henderson and Boulder City, offering convenience for both employees and customers.

PROPERTY HIGHLIGHTS

- Conveniently located near Henderson and Boulder City
- Less than one mile from I-11
- Redevelopment opportunity
- High visibility with excellent accessibility

Ron Opfer
(702) 768-7238
ron.opfer@cbcvegas.com
NV #BS-51236

Taylor Peterson
(725) 400-8080
taylor.peterson@cbcvegas.com
NV #S.0187310



COLDWELL BANKER
COMMERCIAL
PREMIER

SALE

PRIME REDEVELOPMENT SITE - HENDERSON/BOULDER CITY CORRIDOR

2134 S Boulder Hwy Henderson, NV 89002

SALE PRICE

\$2,490,000

LOCATION INFORMATION

Building Name	Prime Redevelopment Site - Henderson/Boulder City Corridor
Street Address	2134 S Boulder Hwy
City, State, Zip	Henderson, NV 89002
County	Clark

BUILDING INFORMATION

Building Size	3,000 SF
Number of Floors	1
Year Built	1974
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Office
Zoning	Neighborhood Mixed-Use (MN)
Lot Size	2.2 Acres
APN #	179-27-302-001

Ron Opfer
(702) 768-7238
ron.opfer@cbcvegas.com
NV #BS-51236

Taylor Peterson
(725) 400-8080
taylor.peterson@cbcvegas.com
NV #S.0187310

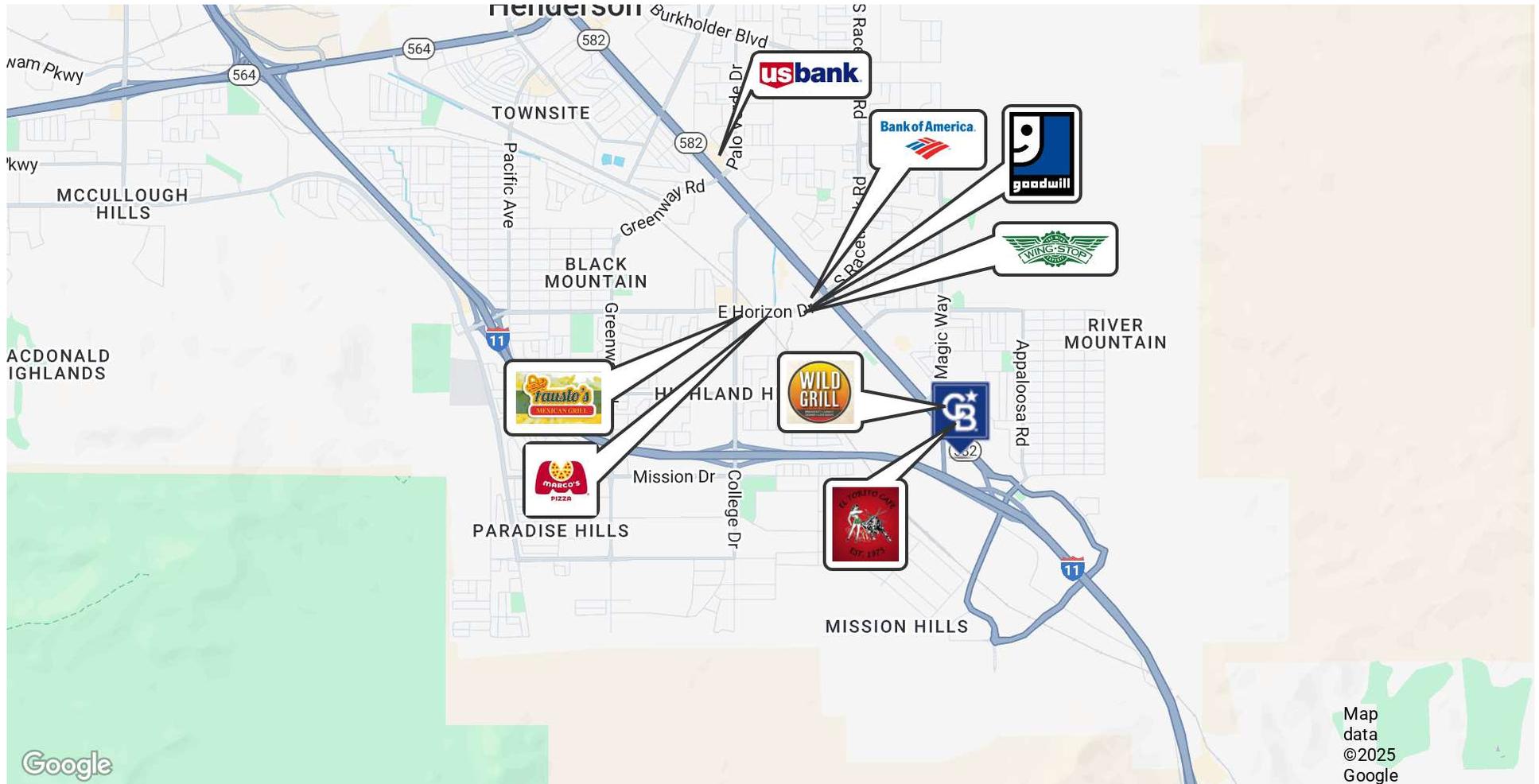


COLDWELL BANKER
COMMERCIAL
PREMIER

SALE

PRIME REDEVELOPMENT SITE - HENDERSON/BOULDER CITY CORRIDOR

2134 S Boulder Hwy Henderson, NV 89002



Ron Opfer
(702) 768-7238
ron.opfer@cbcvegas.com
NV #BS-51236

Taylor Peterson
(725) 400-8080
taylor.peterson@cbcvegas.com
NV #S.0187310

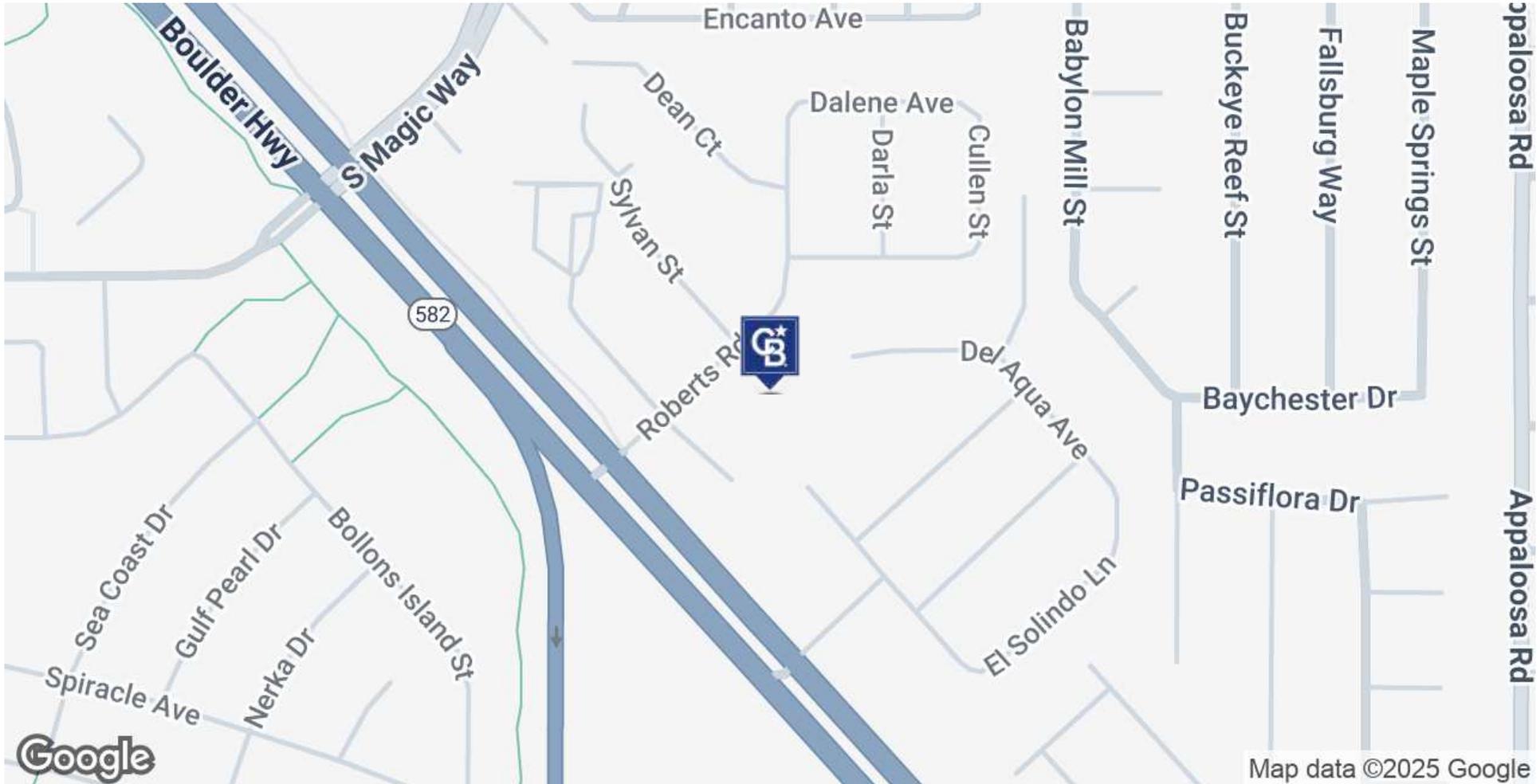


COLDWELL BANKER
COMMERCIAL
PREMIER

SALE

PRIME REDEVELOPMENT SITE - HENDERSON/BOULDER CITY CORRIDOR

2134 S Boulder Hwy Henderson, NV 89002



Ron Opfer
(702) 768-7238
ron.opfer@cbcvegas.com
NV #BS-51236

Taylor Peterson
(725) 400-8080
taylor.peterson@cbcvegas.com
NV #S.0187310



COLDWELL BANKER
COMMERCIAL
PREMIER

SALE

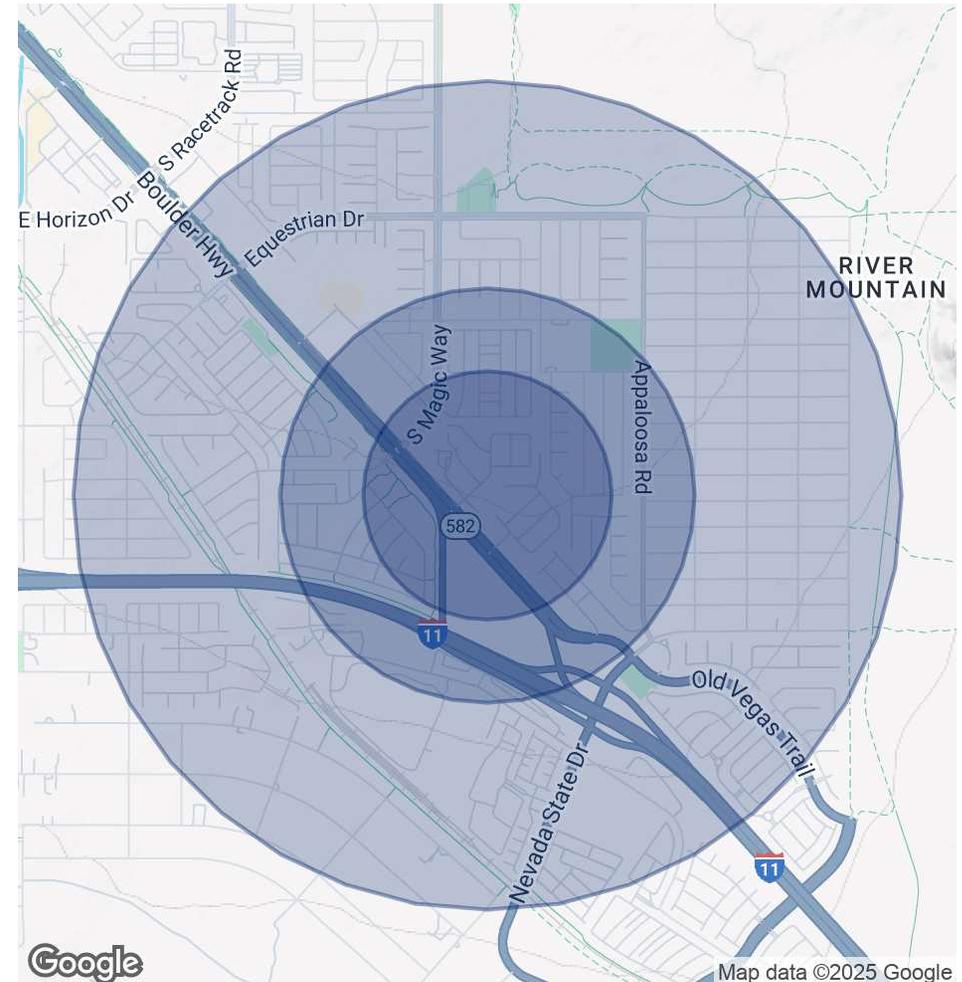
PRIME REDEVELOPMENT SITE - HENDERSON/BOULDER CITY CORRIDOR

2134 S Boulder Hwy Henderson, NV 89002

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,981	4,786	15,325
Average Age	41	40	40
Average Age (Male)	40	40	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	735	1,749	5,599
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$122,644	\$117,094	\$108,955
Average House Value	\$457,065	\$494,488	\$545,702

Demographics data derived from AlphaMap



Ron Opfer
(702) 768-7238
ron.opfer@cbcvegas.com
NV #BS-51236

Taylor Peterson
(725) 400-8080
taylor.peterson@cbcvegas.com
NV #S.0187310

