



## ±3.84 Acres For Sale

I15 & SWC of Loretta Lane, Las Vegas, NV 89183

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±3.84 acre commercial zoned  
parcel with I-15 frontage

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Las Vegas, NV 89183

## Property Details

### AREA

±3.84 Acres

### APN

191-05-601-016

### ZONING

C-G

Commercial General

### PLANNED LAND USE

Entertainment Mixed-Use (EM)

### FRONTAGE

±330 ft along I15

### POTENTIAL USES

Prime high-rise, gaming, retail  
and multi-family potential



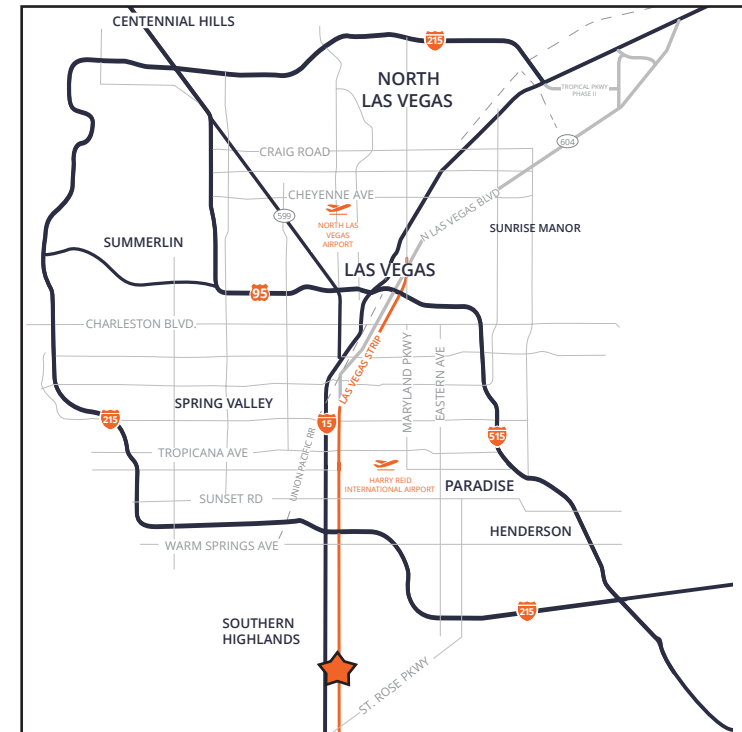
Google Earth

## Location Details

Nestled amidst the vibrant energy of Las Vegas, this ±3.84-acre parcel of prime land offers an unparalleled opportunity in a high-demographic area. With immediate access to the bustling I-15 and the iconic Las Vegas Strip, as well as being less than a mile away from the newly developed Starr/I-15 Interchange. The site has exposure to approximately 79,000 cars per day on I-15.

### Demographics within 3 Mile Radius (2024)

Population:	71,310
Households:	26,603
Median household Income:	\$100,165
Median home value :	\$490,513





CACTUS AVE

Future  
Stations  
Casino

Ariva  
Residences

STARR AVE

Southern Highlands  
Community

**SITE**

LAS VEGAS BLVD

Mosaic  
Touchstone  
Living

PROJECT M  
10000 S. LAS VEGAS BLVD  
LAS VEGAS, NV

ST ROSE PKWY

amazon

HENDERSON  
HOSPITAL

Levi's

COSTCO

Henderson  
Executive  
Airport

RAIDERS WAY

amazon