



**Price:**

**\$2,000,000**

This parcel (APN 175-24-801-002) is located within Clark County's Las Vegas jurisdiction, and is situated in a rapidly growing region marked by ongoing development pressure and expanding residential and commercial activity. The site benefits from the strong regional demand that continues to shape land use patterns across the Las Vegas area.

The property's position within this active growth corridor makes it a promising candidate for future development opportunities compatible with the surrounding urbanizing landscape.

<b>APN:</b>	175-24-801-002
<b>Lot Size:</b>	5.0 Acres
<b>Zoning:</b>	Residential Single-Family 80 (RS80)
<b>Planned Land Use:</b>	Outlying Neighborhood (ON)
<b>Land Use Plan Area:</b>	Northwest County



## Property Overview

# For Sale ±5.0 Acres at Hualapai & Gomer

Las Vegas, NV 89161



### Area Description:

The broader surroundings offer a transitional environment between more developed urban areas and the open landscapes common throughout portions of the Las Vegas Valley, contributing to a sense of visual space and separation from denser commercial corridors. This parcels position within this expanding metropolitan area provides a compelling opportunity for residential, recreational, or flexible land-use development that benefits from both accessibility and an open setting.

### Location and Accessibility:

- **Geographic Context:** Located within a lower-density portion of the Las Vegas Valley, the surrounding environment is characterized by open land patterns and intermittent development, a condition consistent with many parcels identified in the outer portions of the county's mapped assessment areas. This broader landscape offers greater visual openness, privacy, and separation than denser urban neighborhoods, supporting opportunities for custom residential uses, estate-style homes, or lifestyle-oriented projects that benefit from larger lot configurations and a more relaxed development pattern.
- **Connectivity:** The site's placement within the Las Vegas metropolitan area ensures practical driving access to major employment centers, Downtown Las Vegas, and regional amenities, including those connected through the countywide transportation network. At the same time, its more spacious surroundings provide a sense of retreat and privacy, creating an appealing balance for property owners seeking proximity to essential services while maintaining separation from the city's busiest corridors.

### Demand and Activity:

The parcel's location within the Las Vegas area appeals to buyers drawn to space, privacy, and a more open setting away from dense urban development. Interest in the area is driven by demand for lifestyle-oriented properties that offer flexibility for custom residential uses or low-intensity specialty development

### Transportation Links:

- **Highways:** Access to major roads serving the Las Vegas Valley, including connections to I-15, US-95, and US-93.
- **Airport Proximity:** Within driving distance of Harry Reid International Airport.
- **Access to Key Hubs:** Convenient routes to Downtown Las Vegas and the Strip, supporting both local and visitor traffic.

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The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

## Demographics

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Las Vegas, NV 89161

### Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	1,576	53,077	142,551
2030 Projected Population	2,116	58,936	159,322
Projected Annual Growth 2025 to 2030	6.9%	2.2%	2.4%
2025 Estimated Households	549	18,551	52,691
2030 Projected Households	748	20,880	59,789
Projected Annual Growth 2025 to 2030	7.2%	2.5%	2.7%
2025 Est. Median Age	35.1	36.2	36.3

### Household Income

2025 Est. Average Household Income	\$195,519	\$141,595	\$132,365
2025 Est. Median Household Income	\$138,829	\$107,816	\$103,058

### Education

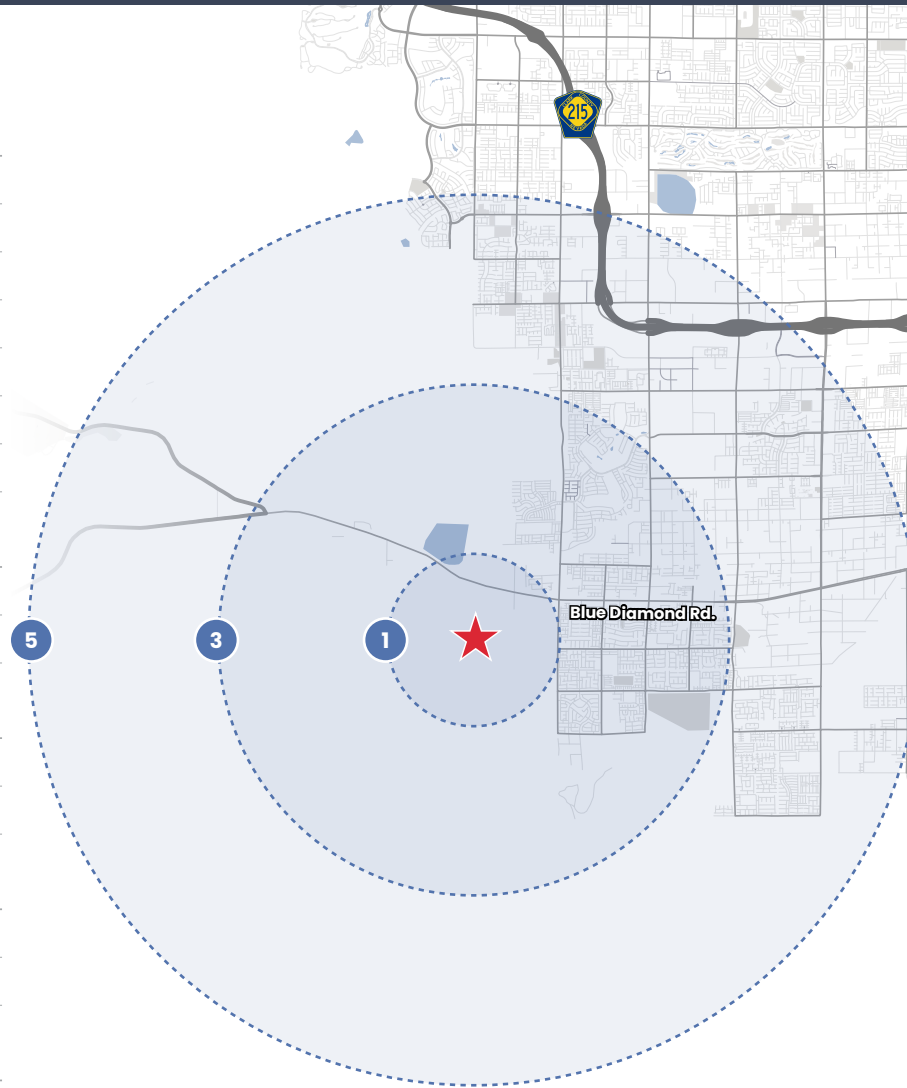
2025 Est. Some College	19.9%	21.4%	20.9%
2025 Est. Bachelor Degree Only	31.7%	26.9%	27.2%

### Workforce

2025 White Collar Workers	67.4%	64.5%	63.0%
2025 Blue Collar Workers	32.6%	35.5%	37.0%

### Housing

2025 Est. Owner-Occupied	77.9%	68.3%	60.7%
2025 Est. Renter-Occupied	22.1%	31.7%	39.3%



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