

± 4.32 AC MIXED-USE VACANT LAND



Drone Flight Date: October 3, 2023

\$6,050,000

SALE PRICE

- > APN: 176-19-601-008 & 176-19-601-009
- > Size: ± 4.31
- > Zoning: (R-E) & (H-2)
- > PLU: Corridor Mixed-Use (CM)

± 4.32 AC MIXED-USE VACANT LAND



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 Corridor Mixed-Use (CM)

± 4.32 AC MIXED-USE VACANT LAND - LAS VEGAS, NV



Drone Flight Date: October 3, 2023

Average Annual Daily Traffic:

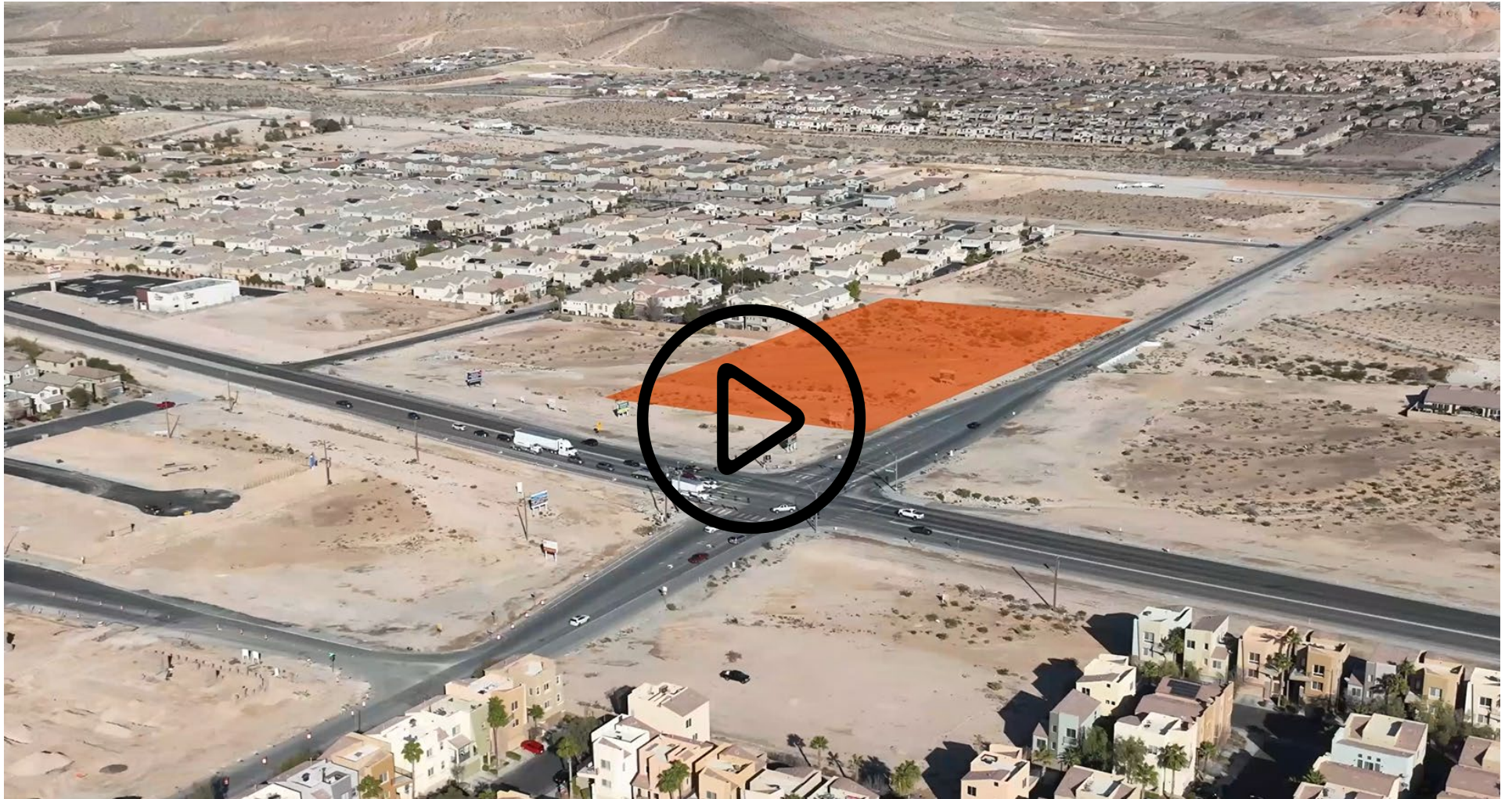
S Fort Apache Rd: 15,300 per day

Blue Diamond Rd: 12,700 per day




HYPER TIME-LAPSE


Click the link to view the video:

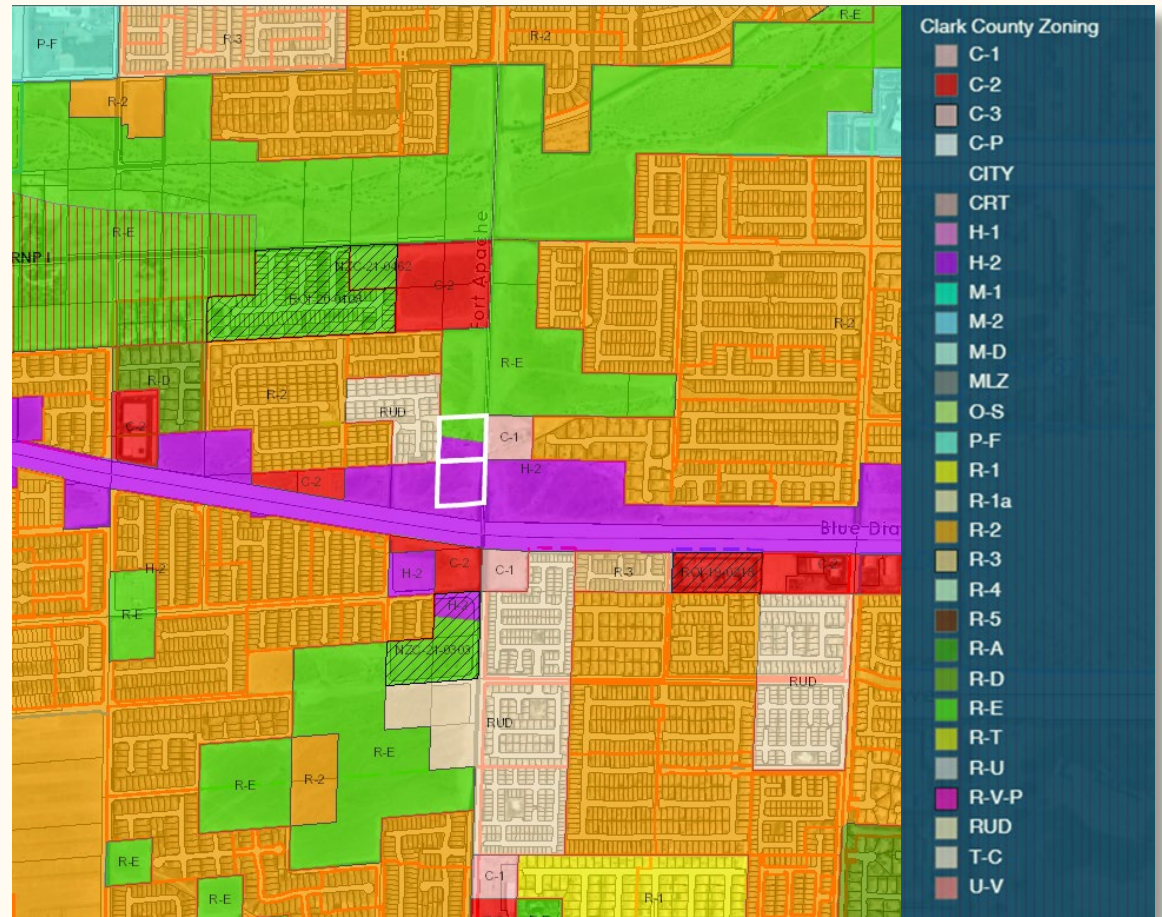
<https://vimeo.com/910934296/803cac00c6?ts=0&share=copy>



DEMOGRAPHICS & ZONING MAP

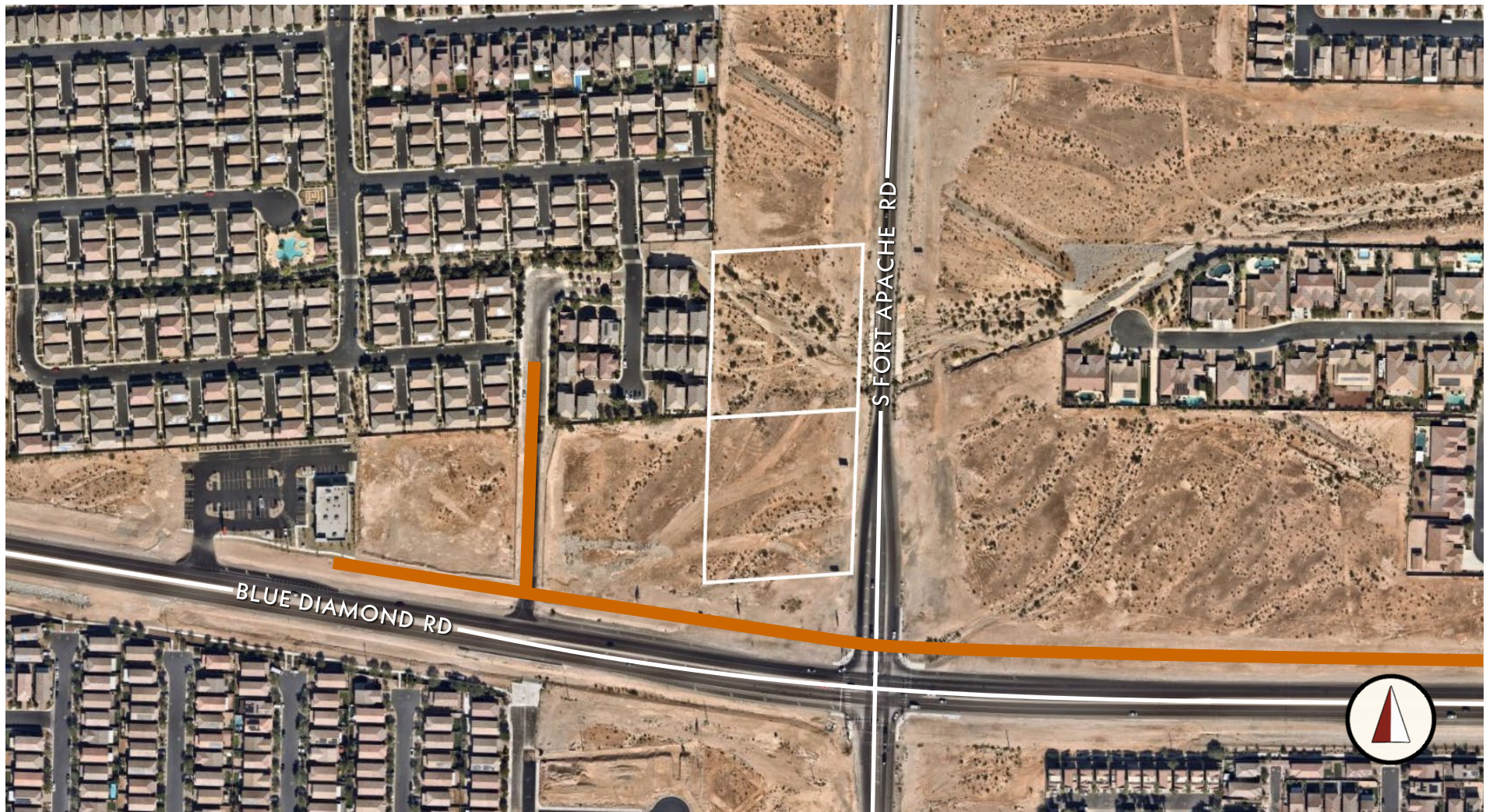
| | 1 Mile | 3 Mile | 5 Mile |
|--|----------|----------|----------|
|  Population | 21,878 | 80,751 | 184,417 |
|  Households | 7,920 | 29,929 | 68,296 |
|  Average Household Income | \$90,501 | \$89,496 | \$90,010 |


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General Highway Frontage District (H-2) – Is established to provide for the establishment of a variety of residential, office, and commercial uses.

SEWER MAP



- > APN: 176-19-601-008 & 176-19-601-009
- > Sewer Line: 

OUR LAND SPECIALISTS

Sunbelt Development & Realty Partners represents several of the largest homebuilders in America.

Our clients include Richmond American Homes, Lennar, Beazer, D.R. Horton, American Homes 4 Rent and Century Communities. As residential land experts with more than 30 years of experience in Las Vegas, we have purchased, sold, or owned more than 25,000 acres valued at more than \$2 billion. Please review these materials and call, text, or email us at any time to discuss your questions.



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