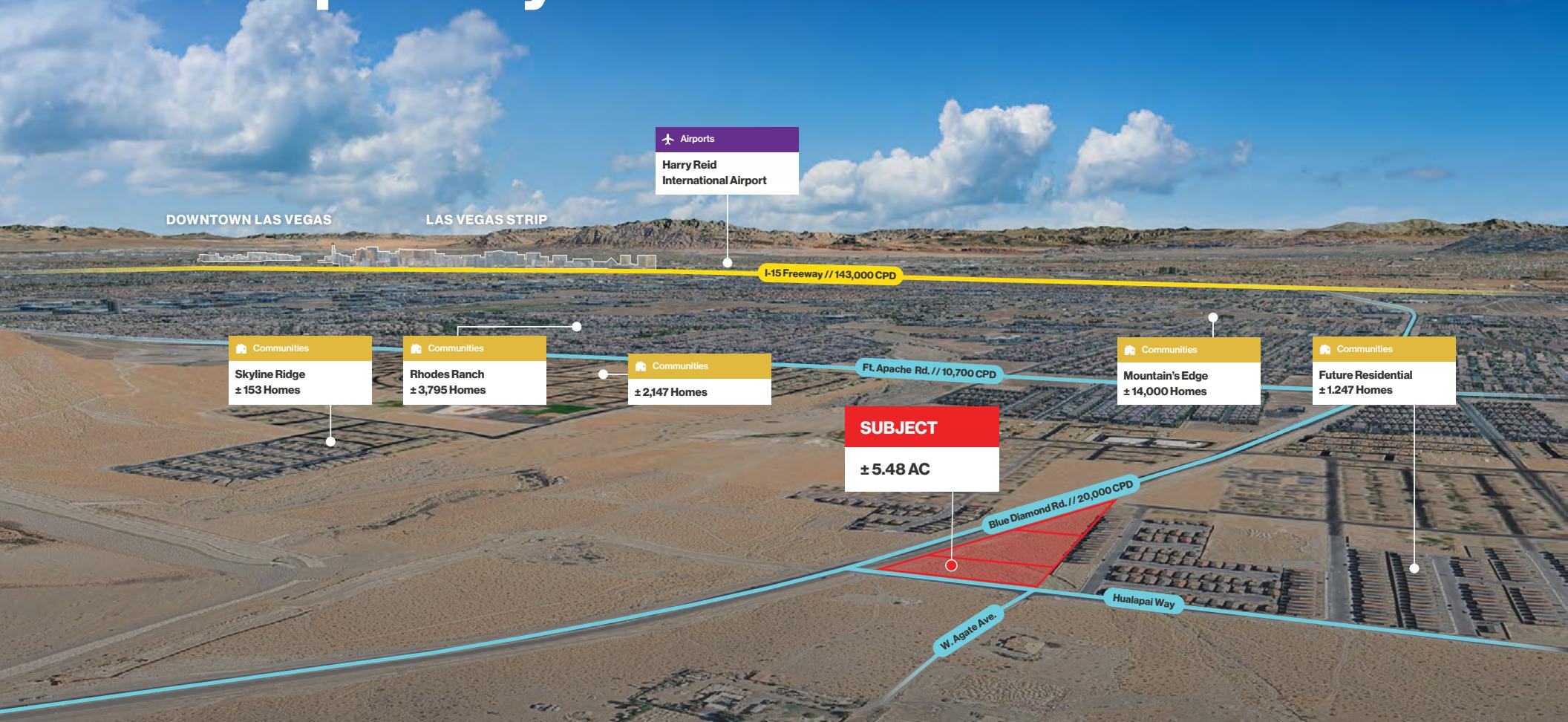


For Sale

± 5.48 AC SEC Blue Diamond Rd. & Hualapai Way



SEC Blue Diamond Rd. &
Hualapai Way
Las Vegas, NV 89178

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Listing Snapshot



\$5.5MM
Offering Price



±5.48 AC
Acreage



**176-19-101-011,
012, and 013**
APN(s)



**General Highway
Frontage (H-2)**
Zoning

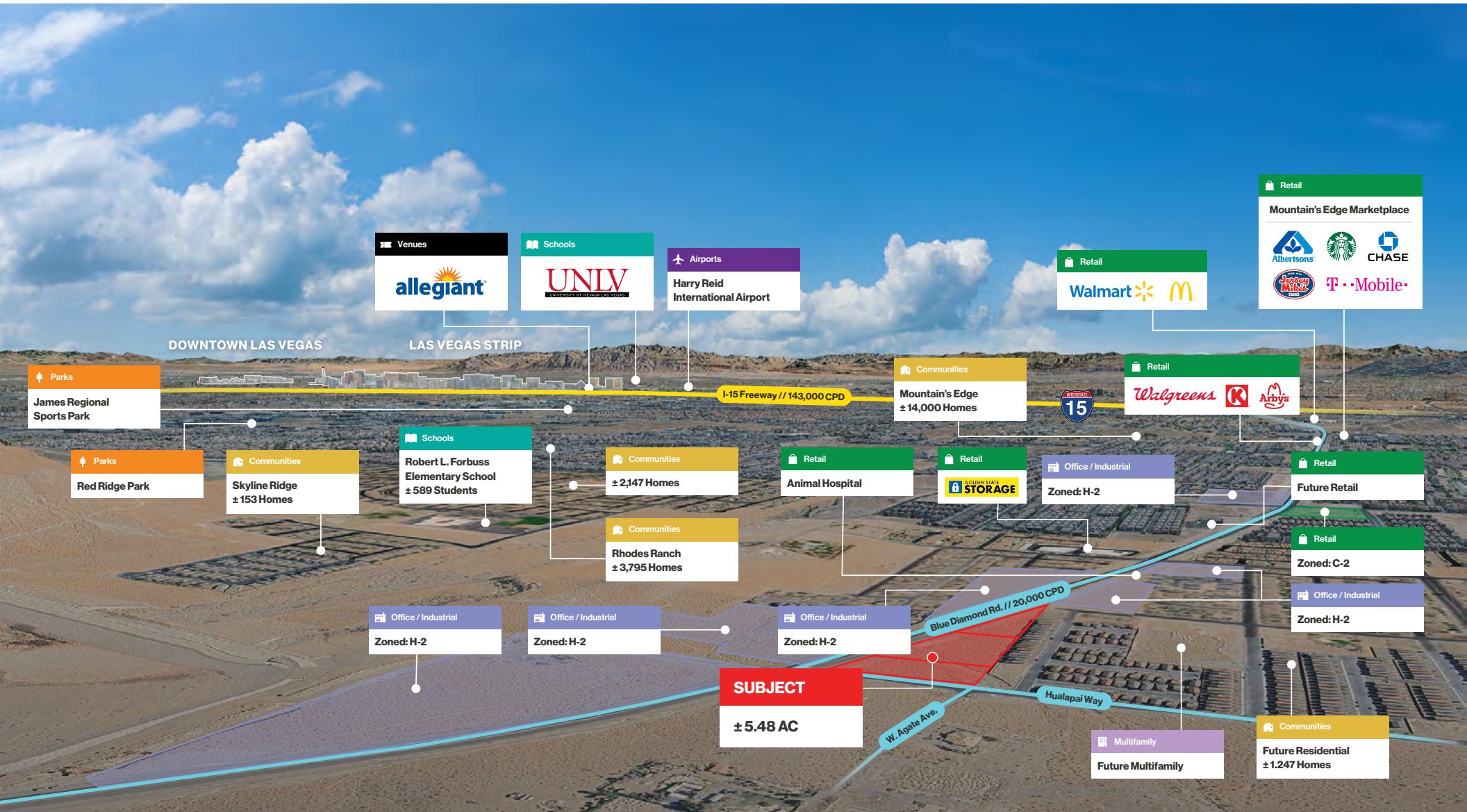
Property Highlights

- ± 5.48 AC site at the SEC of Blue Diamond Rd. and S. Hualapai Way
- ± 1,260 feet of frontage on Blue Diamond Rd., a major thoroughfare
- High-growth residential corridor with ± 4,095 homes planned or under construction within a one-mile radius
- Underserved retail corridor
- Zoned: General Highway Frontage (H-2); Planned Land Use: Neighborhood Commercial (NC)
- 9 miles from Spring Mountain Ranch State Park and 12 miles from the Red Rock Canyon National Conservation Area.
- Tavern and C-Store entitlements achieved

Demographics

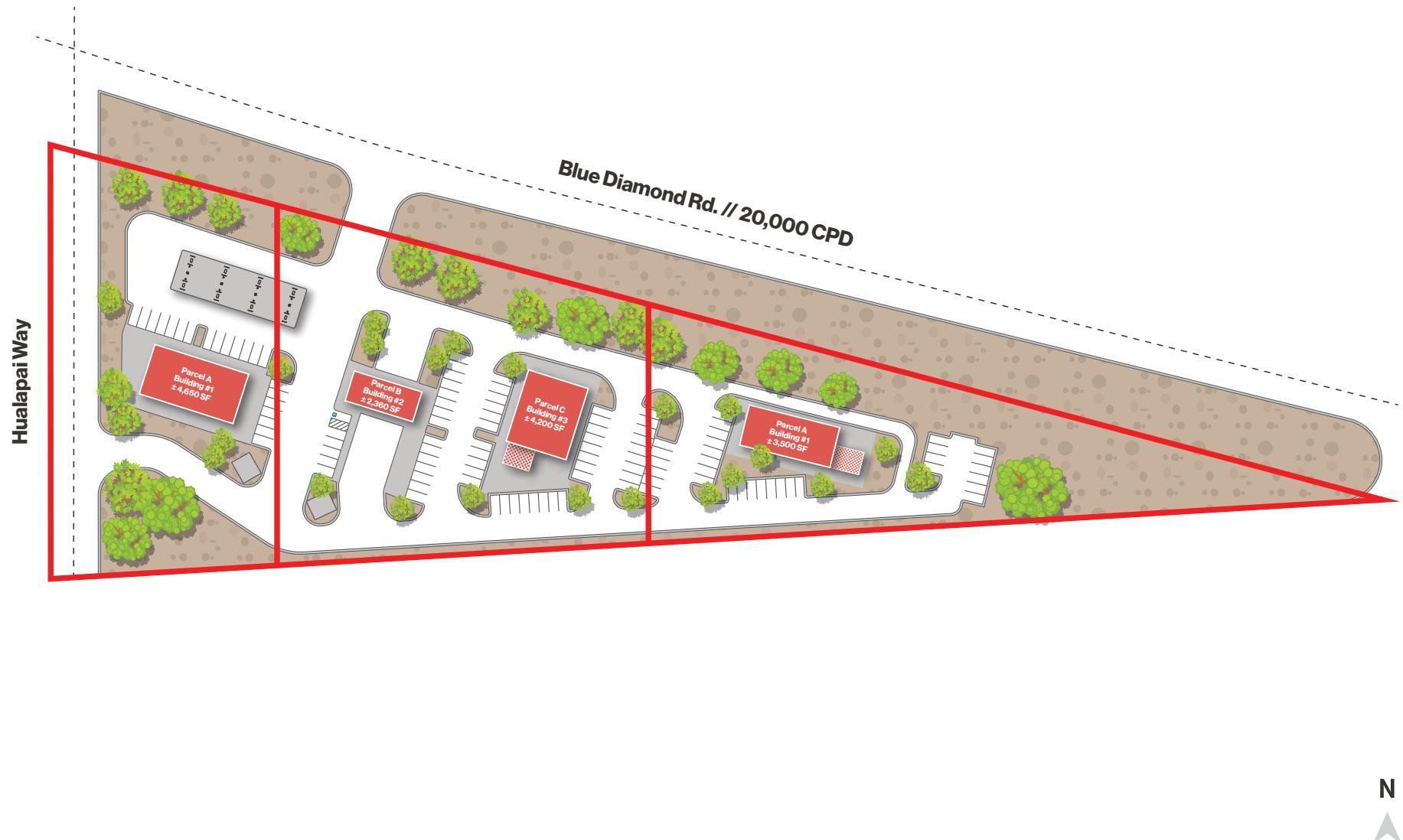
	1-mile	3-mile	5-mile
2024 Population	8,256	71,924	180,216
2024 Average Household Income	\$166,108	\$128,112	\$123,967
2024 Total Households	2,943	25,230	64,986





Potential Site Plan

 Subject



N
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For inquiries please
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