

E RUSSELL RD

LAND AVAILABLE
FOR BTS OR GL



N STEPHANIE ST

NEW BEGININGS DR

E RUSSELL RD



PROPERTY HIGHLIGHTS

- ±0.76 Acres available for BTS or GL within the High-Growth Southeast Submarket
- Nestled in-between the I-515 Freeway & Boulder Highway, along Russell Rd.
- Over 200+ Ft of Frontage Along Russell Rd.
- C-2 Zoning in-place allowing for a variety of Commercial Uses
- Adjacent to Central Church and within close proximity to LVAC, Union Village, & more.



OFFERING SUMMARY



SIZE

±0.76 Acres



PRICE

Contact for Pricing



APN NO.

161-34-510-003



ZONING

C-2

DEMOGRAPHICS

2022 SUMMARY	1-MILE	3-MILES	5-MILES
Population	24,671	124,503	339,966
AHHI	\$76,676	\$76,096	\$81,129
Households	8,995	46,167	127,186
Total Traffic Counts	Russell Rd 26,000 CPD	Stephanie St 20,000 CPD	I-95 Freeway 134,000 CPD

SUBJECT

COMMERCIAL

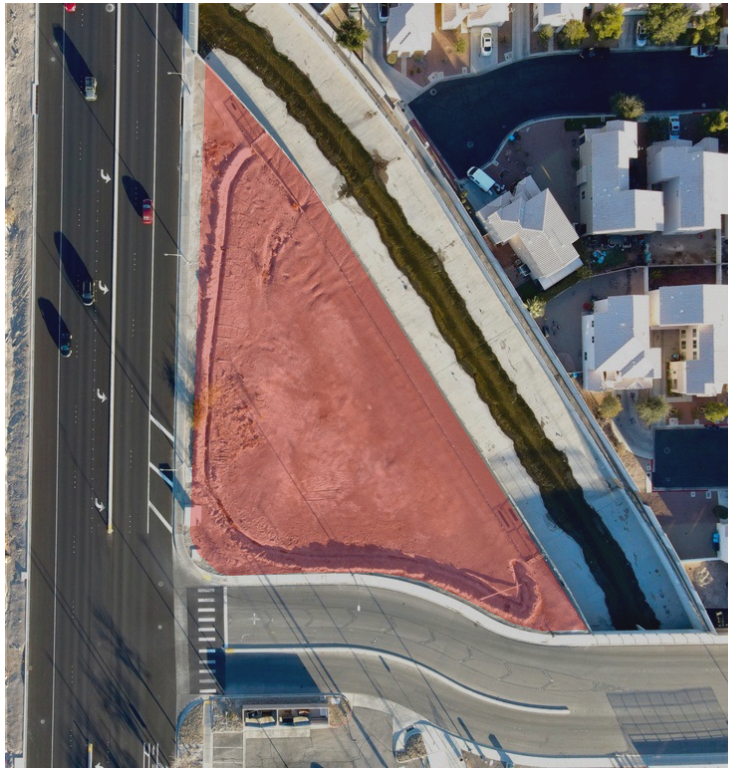
NEW RESIDENTIAL

PUBLIC AREAS

AERIAL



PHOTOS





UNION VILLAGE

Union Village's flagship project in Henderson Nevada, is conveniently located 20 minutes south of Las Vegas. On location, guests will encounter 170 acres featuring the integrated health village, residential, retail, and entertainment experiences that highlight the goal of a live, work, play community. The master planned village is unlike anything in the world, and it provides opportunities for you to revolutionize the way you experience life.

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