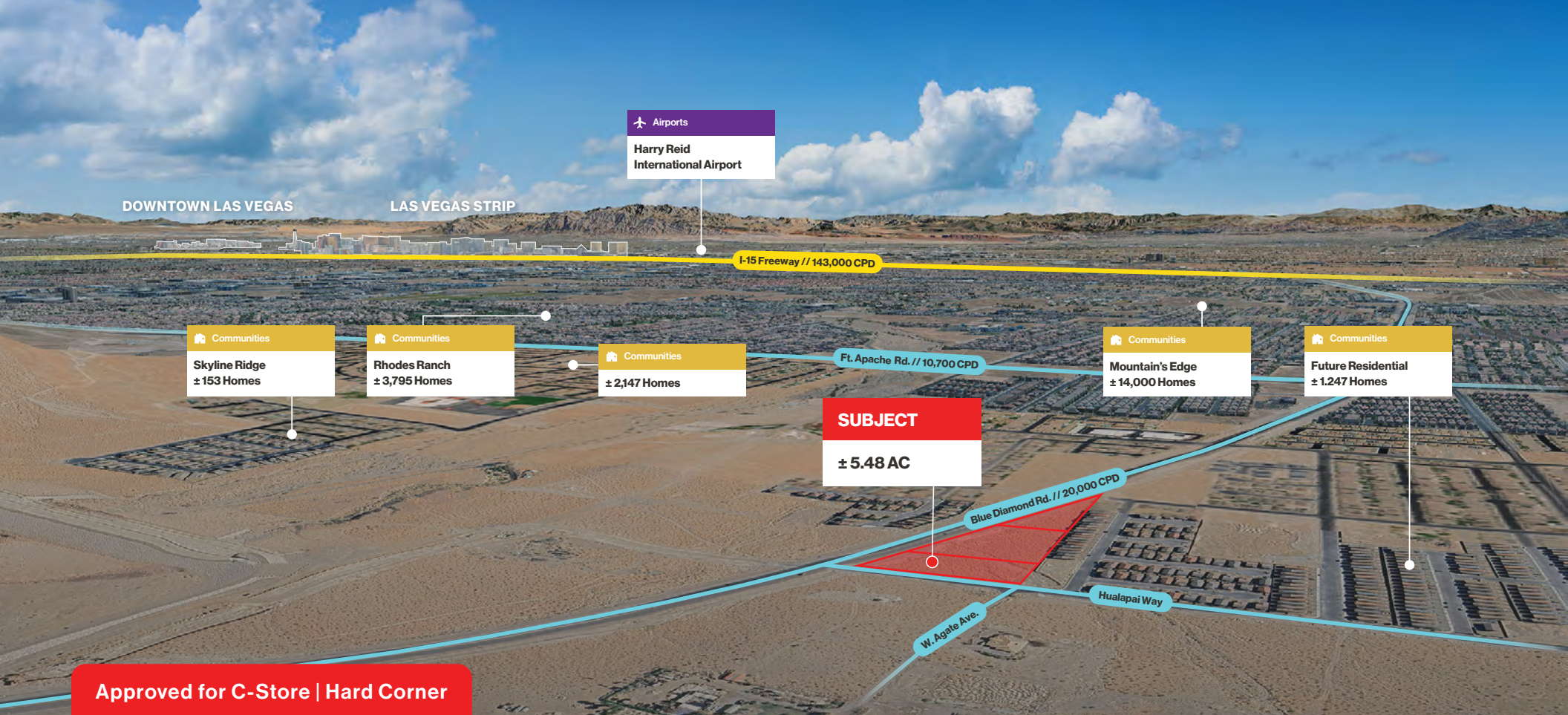


Land for Sale or Lease

± 5.48 AC SEC Blue Diamond Rd. & Hualapai Way



Approved for C-Store | Hard Corner

SEC Blue Diamond Rd. &
Hualapai Way
Las Vegas, NV 89178

Jason Otter
Founding Partner
702.954.4109
jotter@logicCRE.com
S.0168161.LLC

Sean Margulis
Founding Partner
702.954.4102
smargulis@logicCRE.com
S.0070247

Cooper Powell
Senior Associate
702.954.4154
cpowell@logicCRE.com
BS.0145955.LLC

Landon Tenwolde
Senior Associate
702.954.4141
ltenwolde@logicCRE.com
S.0184822

Bart Debuono
Senior Associate
702.954.4129
bdebuono@logicCRE.com
S.0176508.LLC

Listing Snapshot

**\$5.5MM**
Offering Price

**Contact Broker**
Lease Rate

**±5.48 AC**
Acreage

**176-19-101-011, 012, and 013**
APN(s)

**General Highway Frontage (H-2)**
Zoning

Property Highlights

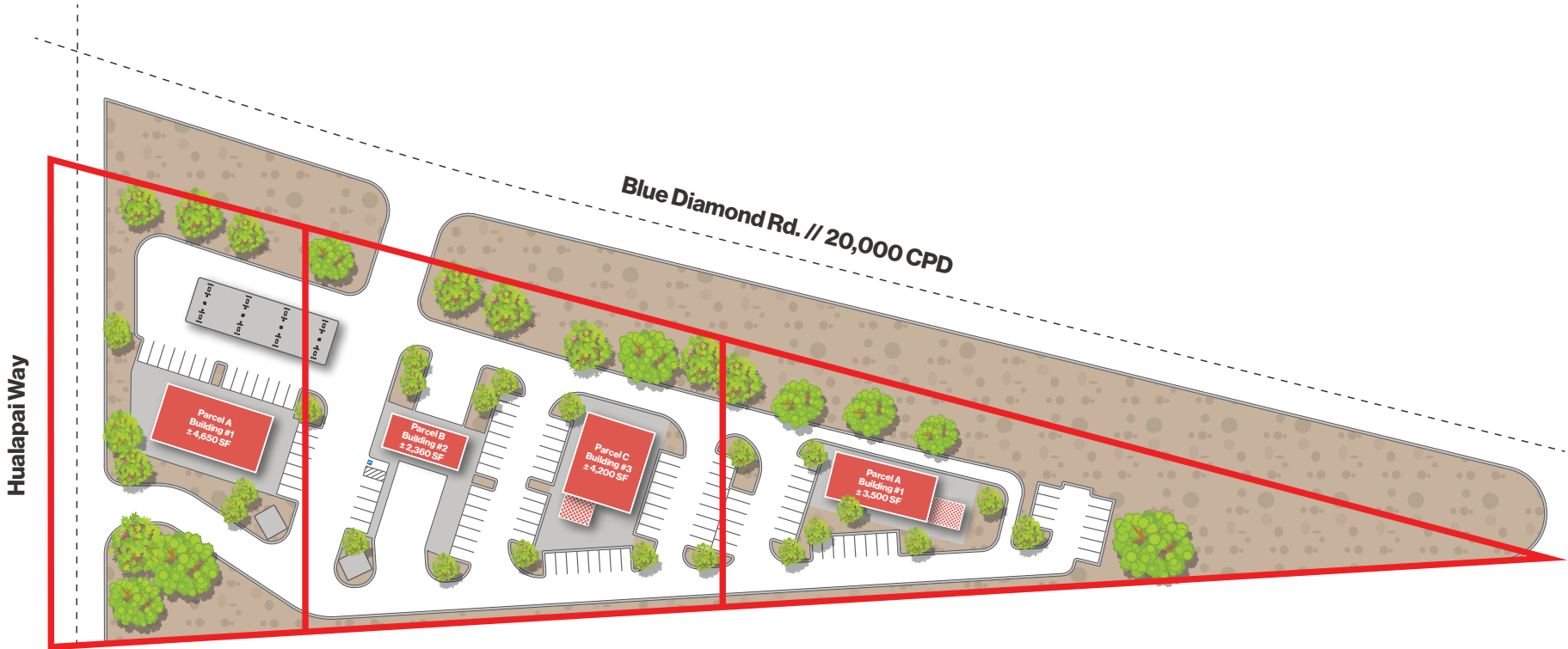
- ± 5.48 AC site at the SEC of Blue Diamond Rd. and S. Hualapai Way
- ± 1,260 feet of frontage on Blue Diamond Rd., a major thoroughfare
- High-growth residential corridor with ± 4,095 homes planned or under construction within a one-mile radius
- 9 miles from Spring Mountain Ranch State Park and 12 miles from the Red Rock Canyon National Conservation Area.
- Pads Available for Sale, Ground Lease, or Build-to-Suit
- Approved for C-Store on Hard Corner
- Underserved retail corridor
- Zoned: General Highway Frontage (H-2); Planned Land Use: Neighborhood Commercial (NC)
- Tavern and C-Store entitlements achieved

Demographics

	1-mile	3-mile	5-mile
2024 Population	8,256	71,924	180,216
2024 Average Household Income	\$166,108	\$128,112	\$123,967
2024 Total Households	2,943	25,230	64,986







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For inquiries please
reach out to our team.

Jason Otter

Founding Partner
702.954.4109
jotter@logicCRE.com
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