

Price:

\$1,150,000

This 3.65-acre parcel (APN 126-09-601-006) is nestled along Kyle Canyon Road in the lower Mt Charleston area of Las Vegas, Nevada, an up-and-coming corridor celebrated for its stunning natural backdrop and serene desert-rural setting. With approximately 361 feet of frontage, the site enjoys direct access to the Spring Mountains Recreation Area and preserves, plus easy proximity to US 95 for convenient connectivity.

This parcel is primed for custom homes, equestrian estates, or a tranquil private retreat, while benefiting from Las Vegas's expanding population and growing demand for rural-living options.

APN:	126-09-601-006
Lot Size:	3.65 Acres
Zoning:	Residential Single-Family 80 (RS80)
Planned Land Use:	Outlying Neighborhood (ON) Density: up to 0.5 du/ac
Land Use Plan Area:	Northwest County

Property Overview

For Sale ±3.65 Acres at Kyle Canyon Rd.

Las Vegas, NV 89166



Area Description:

This 3.65-acre parcel is located along Kyle Canyon Road in Las Vegas, Nevada, a scenic corridor leading to the Spring Mountains and Mount Charleston. The surrounding area offers a tranquil, rural setting with expansive mountain views and access to outdoor recreation, creating a distinctive environment compared to the urban core. Its location combines natural beauty with proximity to major transportation routes, making it an appealing site for residential or recreational development.

Location and Accessibility:

The property features direct frontage on Kyle Canyon Road, providing convenient access to U.S. 95, a primary highway connecting the site to the Las Vegas Valley and regional destinations. This strategic position ensures smooth connectivity for both local and regional travel while maintaining a serene atmosphere away from city congestion.

- **Geographic Context:** Situated in a low-density rural zone, the parcel is surrounded by open land and custom homes, offering opportunities for estate-style residences, equestrian use, or private retreats. The area's growing popularity for rural living supports demand for large-lot development and lifestyle-oriented projects.
- **Connectivity:** The site is approximately 25 minutes from Downtown Las Vegas and less than 30 minutes from Harry Reid International Airport, providing access to employment centers, entertainment districts, and essential services while preserving a peaceful setting.

Demand and Activity:

Kyle Canyon Road serves as a gateway to Mount Charleston and the Spring Mountains Recreation Area, attracting interest for its scenic appeal and recreational opportunities. Demand is driven by buyers seeking space, privacy, and proximity to nature, creating potential for custom residential or specialty development.

Transportation Links:

- **Highways:** Immediate access to U.S. 95 for regional connectivity.
- **Airport Proximity:** Roughly 30 minutes from Harry Reid International Airport.
- **Access to Key Hubs:** Convenient routes to Downtown Las Vegas and the Strip, supporting both local and visitor traffic.

**AVISON
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Demographics

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Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	15	12,950	75,120
2030 Projected Population	15	15,029	84,815
Projected Annual Growth 2025 to 2030	0.6%	3.2%	2.6%
2025 Estimated Households	6	4,595	26,635
2030 Projected Households	7	47,554	30,544
Projected Annual Growth 2025 to 2030	0.9%	3.6%	2.9%
2025 Est. Median Age	50.4	34.8	35.9

Household Income

2025 Est. Average Household Income	\$167,899	\$145,843	\$135,739
2025 Est. Median Household Income	\$114,684	\$116,366	\$106,639

Education

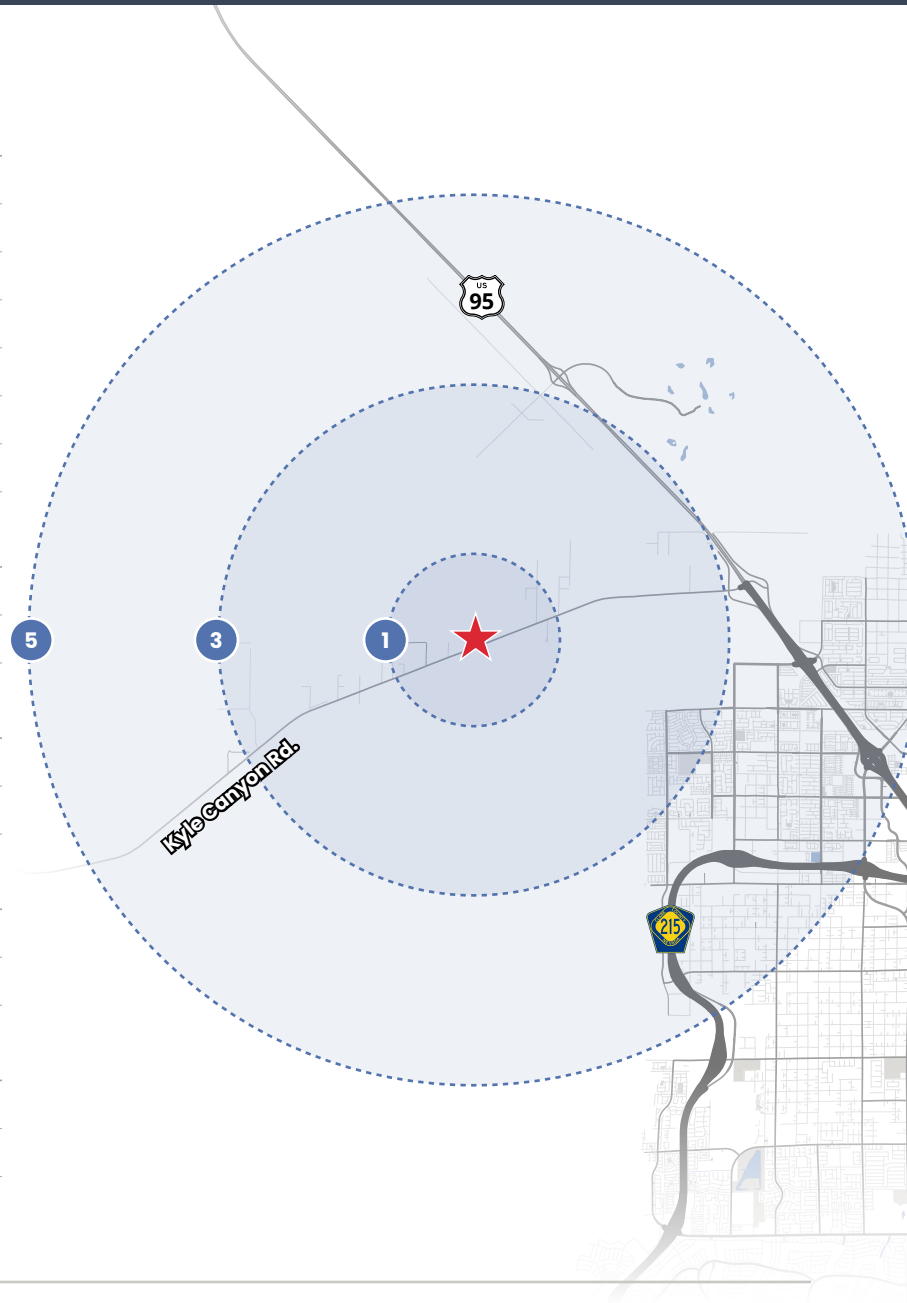
2025 Est. Some College	24.0%	23.2%	24.7%
2025 Est. Bachelor Degree Only	23.5%	24.8%	24.1%

Workforce

2025 White Collar Workers	56.4%	67.3%	65.9%
2025 Blue Collar Workers	43.6%	32.7%	34.1%

Housing

2025 Est. Owner-Occupied	69.2%	78.0%	66.6%
2025 Est. Renter-Occupied	13.7%	16.2%	27.8%



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