

**Price:**

**\$350,000**

**Address:** 2894 Equador Ave.  
North Las Vegas, NV 89030

**APN:** 139-12-404-004

**Lot Size:** ±0.99 Acres

**Zoning:** Single Family Low Density  
(R-1)

**Planned Land Use:** Incorporated Clark County  
(CITY) - Density: Null

This parcel (APN 139-12-404-004) is located within Clark County's North Las Vegas jurisdiction and sits in an area experiencing steady regional growth driven by rising population, expanding commercial activity, and increasing development interest across the valley.

Its position within this active urbanizing corridor makes it well-situated for future development opportunities that align with the broader evolution of the Las Vegas real estate landscape.

## Property Overview

For Sale  
±0.99 Acres at Equador Ave.

North Las Vegas, NV 89030



### Area Description:

The broader surroundings of this parcel reflect a transitional edge within the Las Vegas Valley, where developing urban areas meet remaining open tracts of land that have yet to be released for private development due to substantial federal land holdings. These limitations contribute to noticeable expanses of undeveloped landscape, reinforcing a sense of visual openness and separation from denser commercial corridors. Positioned within an expanding metropolitan area experiencing continued residential and commercial growth, the parcel offers a promising opportunity for flexible land-use, residential, or recreational development that benefits from both regional accessibility and an open setting.

### Location and Accessibility:

- **Geographic Context:** Located along the transitional edges of the Las Vegas Valley, this parcel is situated in an area where ongoing urban growth meets significant stretches of undeveloped land—much of which remains unavailable for private development due to continued federal land controls throughout the region. This landscape pattern results in wider visual openness and lower surrounding density compared to the city's established core, reinforcing a sense of space, privacy, and separation. Such conditions support opportunities for custom residential development, estate-style homes, or other lifestyle-oriented land uses that benefit from larger lot configurations and the more relaxed development character typical of outer-valley areas.
- **Connectivity:** Despite its more spacious setting, the parcel remains functionally connected to the broader Las Vegas metropolitan area, benefiting from practical driving access to major employment centers, Downtown Las Vegas, and regional amenities served by the area's expanding transportation network. The surrounding openness provides a sense of retreat while still offering proximity to essential services, striking a balance attractive to property owners seeking both convenience and separation from the valley's busier, denser commercial corridors.

### Demand and Activity:

This parcel appeals to buyers seeking added space, privacy, and a more open setting shaped by limited developable land and the presence of federal holdings that preserve broad undeveloped areas. Demand in this part of the valley is driven by lifestyle-oriented preferences that support flexible land-use options.

### Transportation Links:

- **Highways:** Access to major roads serving the Las Vegas Valley, including connections to I-15, US-95, and US-93.
- **Airport Proximity:** Within driving distance of Harry Reid International Airport.
- **Access to Key Hubs:** Convenient routes to Downtown Las Vegas and the Strip, supporting both local and visitor traffic.

**AVISON  
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# Demographics

# For Sale ±0.99 Acres at Equador Ave.

North Las Vegas, NV 89030

## Population

|                                      | 1 Mile | 3 Mile  | 5 Mile  |
|--------------------------------------|--------|---------|---------|
| 2025 Estimated Population            | 20,626 | 166,234 | 471,967 |
| 2030 Projected Population            | 19,986 | 164,857 | 486,585 |
| Projected Annual Growth 2025 to 2030 | -0.6%  | -0.2%   | 0.6%    |
| 2025 Estimated Households            | 5,893  | 50,062  | 154,019 |
| 2030 Projected Households            | 5,788  | 50,401  | 161,032 |
| Projected Annual Growth 2025 to 2030 | -0.4%  | 0.1%    | 0.9%    |
| 2025 Est. Median Age                 | 29.7   | 30.7    | 32.5    |

## Household Income

|                                    |          |          |          |
|------------------------------------|----------|----------|----------|
| 2025 Est. Average Household Income | \$64,751 | \$72,909 | \$80,465 |
| 2025 Est. Median Household Income  | \$55,112 | \$59,519 | \$64,247 |

## Education

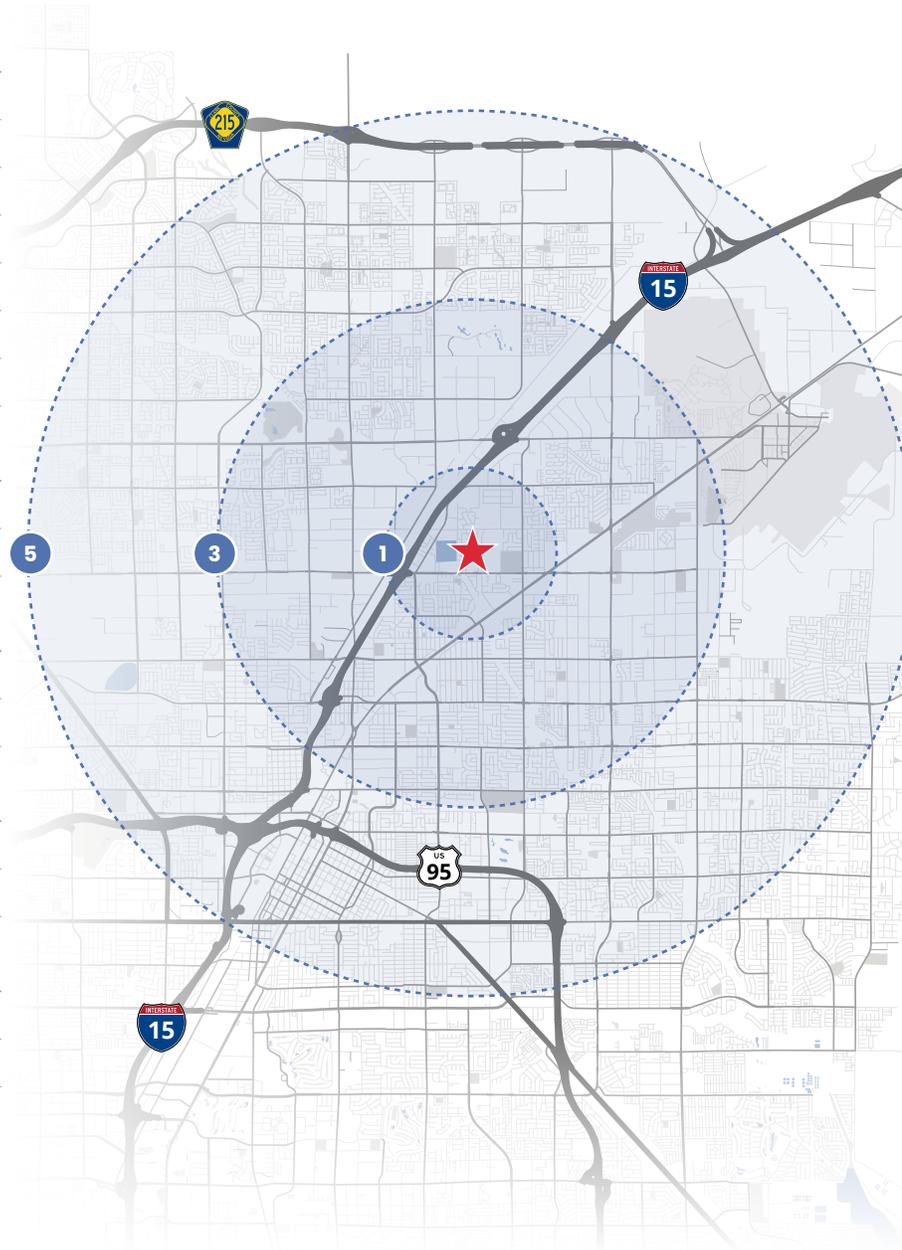
|                                |       |       |       |
|--------------------------------|-------|-------|-------|
| 2025 Est. Some College         | 17.0% | 19.7% | 21.5% |
| 2025 Est. Bachelor Degree Only | 5.1%  | 7.9%  | 10.0% |

## Workforce

|                           |       |       |       |
|---------------------------|-------|-------|-------|
| 2025 White Collar Workers | 31.4% | 38.4% | 43.8% |
| 2025 Blue Collar Workers  | 68.6% | 61.6% | 56.2% |

## Housing

|                           |       |       |       |
|---------------------------|-------|-------|-------|
| 2025 Est. Owner-Occupied  | 36.8% | 41.8% | 44.5% |
| 2025 Est. Renter-Occupied | 63.2% | 58.2% | 55.5% |



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