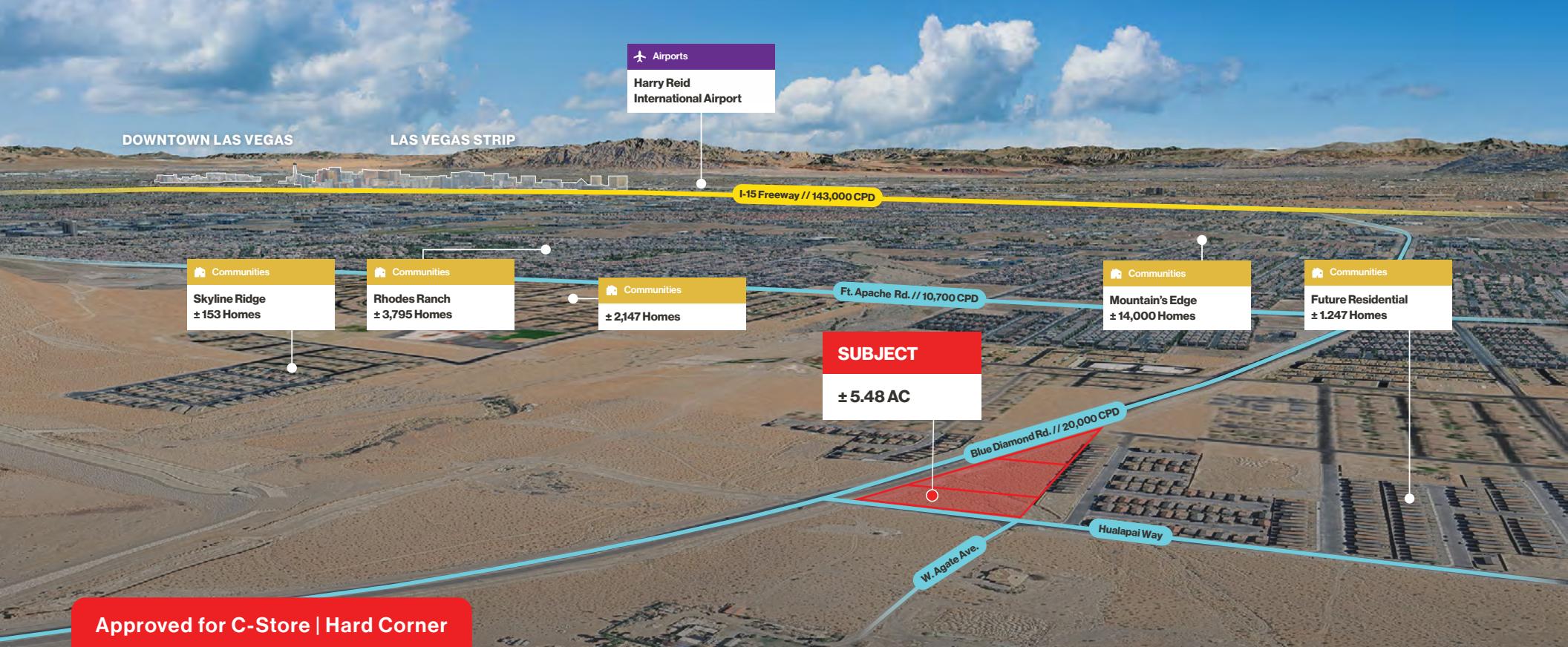


Land for Sale or Lease



± 5.48 AC SEC Blue Diamond Rd. & Hualapai Way



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

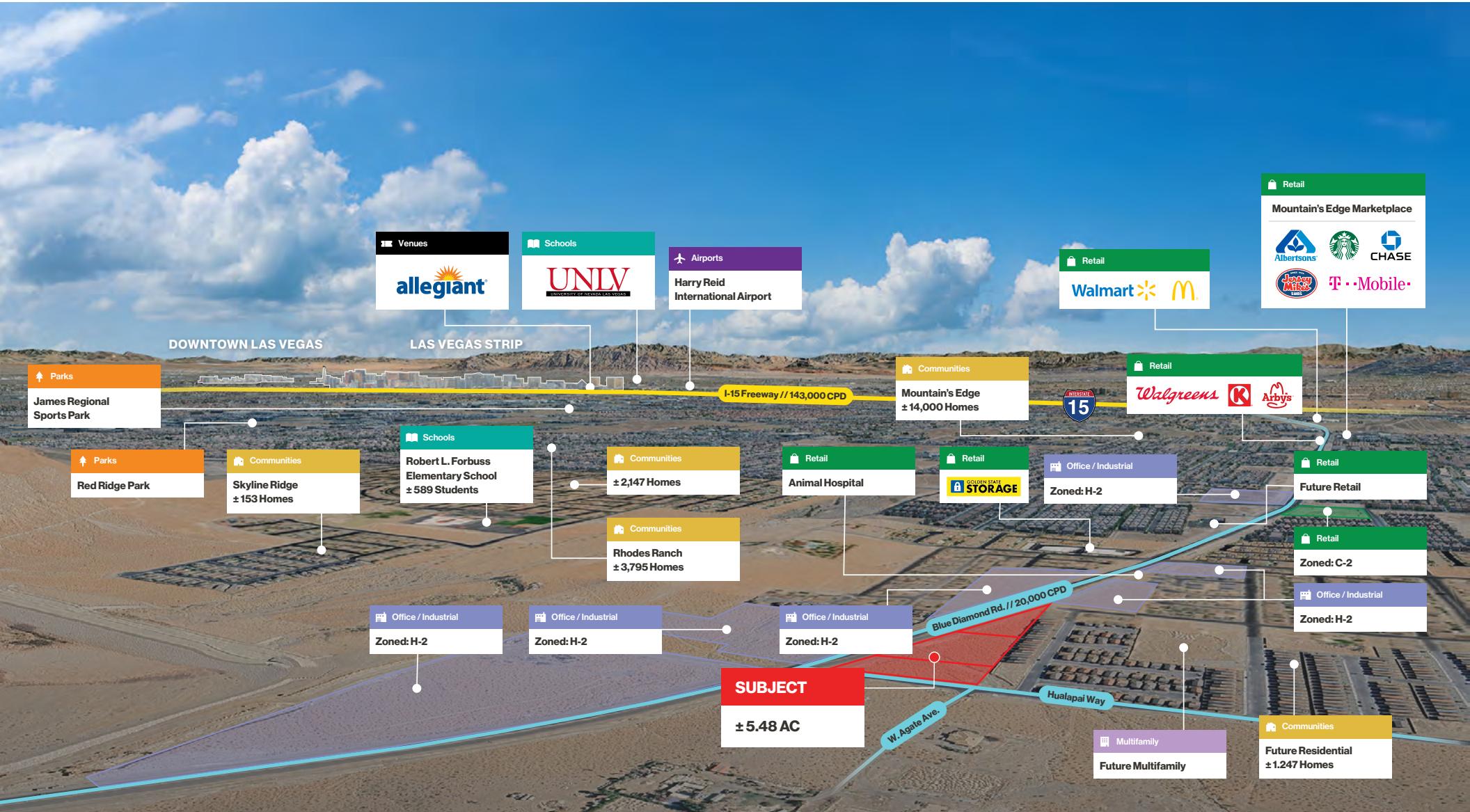
Property Highlights

- ± 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

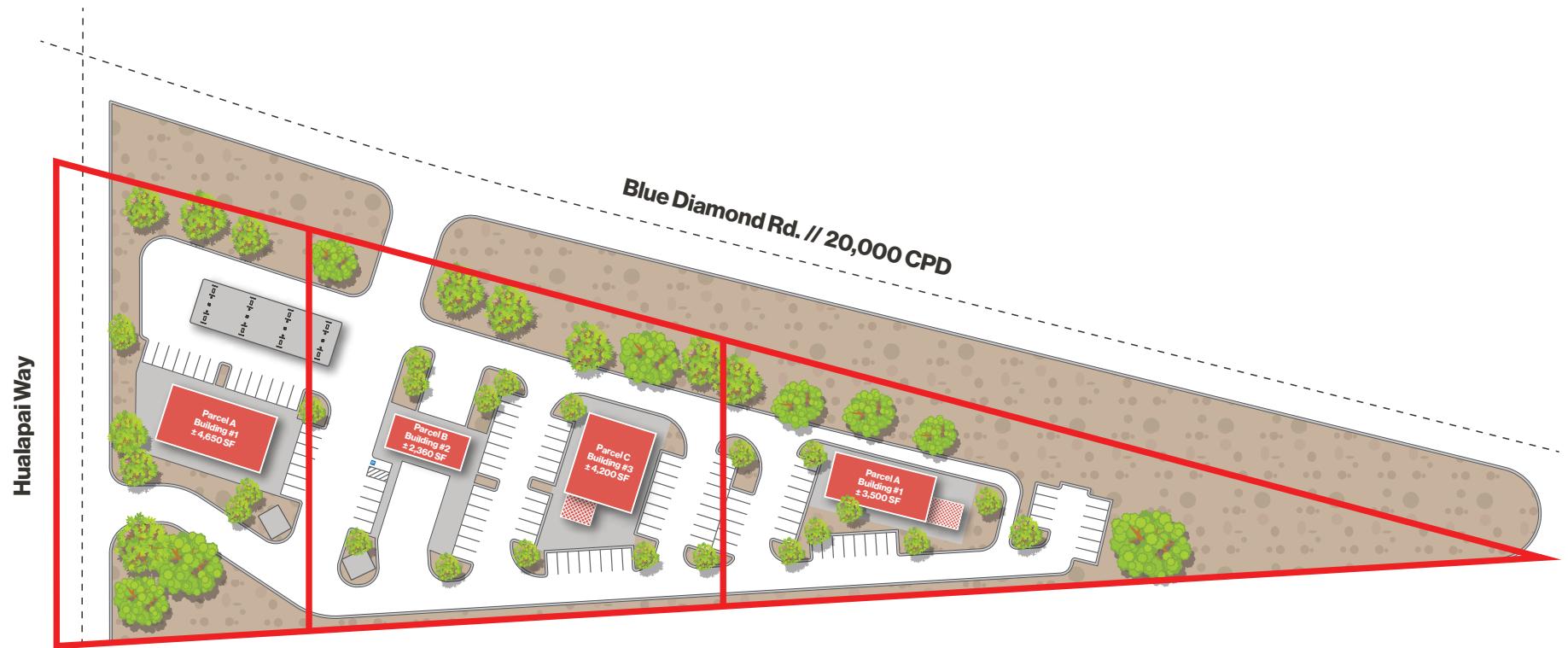
	1-mile	3-mile	5-mile
2024 Population	8,256	71,924	180,216
2024 Average Household Income	\$166,108	\$128,112	\$123,967
2024 Total Households	2,943	25,230	64,986





Potential Site Plan

 Subject



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The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please
reach out to our team.

Jason Otter

Founding Partner
702.954.4109
jotter@logicCRE.com
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