

Land For Sale

±4.72 acres

Future development site

Zoning (CN) Neighborhood Commercial
and Land Use Plan of
(NC) Neighborhood Commercial

Paseo Verde &
Horizon Ridge Parkway
Henderson, NV 89012

±4.72 acres

HORIZON RIDGE PARKWAY

PASEO VERDE PARKWAY

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PROPERTY DETAILS

±4.72 acres of commercial land located at the northeast corner of Paseo Verde Parkway and West Horizon Ridge Parkway in Henderson, Nevada. The site is a strategically located area within the Horizon Ridge Commons development. This location offers excellent accessibility and is well-positioned for commercial use. Buyer to verify all information.

LOCATION:	Paseo Verde Parkway & W. Horizon Ridge Pkwy. Henderson, NV 89012
PROPERTY TYPE:	Land
PROPERTY SUBTYPE:	Commercial
AREA:	±4.72 acres
NUMBER OF PARCELS:	2
APN/PARCEL ID NO:	178-23-610-002 & 004
ZONING:	Neighborhood Commercial (CN)
PROPOSED USE:	Commercial
SALE TYPE:	Investment

LIST PRICE
\$3,500,000

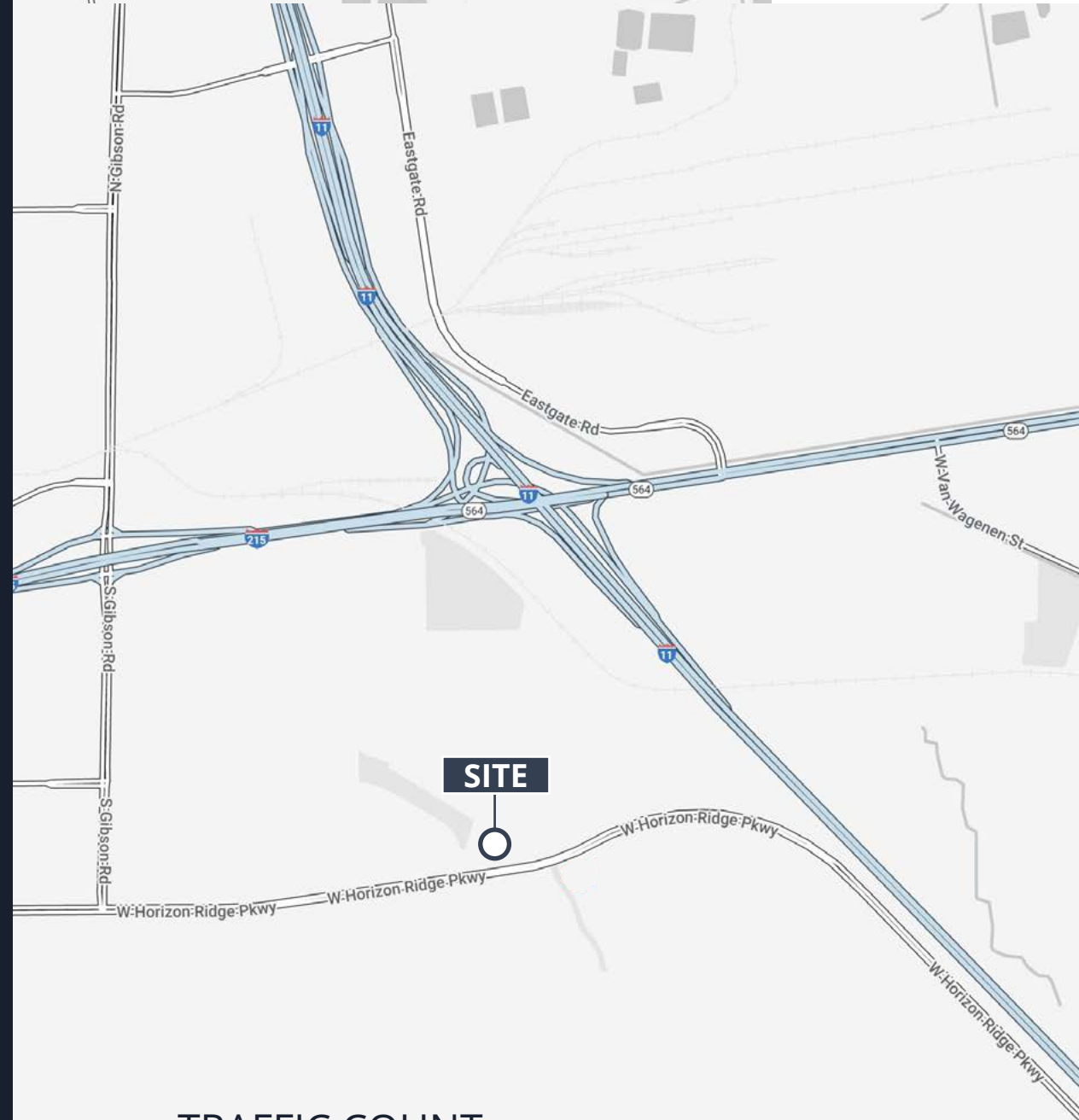
LOCATION

The site is conveniently situated just south of the crossroads of two major corridors, I-215 & I-11, in Henderson, providing quick access to the broader Las Vegas Valley, including Harry Reid International Airport and the Las Vegas Strip.

Horizon Ridge Parkway itself is a key east-west arterial road, facilitating smooth traffic flow and visibility for businesses. The neighborhood features a mix of upscale residential developments, medical and professional offices, and retail centers.

DEMOGRAPHICS

2025	1 mi	3 mi
Population (est)	12,911	92,395
Households	5,179	36,765
Projected Households (2029)	5,417	38,323
Household income (avg)	\$147,254	\$126,424
Total housing units	5,493	39,058
Owner occupied housing units	59.7%	52.3%
Renter occupied housing units	34.5%	41.9%
Median home value	\$488,6210	\$497,223



TRAFFIC COUNT



approx. 12,700 cars per day on W Horizon Ridge Pkwy and 890 ft east of Gibson Rd

**For more
information,
please contact**



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