

# Land For Sale

±6.46 acres

Future development site

Zoning (CO) Office Commercial  
and Land Use Plan of  
(NC) Neighborhood Commercial

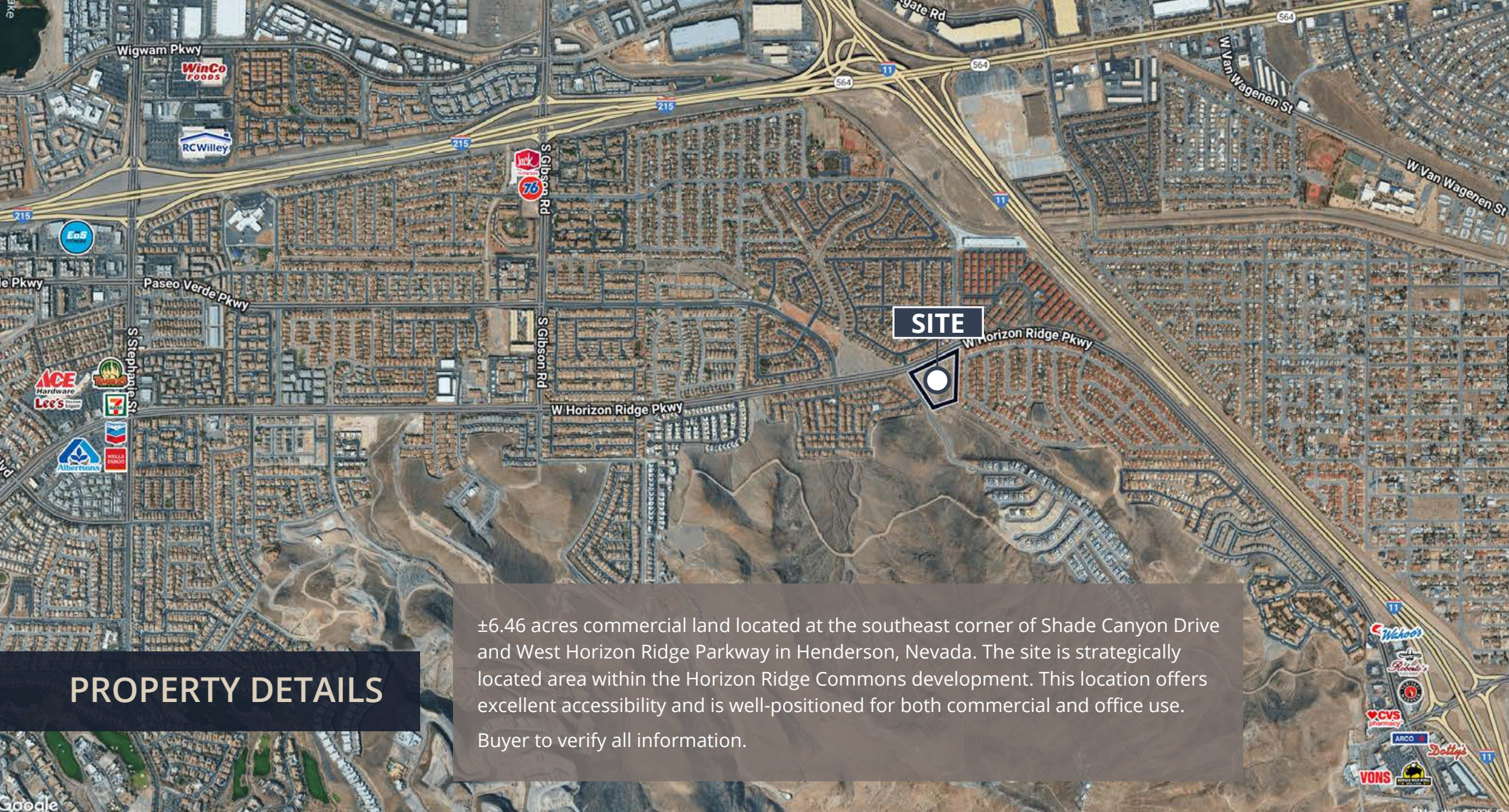
Horizon Ridge Pkwy  
& Shaded Canyon Dr  
Henderson, NV 89012

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## PROPERTY DETAILS

±6.46 acres commercial land located at the southeast corner of Shade Canyon Drive and West Horizon Ridge Parkway in Henderson, Nevada. The site is strategically located area within the Horizon Ridge Commons development. This location offers excellent accessibility and is well-positioned for both commercial and office use. Buyer to verify all information.

LOCATION:	W. Horizon Ridge Pkwy & Shaded Canyon Dr. Henderson, NV 89012
PROPERTY TYPE:	Land
PROPERTY SUBTYPE:	Commercial
AREA:	±6.46 acres
NUMBER OF PARCELS:	1
APN/PARCEL ID NO:	178-23-610-011
ZONING:	Commercial Office (CO)
PROPOSED USE:	Office
SALE TYPE:	Investment

**LIST PRICE**  
**\$4,835,000**



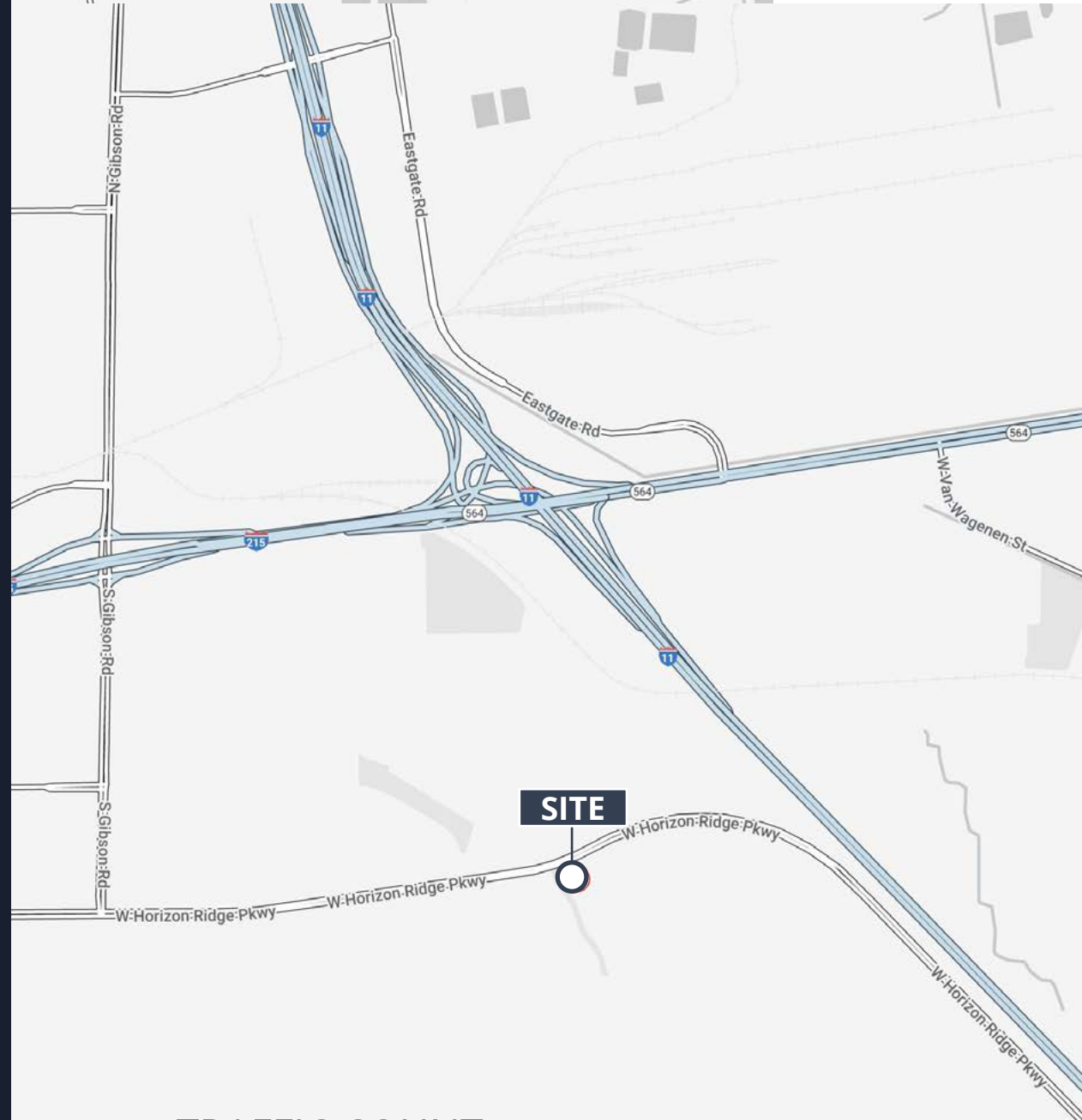
## LOCATION

The site is conveniently situated just south of the crossroads of two major corridors, I-215 & I-11, in Henderson, providing quick access to the broader Las Vegas Valley, including Harry Reid International Airport and the Las Vegas Strip.

Horizon Ridge Parkway itself is a key east-west arterial road, facilitating smooth traffic flow and visibility for businesses. The neighborhood features a mix of upscale residential developments, medical and professional offices, and retail centers.

## DEMOGRAPHICS

2025	1 mi	3 mi
Population (est)	12,911	92,395
Households	5,179	36,765
Projected Households (2029)	5,417	38,323
Household income (avg)	\$147,254	\$126,424
Total housing units	5,493	39,058
Owner occupied housing units	59.7%	52.3%
Renter occupied housing units	34.5%	41.9%
Median home value	\$488,6210	\$497,223



## TRAFFIC COUNT



approx. 12,700 cars per day on W Horizon Ridge Pkwy and 890 ft east of Gibson Rd

**For more  
information,  
please contact**



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