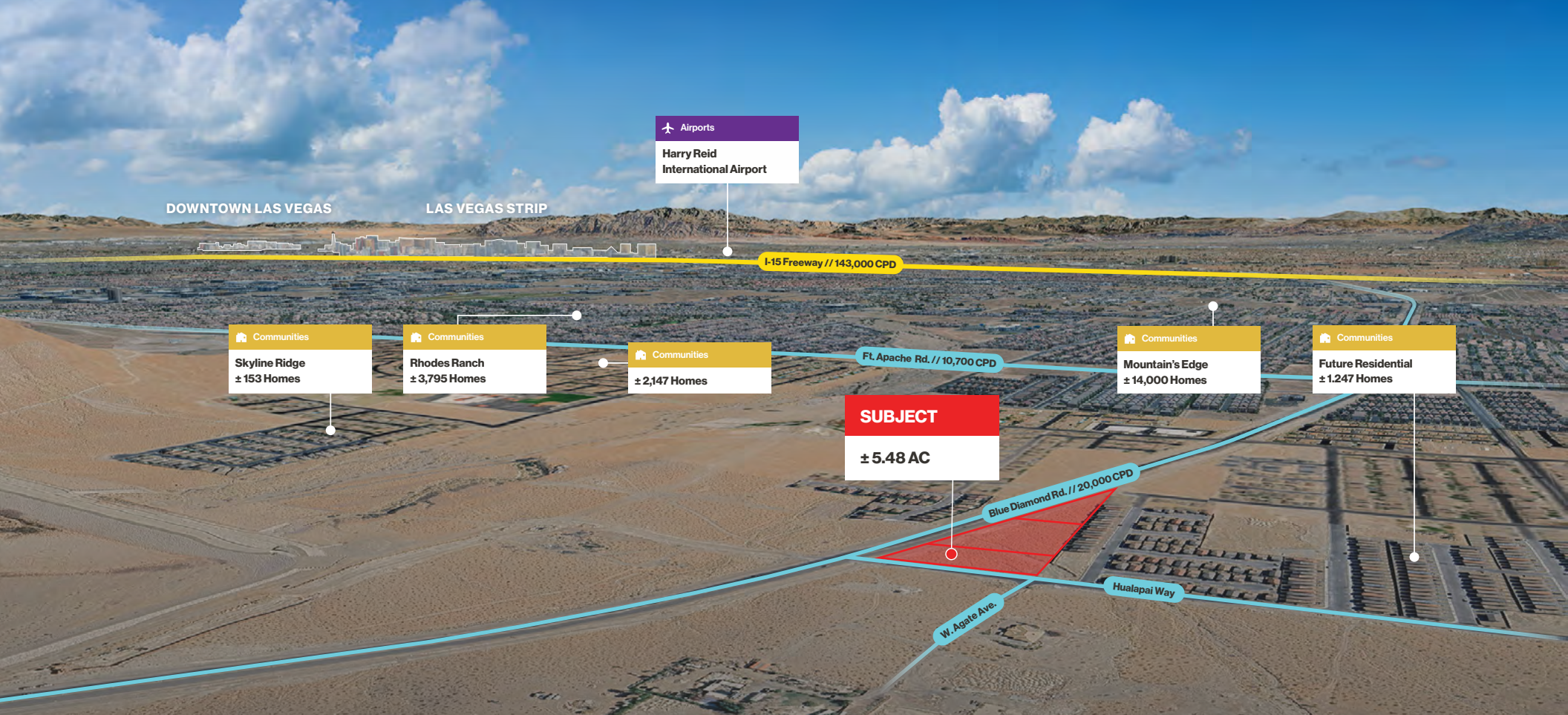


For Sale

# ± 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

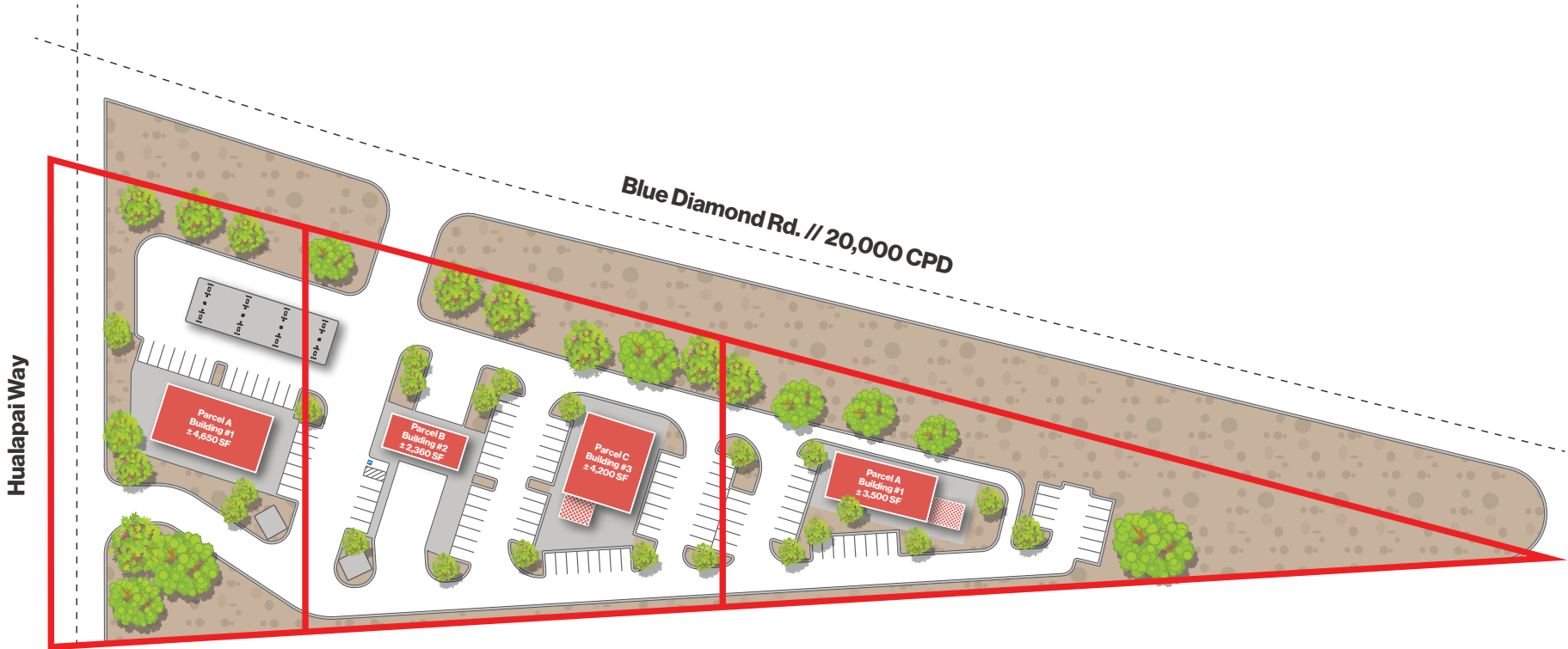
Demographics

	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









# LOGIC Commercial Real Estate

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For inquiries please  
reach out to our team.

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