

LAS VEGAS STRIP

UNLV

SITE

Land For Sale

±1.12 acres
high density
multi-family site

5252 S. Maryland Pkwy
Las Vegas, NV 89119

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PROPERTY DETAILS

We are excited to offer this rare infill site for development located just south of the UNLV Campus, Thomas & Mack Center; north of Harry Reid International Airport, and minutes from the Las Vegas Strip. This high density multi-family site is zoned RM 50 (50 units per acre) and has frontage on Maryland Parkway. This is an incredible opportunity for developers looking to build in a prime location.

Buyers are advised to verify all utilities and zoning.

LIST PRICE : \$1,199,000

LOCATION:	5252 S Maryland Pkwy Las Vegas, NV 89119
PROPERTY TYPE:	Land
PROPERTY SUBTYPE:	Residential Multi-family
AREA:	±1.12 acres
NUMBER OF PARCELS:	1
APN/PARCEL ID NO:	162-26-210-003
ZONING:	Residential (RM 50)
PROPOSED USE:	Multi-family development
SALE TYPE:	Investment

LOCATION

Located on Maryland Parkway just south of the UNLV campus, near the Las Vegas Strip and Harry Reid International Airport. Excellent access to major freeways via Tropicana Avenue and the Airport Connector. High traffic count along Maryland Parkway.

DEMOGRAPHICS

2025	1 mi	3 mi
Population (est)	21,563	123,787
Households	9,484	57,835
Household income (avg)	\$67,280	\$88,346
Total housing units	10,165	63,721
Owner occupied housing	18.9%	28.6%
Renter occupied housing	74.4%	62.1%
Median home value	\$362,630	\$425,160

TRAFFIC COUNT



±23,200 cars per day on Maryland Pkwy.



For more information, please contact

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