

RARE 2.28-ACRE RESIDENTIAL ESTATE & DEVELOPMENT OPPORTUNITY

2050 S TOMSIK ST.

LAS VEGAS, NV 89117

Las Vegas Strip

7.9 MILES

S Cimarron Rd

W El Parque Ave

O'Bannon Drive

PARCEL 2:
45,353 SQ. FT. (1.04 ACRES)

PARCEL 1:
54,867 SQ. FT. (1.24 ACRES)

Asking Price: \$2,300,000

CONTACT FOR MORE INFO:

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KELLER WILLIAMS.
COMMERCIAL
LAS VEGAS

2050 S TOMSIK ST.

LAS VEGAS, NV 89117

Investment Summary

A rare opportunity to acquire approximately 2.28 acres in Las Vegas, ideally situated midway between Downtown Summerlin and the Las Vegas Strip along the West Sahara corridor. Consisting of two contiguous R-E (Rural Estates Residential) zoned parcels totaling approximately 99,316 square feet, the property offers a combination of scale, privacy, and central accessibility that is increasingly difficult to find within the Las Vegas Valley.

Located near Summerlin and surrounded by established residential neighborhoods, custom homes, and master-planned communities, the property benefits from a highly desirable infill location. The site is approximately 15 minutes from the Las Vegas Strip and provides convenient access to shopping, dining, employment centers, and amenities throughout the valley.

One of the two parcels includes an existing 1,778-square-foot residence built in 1978, providing additional flexibility for a future owner. With more than two acres of contiguous land, the property offers an exceptional setting for a private estate or custom home project.

Opportunities to acquire acreage of this size along the West Sahara corridor are increasingly rare, making this a distinctive offering for an owner-user, custom home builder, developer, or investor seeking a substantial residential property in a well-established part of the valley.

PARCEL 1	
APN:	16304307001
Lot Size:	54,867 sq. ft. (1.24 acres)
Zoning:	R-E (Rural Estates Residential)
PARCEL 2	
APN:	16304307002
Existing Residence:	1,778 sq. ft.
Year Built:	1978
Lot Size:	45,353 sq. ft. (1.04 acres)
Zoning:	R-E (Rural Estates Residential)
Combined Site Area: Approximately 99,316 sq. ft. (2.28 acres)	

Asking Price: \$2,300,000



LAS VEGAS, NV 89117

- **Detached RV garage**
- **Large workshop or hobby building**
- **Guest house or casita (subject to local regulations)**
- **Sports court**
- **Outdoor entertainment areas**
- **Extensive landscaping and gardens**

- No HOA or CC&Rs
- Luxury custom estate
- Multi-generational family compound
- Two adjacent residential parcels sold together
- R-E zoning supports large-lot residential living
- Utilities available nearby (buyer to verify)
- Estate-sized lots with excellent privacy
- Ample room for future improvements and expansion
- Located in an area experiencing continued custom-home development



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O'Bannon Drive

W El Parque Ave

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PARCEL 1:
54,867 SQ. FT. (1.24 ACRES)



O'Bannon Drive

PARCEL 1:
54,867 SQ. FT. (1.24 ACRES)

PARCEL 2:
45,353 SQ. FT. (1.04 ACRES)

W El Parque Ave

Site Photos







Market Overview

WEST SAHARA

Located in central-west Las Vegas, the West Sahara area is an established and highly desirable residential market offering convenient access to many of the Las Vegas Valley's premier employment, entertainment, shopping, and recreational destinations. Positioned immediately east of Summerlin, the area provides a strategic location combining the character of an established residential community with proximity to some of the region's most significant growth corridors.

The neighborhood is anchored by major thoroughfares including West Sahara Avenue, West Charleston Boulevard, South Durango Drive, and South Rainbow Boulevard, providing connectivity throughout the Las Vegas Valley. The property at **2050 S Tomsik St** benefits from an infill location near established residential neighborhoods, custom homes, commercial services, and master-planned communities. The Las Vegas Strip is approximately 15 minutes from the property, while Summerlin's extensive collection of shopping, dining, entertainment, and recreational amenities is readily accessible.

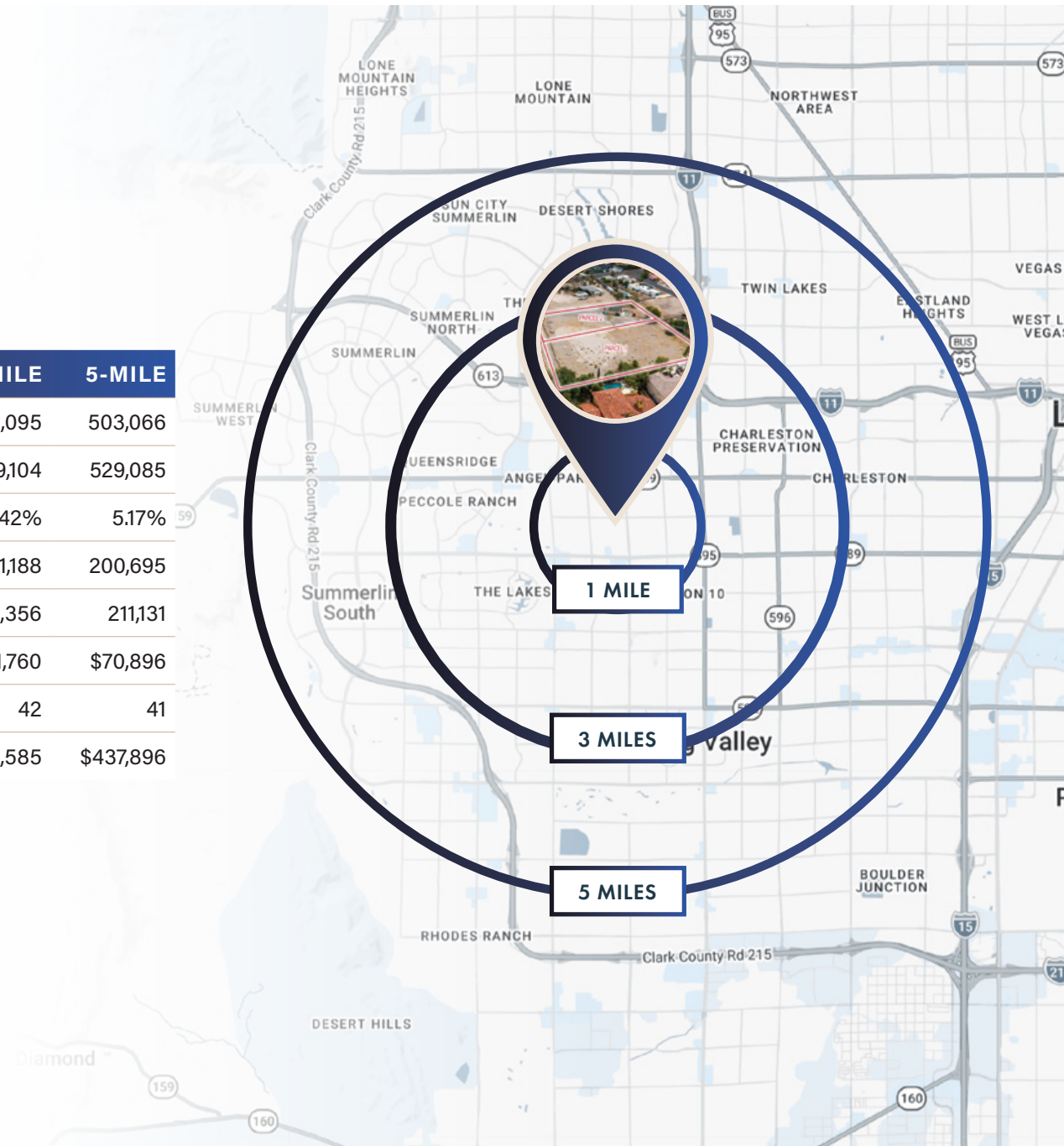
West Sahara is characterized by a diverse mix of single-family neighborhoods, custom estates, multifamily communities, and commercial development. The surrounding area is largely built out, making larger infill parcels increasingly uncommon. Along major corridors such as Sahara Avenue and Charleston Boulevard, residents have access to a substantial concentration of restaurants, grocery stores, professional services, retail centers, and everyday conveniences.

The property's location near Summerlin and the western Las Vegas growth corridor, combined with convenient access to the broader metropolitan area, supports its appeal for residential investment and development. With approximately 2.28 contiguous acres, **2050 S Tomsik St** represents a relatively rare opportunity to acquire substantial acreage within an established central-west Las Vegas neighborhood.



Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	13,072	181,095	503,066
2030 Population	13,676	189,104	529,085
2025-2030 Population Growth	4.62%	4.42%	5.17%
2025 Households	5,445	71,188	200,695
2030 Households (Estimated)	5,694	74,356	211,131
Median Household Income	\$71,368	\$71,760	\$70,896
Average Age	45	42	41
Median Home Value	\$706,199	\$428,585	\$437,896



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