



Las Vegas Strip

T-Mobile Arena

Allegiant Stadium

SITE

RED ROCK STREET

SOBB AVENUE

FOR SALE

±1.88 Acres of Land

APN: 163-36-301-009 | Southwest Las Vegas

Asking Price: \$680,000.00



Steven D. Haynes

Vice President

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License # NV-BS.0144540

HAYNES LAND ADVISORY

±1.88 Acres of Land

APN: 163-36-301-009 | Southwest Las Vegas



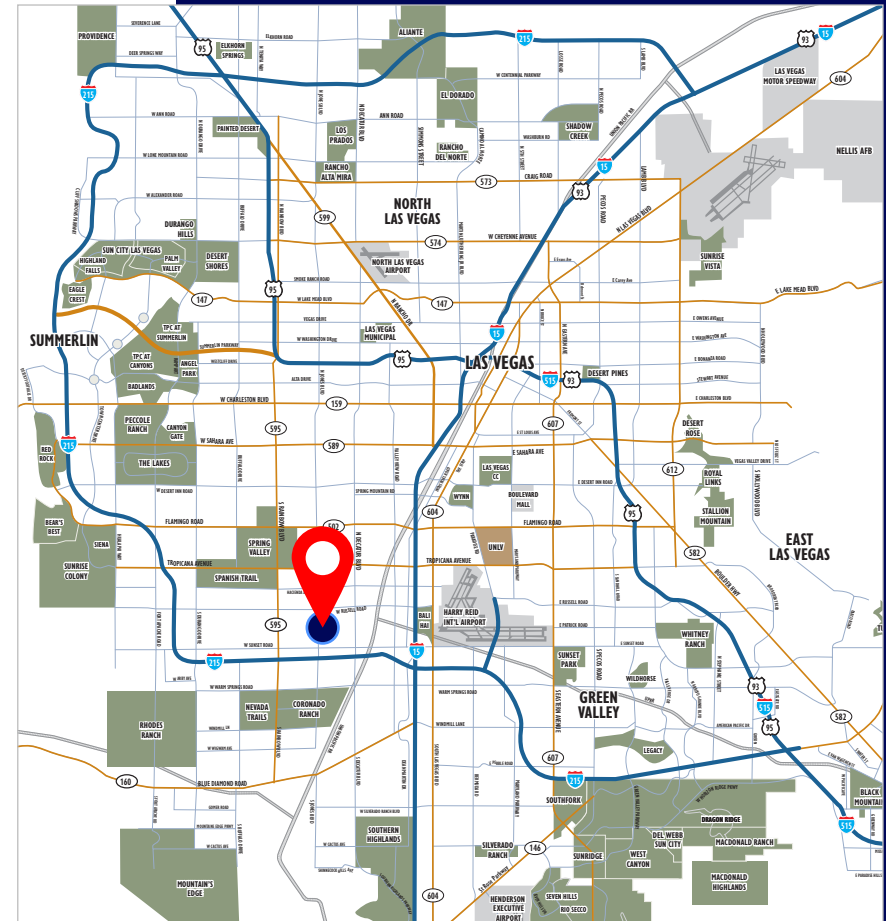
Property Overview

Colliers is pleased to present the opportunity to acquire ±1.88 acres of vacant land located along Sobb Avenue in the Southwest Las Vegas submarket, one of the valley's most active and steadily expanding areas for commercial, residential, and light industrial development.

The parcel is strategically positioned just east of South Jones Boulevard between West Post Road and West Patrick Lane, placing the site within an established yet evolving corridor surrounded by residential neighborhoods, small business users, and neighborhood-serving commercial amenities. The property's size, location, and accessibility create a compelling opportunity for investors, developers, or owner-users seeking a well-located infill development site within the Las Vegas Valley.

Property Highlights


- Prime Southwest Las Vegas Location
- Strong Regional Connectivity
- Proximity to major employment
- Located in an Opportunity Zone
- Immediate access to I-215 via S. Jones Blvd.



 ±1.88 Total Acres

 Rare infill Land opportunity in SW Submarket

 APN(s): 163-36-301-009

 Compelling for investors, developers, or owner-users

\$680,000.00
Asking Price

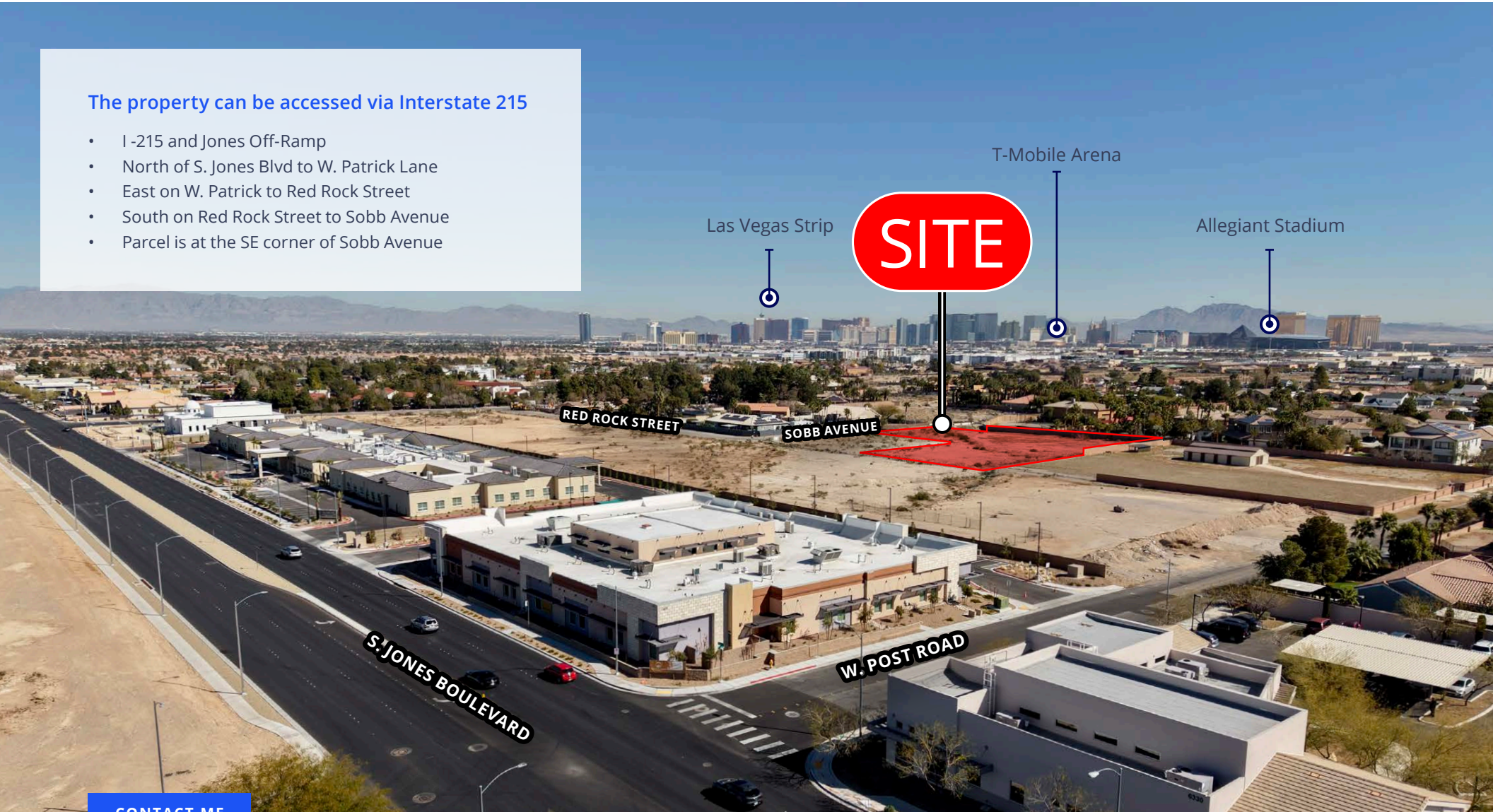


±1.88 Acres

Colliers

The property can be accessed via Interstate 215

- I-215 and Jones Off-Ramp
- North of S. Jones Blvd to W. Patrick Lane
- East on W. Patrick to Red Rock Street
- South on Red Rock Street to Sobb Avenue
- Parcel is at the SE corner of Sobb Avenue



CONTACT ME

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Location & Area Overview

The immediate area is characterized by a blend of low-density residential estates, commercial and neighborhood service uses, reflecting the flexible land use patterns typical of the Southwest Las Vegas submarket.

The property benefits from strong regional connectivity, with convenient access to South Jones Boulevard, South Decatur Boulevard, Interstate 215 (Las Vegas Beltway), and Interstate 15, providing efficient north-south and east-west access throughout the Las Vegas metropolitan area.

In addition, the site is located within a short drive of several major regional destinations, including the Las Vegas Strip, Allegiant Stadium, and Harry Reid International Airport, as well as numerous employment centers throughout the valley. Continued population growth and residential expansion within the Southwest submarket have further strengthened demand for land suitable for residential, service commercial, and small business-oriented development.



\$680,000.00
Asking Price

Utilities *(to be verified by Buyer)*

Water:
12" Line – Patrick Lane stubbed
approximately 300' west of Red Rock

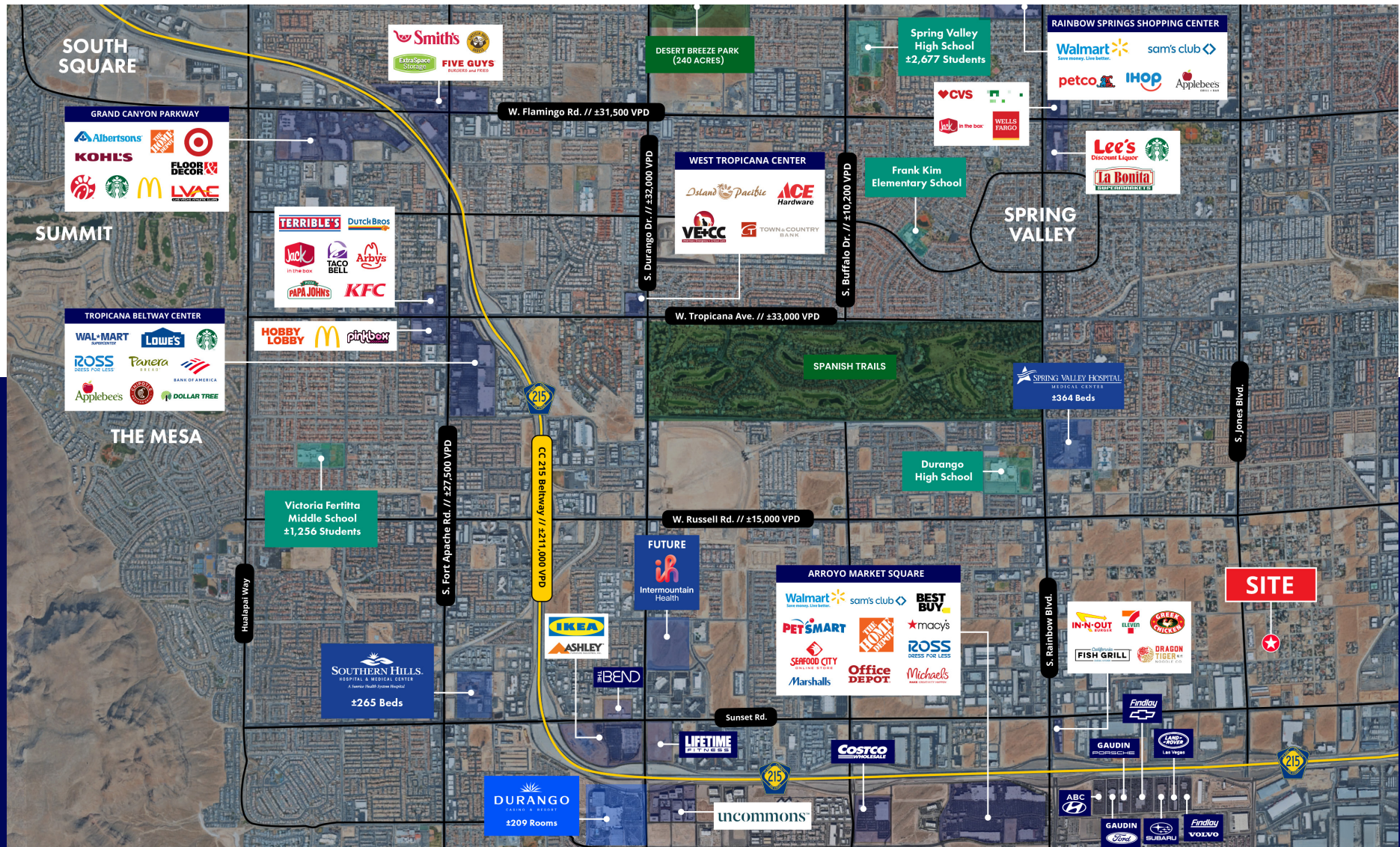
Sewer:
10" Line – Duneville Street
8" Line – W. Post Road

Power:
Available at or
near the site

Location Map



▲ For illustration purposes only. Not to scale.



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

Parcel Map

APN(s): 163-36-301-009



This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
 USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

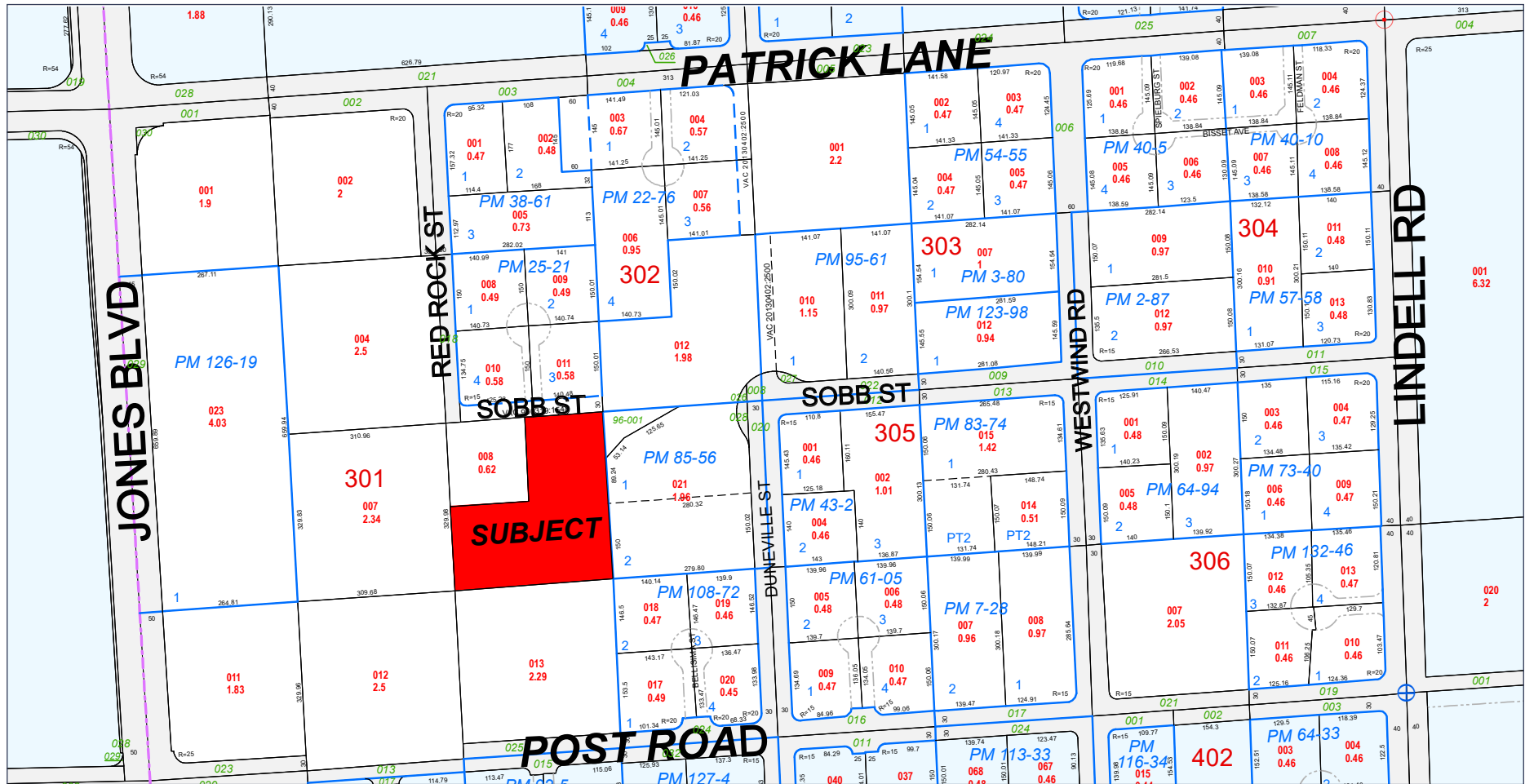
ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

BOOK T21S R60E
SEC. 36
MAP N 2 SW 4
163-36-3

Scale: 1" = 200'
 Rev: 2/24/2026



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ABOUT COLLIERS

\$5.6B Annual revenue

70 Countries we operate in

2B Square feet managed

44,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

[CONTACT ME](#)

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HAYNES LAND ADVISORY



Colliers is a global diversified professional services and investment management company operating through three industry leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.

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