

# LAND FOR SALE

## Build To Suit or Ground Lease



**11925 S LAS VEGAS BLVD**  
Las Vegas NV, 89183

### 0.92 ACRES FOR SALE

**Devon Sansone**  
(702) 321-1927  
Devon@SansoneInvestments.com



**Ben Atias**  
(725)600-1064  
Ben@SansoneInvestments.com



## Property Details

**ACRES: 0.92 Acres**

**Zoned: CG (Commercial General)**

**SALE PRICE: Contact Broker**

**Ground Lease  
or  
Build To Suit**

## Property Highlights

- 40,075 SF of land
- 0.92 Acres Off Las Vegas Blvd
- 3,500 SF Existing Retail
- Drive-Thru Capable
- Ground Lease or Build To Suit
- Great Opportunity to Operate a Business on Las Vegas Blvd or Redevelop for Gas Station, Convenience Store, Retail, Office, Multifamily, Outdoor Storage, and More!
- All Architectural Plans and Reports Included
- High Traffic Counts on Las Vegas Blvd
- 105 Feet Frontage on Las Vegas Blvd
- APN: 191-05-801-008

**Devon Sansone**

(702) 321-1927

[Devon@SansoneInvestments.com](mailto:Devon@SansoneInvestments.com)

**Ben Atias**

(725) 600-1064

[Ben@SansoneInvestments.com](mailto:Ben@SansoneInvestments.com)

# Site

C-STORE  
GAS STATION  
RETAIL

Retail Proposed

For Guidance  
Contact Broker



**Devon Sansone**

(702) 321-1927

[Devon@SansonInvestments.com](mailto:Devon@SansonInvestments.com)

**Ben Atias**

(725) 600-1064

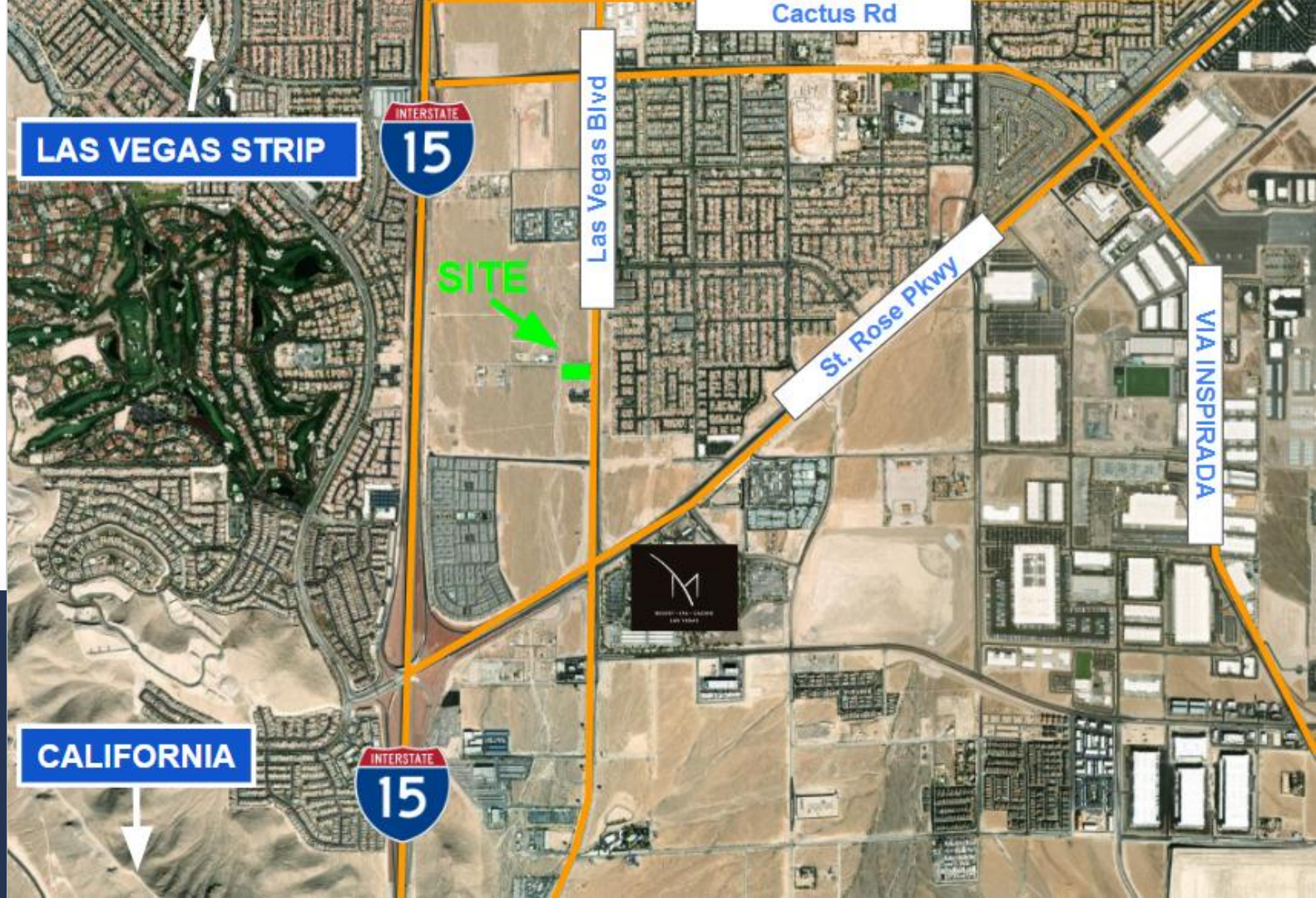
[Ben@SansonInvestments.com](mailto:Ben@SansonInvestments.com)



# Aerial

10 Miles or 15 Minutes  
To Las Vegas Strip

Great Access to I-15  
Freeway



**Devon Sansone**

(702) 321-1927  
Devon@SansoneInvestments.com

**Ben Atias**

(725) 600 -1064  
Ben@SansoneInvestments.com

SOUTHERN NEVADA

# DEVELOPMENT PIPELINE

# \$27 B+

## DEMOGRAPHICS

| POPULATION      | 2-mile | 5-mile  | 10-mile |
|-----------------|--------|---------|---------|
| 2024 Population | 39,013 | 234,104 | 682,939 |

| HOUSEHOLDS      | 2-mile | 5-mile | 10-mile |
|-----------------|--------|--------|---------|
| 2024 Households | 13,755 | 90,152 | 682,939 |

| INCOME       | 2-mile    | 5-mile    | 10-mile   |
|--------------|-----------|-----------|-----------|
| 2024 Average | \$122,944 | \$111,420 | \$100,807 |

Household Income

**Devon Sansone**

(702) 321-1927

Devon@SansoneInvestments.com

**Ben Atias**

(725) 600-1064

Ben@SansoneInvestments.com



## Property Overview

11925 Las Vegas Blvd, Las Vegas, NV 89183

Rare opportunity to control nearly one acre along the iconic Las Vegas Boulevard. This 0.92-acre site features 105 feet of high-visibility frontage and multiple development options including land sale, ground lease, or build-to-suit.

## Zoning:

CG (COMMERCIAL GENERAL) | Planned

Land Use: Entertainment Mixed-Use (EM)

Access: Direct from Las Vegas Blvd & Jonathan Drive; quick connections to I-15 via St. Rose Parkway or Cactus Avenue

Nearby: M Resort Casino, master-planned communities, South Las Vegas growth corridor.

## Highlights:

Prime Las Vegas Blvd visibility and frontage

Flexible ownership or ground lease options

Ideal for retail, office, or mixed-use redevelopment

Positioned in a high-traffic, rapidly growing area.



**Devon Sansone**

(702) 321-1927  
Devon@SansoneInvestments.com

**Ben Atias**

(725) 600 -1064  
Ben@SansoneInvestments.com

**Contact us for more information on commercial spaces or  
development in the Vegas Valley.**

**Devon Sansone**

**(702) 321-1927**

**[Devon@SansoneInvestments.com](mailto:Devon@SansoneInvestments.com)**

**Ben Atias**

**(725) 600-1064**

**[Ben@SansoneInvestments.com](mailto:Ben@SansoneInvestments.com)**

