



Land For Sale

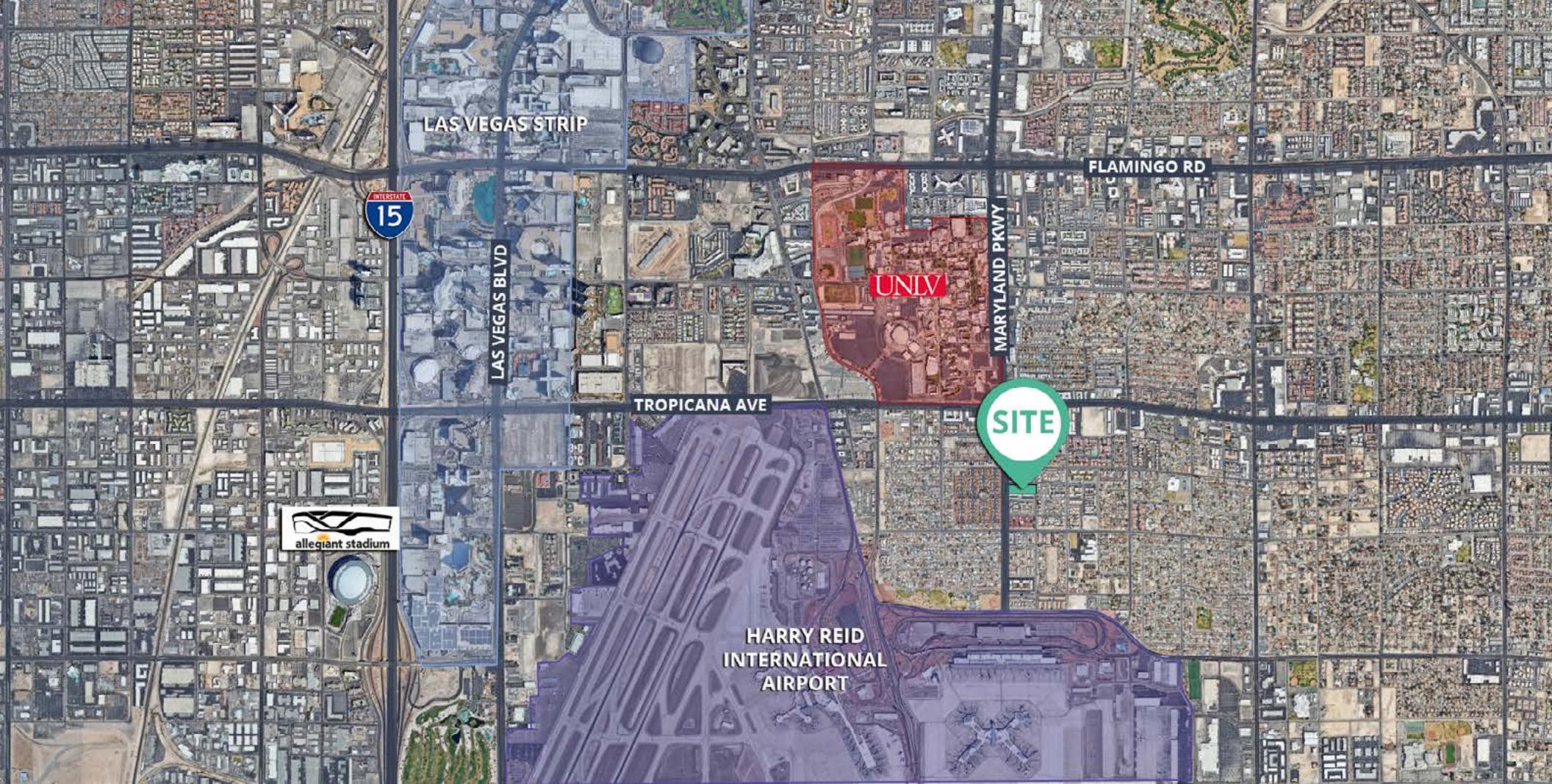
±1.12 acres
high density
multi-family site

5252 S. Maryland Pkwy
Las Vegas, NV 89119

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NV RE License # BS.1925

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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 : \$1,350,000

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

2024	1 mi	3 mi
Population (est)	20,741	118,779
Households	9,175	55,643
Household income (avg)	\$67,039	\$87,069
Total housing units	9,920	61,978
Owner occupied housing	19.2%	28.9%
Renter occupied housing	73.3%	60.9%
Median home value	\$294,402	\$315,220

TRAFFIC COUNT



approx. 21,000 cars per day on Maryland Pkwy.



For more information, please contact

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