

PADS WITH DRIVE-THRU

LEASE, GROUND LEASE, BTS, RBTS OPPORTUNITY



RHODES RANCH



SITE

DURANGO DR

WINDMILL LN

WIGWAM AVE

BUFFALO DR

D-R HORTON



BLUE DIAMOND RD



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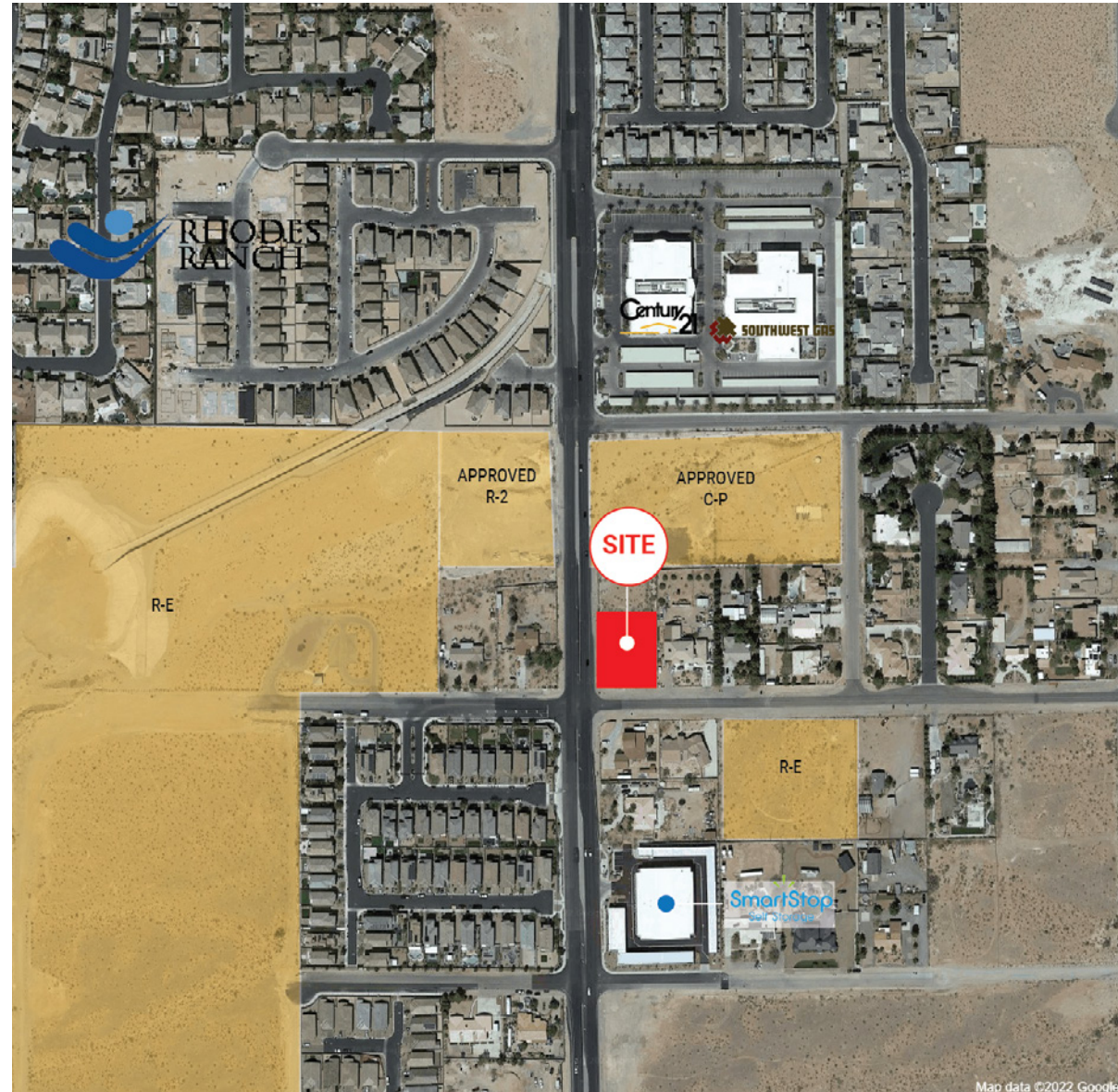
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PROPERTY HIGHLIGHTS

±0.55 Acre Retail Site

- Drive Thru Opportunity
- 1,508 Residential Homes planned or under construction within 1 mile
- Located in high growth SW Las Vegas
- Access to I-215 Beltway via Durango interchange just north of the property
- Serves the masterplanned communities of Rhodes Ranch and Nevada Trails
- Local Business (C-1)
- APN: 176-16-201-041

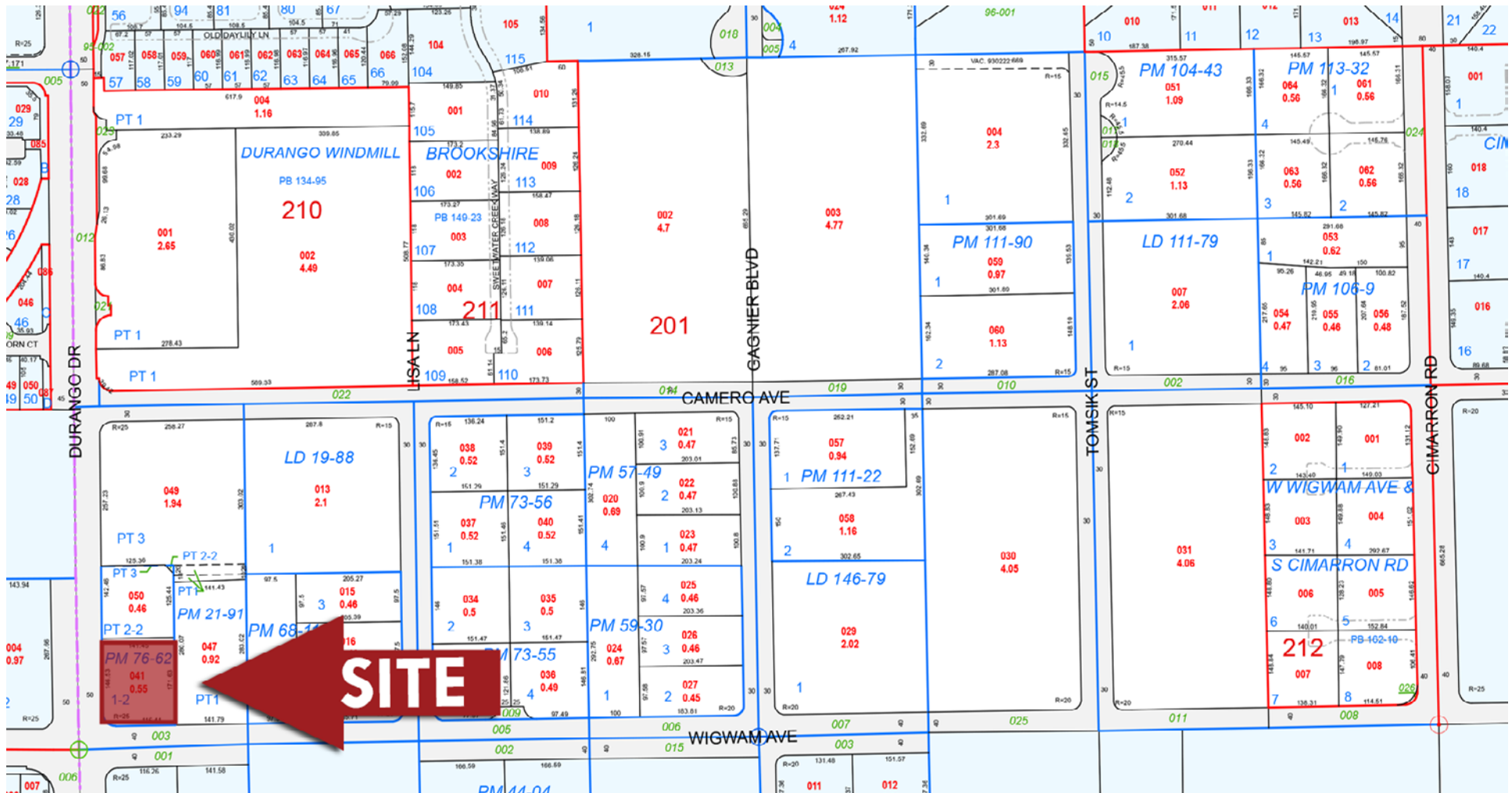


 ±0.5 Acres

 High growth Area

 Fast Growing Population

ASSESSOR'S PARCEL MAP



 **±0.55 AC**
LAND AREA

 **LOCAL BUSINESS (C-1)**
ZONING

 **176-16-201-041**
APN

TRADE AREA AERIAL



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All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate

AREA DEMOGRAPHICS



POPULATION

1 Mile	15,789	\$115,383
3 Miles	121,192	\$117,098
5 Miles	247,345	\$117,043



AVERAGE HHI

DAYTIME POPULATION



1 Mile	1,157
3 Miles	22,957
5 Miles	67,713



TRAFFIC COUNTS

Durango Dr - 33,500 VPD

Sources:
SitesUSA 2023
TRINA, NV DOT 2022

