

RAW LAND ON RUSSELL RD

4045 W. Russell Road, Las Vegas, Nevada 89118

AVAILABLE
For Sale | Lease

HACIENDA AVE

VALLEY VIEW BLVD

RUSSELL RD

ARVILLE ST



5960 South Jones Boulevard
Las Vegas, Nevada 89118
T 702.388.1800
F 702.388.1010
www.mdlgroup.com

Jerdin Lindquist
Senior Associate
Lic#: BS.0146806
702.755.1528
jlindquist@mdlgroup.com

Myles Johnson
Advisor
Lic#: BS.1002160
702.600.3307
mjohanson@mdlgroup.com

Kenneth Arevalo
Associate
Lic#: BS.0146340.PLLC
702.773.0881
karevalo@mdlgroup.com



RAW LAND OPPORTUNITY
4045 W. RUSSELL ROAD

+ Parcel ID	162-31-504-027 & 162-31-504-029
+ Zoning	Commercial General (C-G)
+ Land Size	±1.6 AC
+ Cross Streets	Wynn Road & Russell Road
+ Submarket	Southwest
+ Traffic Counts	Valley View Blvd ±21100 VPD Russell Rd ±24,300 VPD

Property Details



CONTACT BROKER

Sale Price



±1.6 AC

Total Acreage



TBD

Lease Rate

Demographics

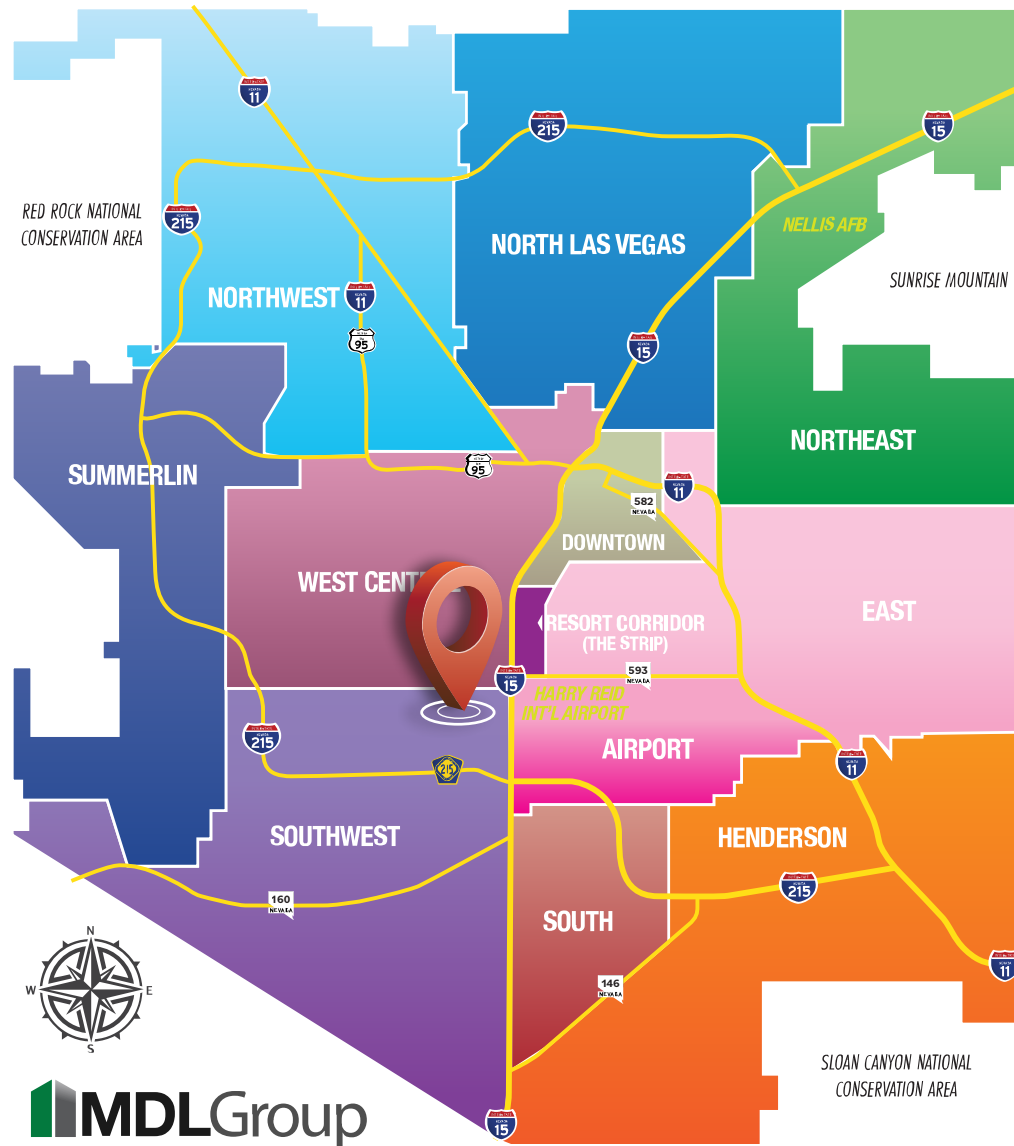
	1 mile	3 miles	5 miles
Population			
2025 Population	±2,158	±90,656	±365,995
Ave. Household Income			
2025 Ave. Household Income	\$120,881	\$84,283	\$94,662

Property Highlights

- ±1.6 AC prime land in the Southwest submarket
- ±0.75 miles to Allegiant Stadium, ±1.3 miles to the I-15 FWY, ±1.6 miles to the I-1215 FWY, and ±4.2 miles to the Harry Reid International Airport
- Utilities-ready, development-ready
- Zoned for Commercial General (C-G)
- Potential uses include professional office suites, retail centers, medical clinics, automotive, and service-oriented businesses

Property Overview

MDL Group is pleased to present 4045 W. Russell Road, a prime ±1.6-acre raw land development opportunity in the booming Southwest Las Vegas submarket. This utilities-ready site offers immediate access to sewer and electricity, significantly reducing horizontal costs. Flanked by established businesses, the parcel's strategic location provides unparalleled proximity to the I-15 freeway and the Las Vegas Strip. Zoned for Commercial General (CG), permitted uses include professional office suites, retail centers, medical clinics, and service-oriented businesses. This shovel-ready site is perfectly positioned to capture the high-density traffic and growth of the surrounding area.



Distance to Landmarks

- I-215 FWY: ±1.6 miles
- I-15 FWY: ±1.3 miles
- Harry Reid International Airport: ±4.2 miles
- The Strip: ±1.15 miles

Nearby Amenities

- Short driving distance to Allegiant Stadium
- Just across the I-15 overpass via Russell Road from the Las Vegas Strip and all its vast retail and dining amenities
- ±2.4 miles from Town Square Las Vegas, a major retail corridor featuring AMC Theaters, Texas de Brazil, Whole Foods Market, Brio Italian Grille, and the Apple Store
- ±3 miles from the Chinatown District, known for a multitude of Asian cuisines and retail plazas



Sale and Lease Details



CONTACT BROKER

Sale Price



±69,696 SF

Available Space



TBD

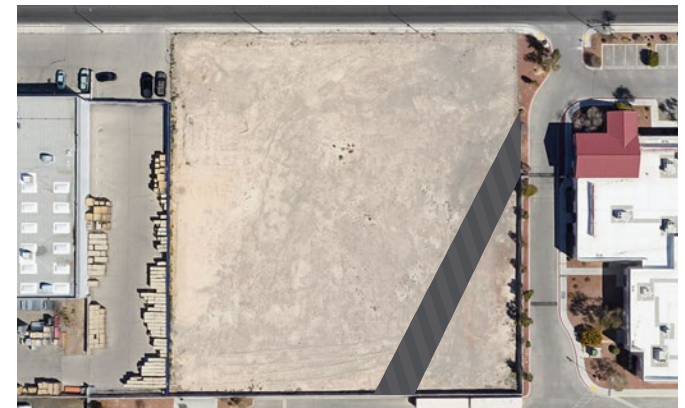
Lease Rate

Suite Details

+ Total SF ±69,696 (equivalent to ±1.6 AC)

+ Availability March 20, 2026

Drawings and plans are not to scale. Any measurements are approximate and are for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy or completeness of any plans or designs.



Clark County Nevada


Synopsis

As of the 2020 census, the population was 2,265,461, with an estimated population of 2,350,611 in 2024. Most of the county population resides in the Las Vegas Census County Divisions across 435 square miles. It is by far the most populous county in Nevada, and the 14th most populous county in the United States. It covers 7% of the state's land area but holds 73% of the state's population, making Nevada one of the most centralized states in the United States.


With jurisdiction over the world-famous Las Vegas Strip and covering an area the size of New Jersey, Clark County is the nation's 14th-largest county. The County is a mix of urban and rural locales that offers the convenience of city living with access to some of the nation's best outdoor recreational areas just a short drive away.

Clark County employs more than 10,000 people over 38 departments. The County has an annual budget of \$11.4 billion, which surpasses that of the state government.

Quick Facts

 **±7,892**
Land Area
(Square Miles)

 **2,265,461**
Population

 **298**
Pop. Density
(Per Square Mile)

Sources: clarkcountynv.gov, data.census.gov, lvgea.org, wikipedia.com

City of Las Vegas



Synopsis

The City has cultivated and championed a variety of important projects for the benefit of the community. Some highlights include downtown's newest property Circa, scheduled to open this year. Circa is downtown's first newly built hotel-casino since the 1980s and includes a 459-foot-tall tower, 777 new rooms, a massive sports book, multiple swimming pools, bars and restaurants.

There has been a \$32 million upgrade to the Fremont Street Experience canopy, and the new Downtown Grand tower is just north of the canopy making the area even more spectacular. The City is looking forward to the grand opening of the new 350,000 SF International Market Expo Center. Another downtown highlight is the new residential development which includes two complexes on Symphony Park and ShareDOWNTOWN in the 18B Las Vegas Arts District.

The City is also bringing new technologies and industry to Las Vegas.

The heart of the Innovation District is the new International Innovation Center @ Vegas. The City of Las Vegas continues to be a hub for innovation and technology with the opening of this 11,000 SF center for established and emerging tech companies developing smart technologies.

Sources: wikipedia.com, data.census.gov

Quick Facts

 ±141.8

Size (Sq. Mi.)

 641,903

Population

 4,526

Pop. Density (Per Sq. Mi.)



Service you deserve. People you trust.



Copyright © MDL Group. All rights reserved.

5960 South Jones Boulevard
Las Vegas, Nevada 89118

T 702.388.1800 | F 702.388.1010
www.mdlgroup.com

Nevada Tax Advantages

NEVADA

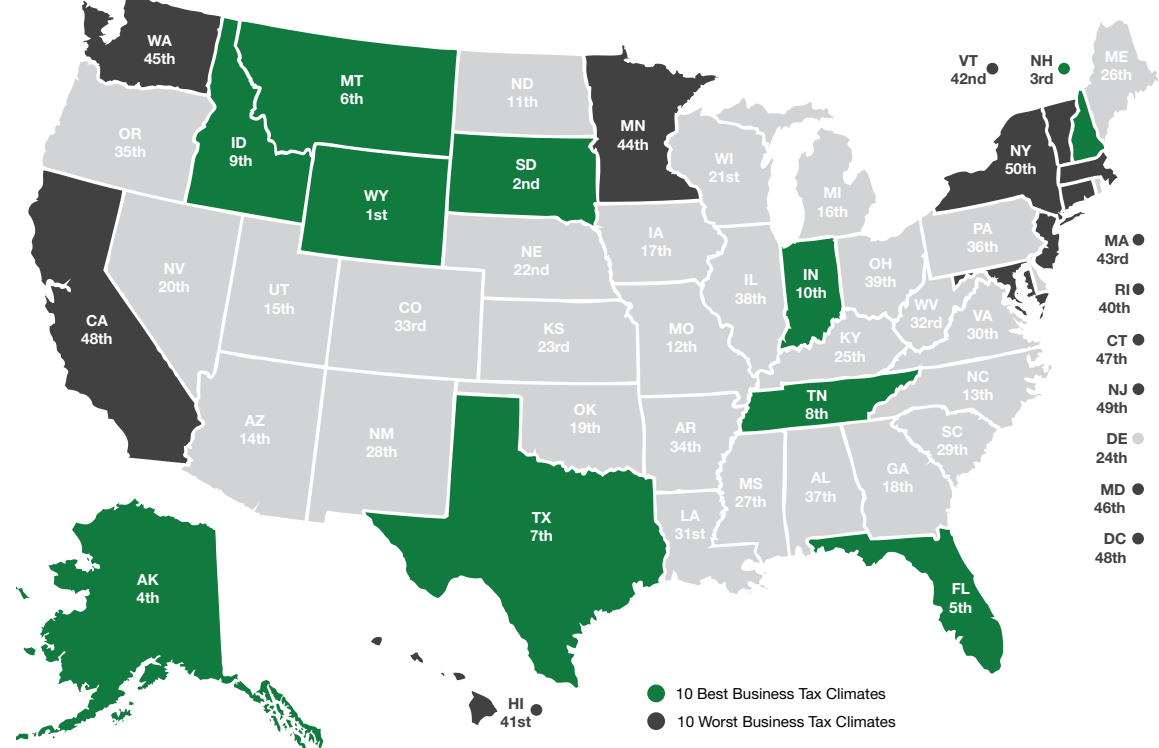
has always been a popular choice for businesses due to various factors such as low-cost startup, regulatory benefits, and competitive utility rates.

The Tax Climate Index ranking California ranks 48th, Arizona 14th, Idaho 9th, Oregon 35th and Utah 15th.

Here are the main tax advantages of this state:

- No income tax
- No tax on pensions
- No tax on social security
- No tax on estate or inheritance
- Low property taxes
- No gross receipts tax
- No franchise tax
- No inventory tax
- No tax on issuance of corporate shares
- No tax on sale or transfer of shares

2025 State Business Tax Climate Index



Nevada Tax System:

Nevada is ranked 20th in the Tax Foundation’s 2025 State Business Tax Climate Index, focusing on corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and property taxes.

Source: Nevada Governor’s Office of Economic Development; www.TaxFoundation.org



Road Transportation

Las Vegas, and surrounding towns are less than one day’s drive over arterial interstate highways to nearly 60 million consumers as well as to the major U.S. deep water seaports serving the Pacific Rim.



Rail Transportation

Major Union Pacific and Southern Pacific rail connections in Las Vegas and Reno also, too, play an essential role in carrying the world’s freight from the Pacific Coast to America’s Heartland and beyond.



Air Transportation

Globally, Harry Reid International Airport in Las Vegas has been a Top 20 airport for more than five years, annually serving more than 40 million and handling more than 189 million pounds of cargo.

Southern Nevada Growth

200,000+

Number of jobs added between 2011 and 2019.

7,500+

Number of new businesses added between 2011 and 2019.

85%

Milestone graduation rate for Clark County school district in 2019.



Education & Workforce Development

Southern Nevada's post-secondary education and training institutions have significantly increased their offerings.

Notably, the **University of Nevada, Las Vegas (UNLV)** doubled its research and development (R&D) performance over the last decade and reached R1 status in 2018, the highest classification for research universities. Additionally, the newly formed UNLV School of Medicine started class in 2017.

Nevada State College (NSC) more than double its degree awards since 2011, with especially strong growth in awards to racial and ethnic minorities, and in health professions that support a key regional target industry.

The College of Southern Nevada (CSN) was named as a Leader College of Distinction by national non-profit network Achieving the Dream in 2019 for its work on improving student outcomes and reducing student achievement gaps.

Innovation Ecosystem

In 2016, Las Vegas established an Innovation District to spur smart-city technology infrastructure and launched the International Innovation Center @ Vegas (IIC@V) incubator to support development of high priority emerging technologies.

The Las Vegas-based Nevada Institute for Autonomous Systems was designated in 2013 as one of six official unmanned aircraft systems (UAS) test sites in the United States, and the UNLV Tech Park has quickly emerged as a hub for regional innovation.

In July 2019, Google broke ground on a \$600 million data center, and in October 2019 Switch announced a partnership with UNLV to support sports science R&D. Switch also expanded its footprint in Southern Nevada to 4.6M SF of data center space.

The Las Vegas Convention and Visitors Authority (LVCVA) partnered with the Boring Company to build a high-speed electric autonomous people mover for the Las Vegas Convention Center.

Source: Las Vegas Global Economic Alliance (LVGEA)