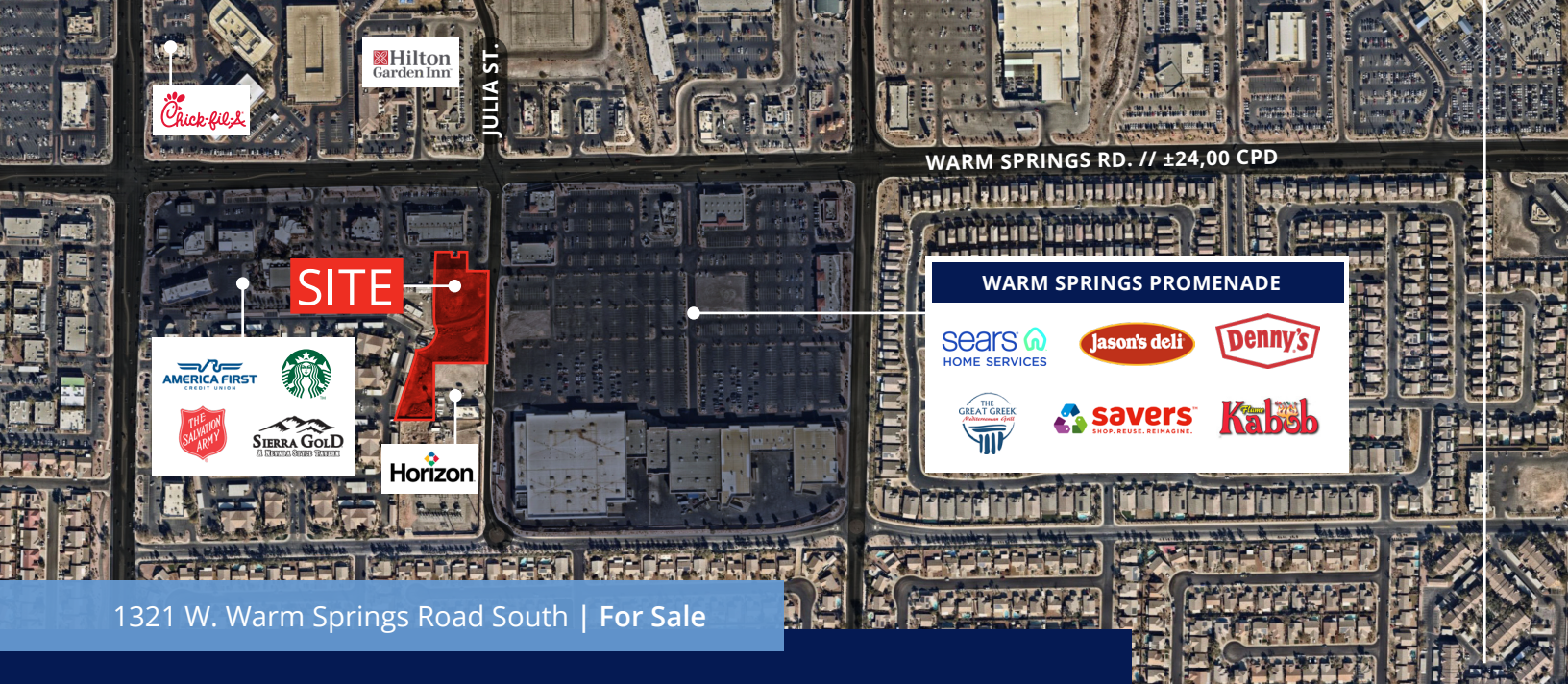




1321 W. Warm Springs Road South | For Sale

±2.37 Acres of Land

Exceptional Location in Henderson – Galleria Mall Trade Area

Property Details

Address	1321 W. Warm Springs Rd. South of SWC Warm Springs Rd. & Julia St.
Zoning	Henderson CC (Community Commercial)
Future	Commercial User Developer Investor
APNs	178-10-110-031 (±1.9 Acres / ±82,787 SF) 178-10-110-032 (±.47 Acres / ±20,677 SF)
Size	±2.37 Acres or ±103,464 SF



Asking Price

\$2,500,000 (\$24.16 PSF)



David A. Grant

Executive Vice President

+1 702 836 3785

david.grant@colliers.com

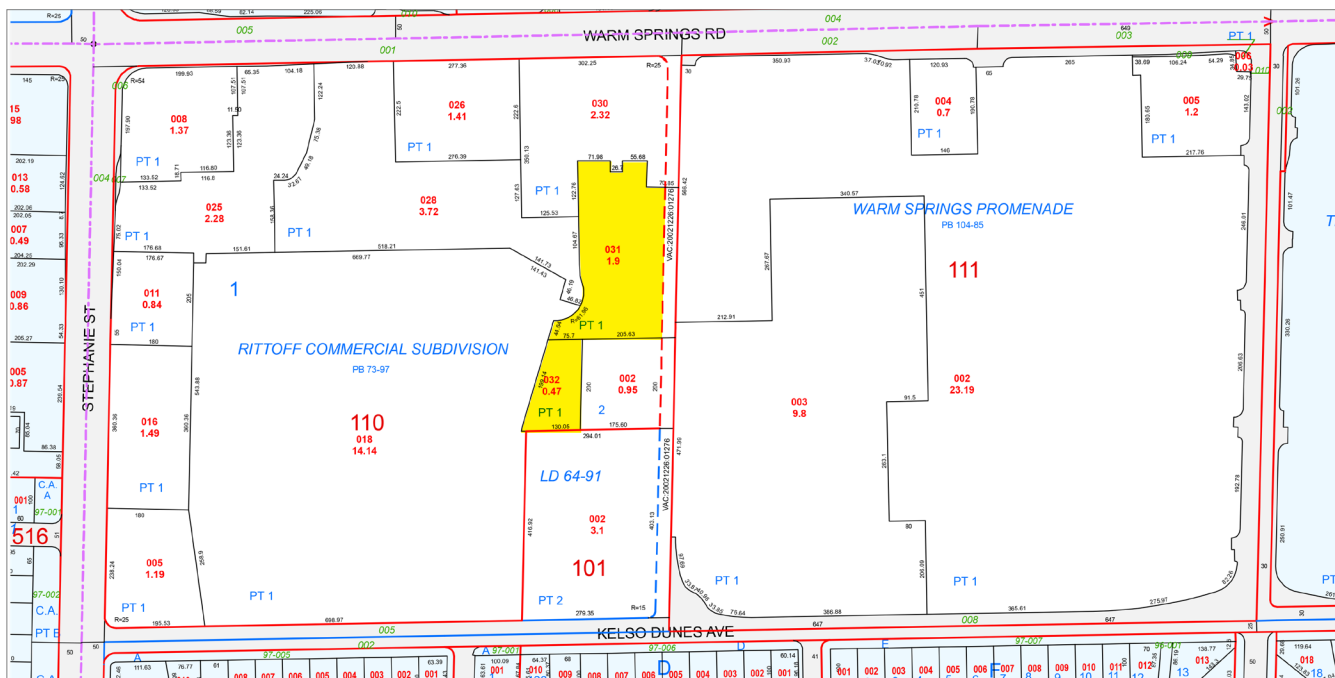
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±2.37 Acres of Land

Parcel Map



Property Overview

The subject property is a ±2.37 acres and is located just south of the southwest corner of Warm Springs Road and Julia Street, in the Galleria Mall trade area in Henderson, Nevada. The jurisdiction is Henderson and the property is zoned CC or Community Commercial. The property is level and partially improved with off site work. Potential user, investor, or development opportunity.



Asking Price

\$2,500,000 (\$24.16 PSF)

David A. Grant Executive Vice President +1 702 836 3785 david.grant@colliers.com
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