



Kyle Canyon 2.11 Acres

Executive Summary

2025

LasVegasLand Ventures is pleased to present 2.11 acres for sale located in Kyle Canyon.

Property Information. APN# 126-01-302-003; 2.11 Acres

Jurisdiction. Clark County, 89166

Asking Price. \$2,900,000

Prime 2.11-Acre Development Opportunity in the Fast-Growing Kyle Canyon Area.

Located at the southeast corner of Kyle Canyon Road and the future Sheep Mountain Parkway Freeway, this 2.11-acre parcel offers a rare chance to secure a strategic piece of land in one of the fastest-growing areas of Las Vegas. With direct frontage on Kyle Canyon Road and right next to Sheep Mountain Pkwy, this property boasts both visibility and accessibility—key elements for a variety of future uses.

Strategic Location Highlights:

- Situated next to the planned Sheep Mountain Parkway, a major future freeway corridor
- Only 0.68 miles from the planned Stations Casino and future Commercial Center on the corner of Iron Mountain Road and Skye Village Road
- Just 0.83 miles from the US 95 & Kyle Canyon Road Interchange
- Immediate access to US 95, a vital regional artery

Development Advantages:

- Opportunity to obtain zoning through Clark County —streamlining the entitlement process
 - Located in a high-growth corridor with substantial residential development underway
 - Surrounded by strong future commercial anchors, enhancing long-term value
 - Flexible potential uses due to strategic location and access to high traffic thoroughfares
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This is a rare opportunity to acquire property with direct Kyle Canyon frontage next to the future Sheep Mountain Parkway, with exceptional access to both current and future major transportation corridors. Whether for commercial, mixed-use, or investment purposes, this property offers significant upside in a booming submarket of the Las Vegas Valley.

For Information Please Contact:

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