



Land For Sale

±0.81 acres
proposed retail use
CG-Commercial
General zoning

S Decatur Blvd
& Pebble Rd
Las Vegas, NV 89139

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PROPERTY DETAILS

Commercial land located at major intersection, southeast corner of Decatur Blvd & Pebble Rd. This property was previously approved for approximately 63,000 sq. ft. of self-storage. You can find the previously approved entitlements, site plan, floor plans, offsite improvement plans, and drainage study on the Clark County website.

Buyer to verify all information.

LOCATION:	South Decatur Boulevard Las Vegas, NV 89139
PROPERTY TYPE:	Land
PROPERTY SUBTYPE:	Commercial
AREA:	±0.81 acres
NUMBER OF PARCELS:	1
APN/PARCEL ID NO:	177-19-101-001
ZONING:	Commercial General (CG)
PROPOSED USE:	Retail
SALE TYPE:	Investment

LIST PRICE : \$1,595,000



LOCATION

Prime Decatur Blvd. Frontage - Zoned Commercial General (CG). The property is located just south of Blue Diamond Rd. at the corner of Decatur Blvd. & Pebble Rd.

The area is experiencing significant residential and retail growth, making it suitable for various commercial developments.

DEMOGRAPHICS

2024	1 mi	3 mi
Population (est)	7,758	123,225
Households	2,559	45,813
Projected Households (2029)	2,874	49,580
Household income (avg)	\$154,737	\$133,087
Total housing units	2,728	49,477
Owner occupied housing units	69.8%	57.2%
Renteroccupied housing units	30.2%	42.8%
Median home value	\$294,402	\$315,220

TRAFFIC COUNT



approx. 17,804 cars per day on Decatur Blvd.
at Pebble Rd.



**For more
information,
please contact**

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