

Land For Sale

±0.81 acres proposed retail use CG-Commercial General zoning

S Decatur Blvd & Pebble Rd Las Vegas, NV 89139

> AVISON YOUNG

Susan Hunt-Krygiell

Senior Vice President, Capital Markets susan.hunt-krygiell@avisonyoung.com Direct 702.637.7729 | Mobile 702.768.1926 NV RF License # BS.1925

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

Land

PROPERTY TYPE:

PROPERTY SUBTYPE:

Commercial

±0.81 acres

NUMBER OF PARCELS:

. 1

APN/PARCEL ID NO:

177-19-101-001

ZONING:

Commercial General (CG)

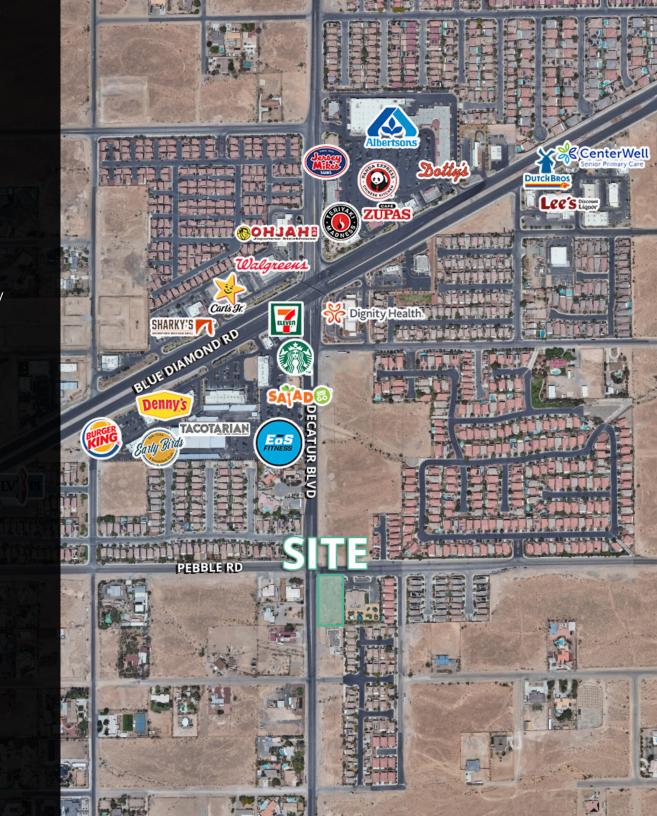
PROPOSED USE:

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.

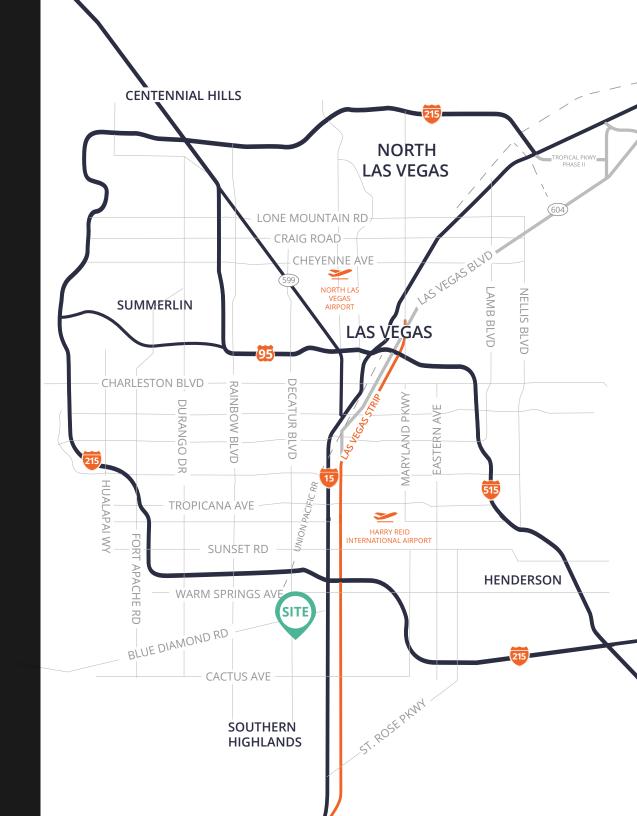
DEMOGRAPHICS

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.

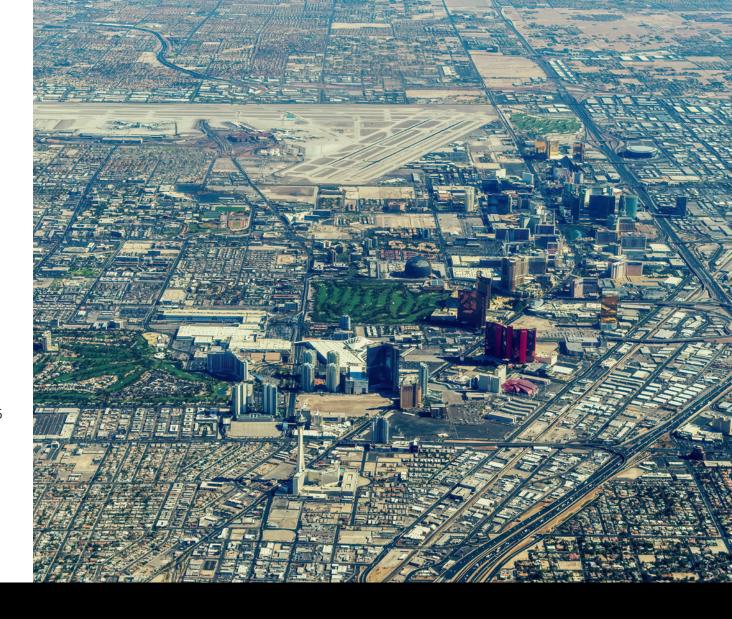


For more information, please contact

Susan Hunt-Krygiell

Senior Vice President, Capital Markets susan.hunt-krygiell@avisonyoung.com Direct 702.637.7729 | Mobile 1 702.768.1926 NV RE License # BS.1925

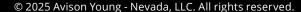
In cooperation with:
Jeromee Sullivan
Berkshire Hathaway Nevada Properties
JSullivan@BHHSNV.com
Mobile 702.498.4223



Visit us online

avisonyoung.com

NV RE License # S.184342



 $\hbox{E. \& O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.}\\$

