

# 721

E Lake Mead Pkwy







Michael Hiltz

Broker

M 702.300.8524

O 702.616.1910

michael.hiltz@elliman.com

Lic. B.0043031

Zach Schauer

Sales Associate

M 702.423.1220

O 702.616.1910

zach.schauer@elliman.com

Lic. S.0189596

Suzanna Lea

Sales Associate

M 702.509.0555

O 702.616.1910

suzanne.lea@elliman.com

Lic. S.196578





# Executive Summary

## 721 E Lake Mead Pkwy

Henderson, NV 89015

Approx. 0.41 Acres of Commercial Land

Consisting of +/-0.41 Acres and open to many uses permitted within the Highway Commercial (CH) Zoning. The Highway Commercial district is established to provide sites for autooriented commercial uses including hotels, motels, service stations, car washes, automobile sales and services, drive-through and drive-in restaurants, offices, limited warehousing, and commercial services.

721 E Lake Mead is located near the new Smith's Marketplace in Cadence, a 2,200-acre planned community in Henderson. Coming soon to the out-parcels for Smiths Marketplace is Cafe Rio, Starbucks, Domino's, Great Clips, UPS, Wells Fargo, Jersey Mike's, Teriyaki Madness, and Providence Dental.

In early 2022, Cadence ranked in the top 10 best-selling master-planned communities in the United States. Once complete, Cadence will have approximately 13,000 rooftops. Ideal for a Restaurant, Convenience Store, Gas Station, Fast Food/Quick Service Restaurant, Coffee, and more!

This property is offered for Market-Price. Please contact us with any questions.







# Investment Highlights

---

- Lease rate: \$110,000/Year
- Commercial Land
- 0.41 AC
- Opportunity Zone: Yes
- 22 Minutes to Boulder City Municipal Airport
- 19 Minutes to Henderson Airport
- 20 Minutes to McCarran International Airport

# Coming Soon **Nearby**

---

- Cafe Rio
- Starbucks
- Domino's
- Great Clips
- UPS
- Wells Fargo
- Jersey Mike's
- Teriyaki Madness
- Providence Dental





# Property Overview

---

**Address**  
721 E Lake Mead Pkwy

**Parcel Number**  
179-08-201-004

**Property Type**  
Commercial Land

**Opportunity Zone**  
Yes

**Lot Size**  
Approx. 0.41 Acres

**County**  
Clark

**Sq. Ft.**  
Approx. 1,692 Sq. Ft.

**State**  
Nevada

**Zoning**  
Highway Commercial (CH)

**Subdivision Name**  
Henderson Townsite

**Sale Price: Upon Request**

**Lease Rate: \$110,000/Year**







**SOUTH EAST ELEVATION**  
SCALE: 1/4"=1'



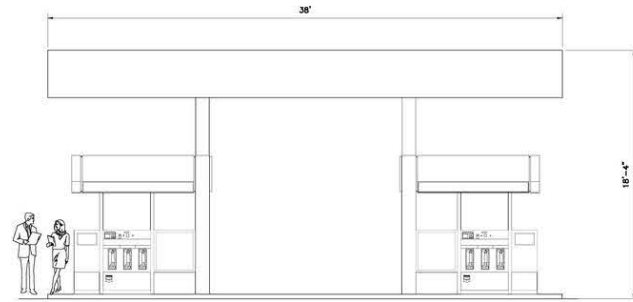
**WEST ELEVATION**  
SCALE: 1/4"=1'



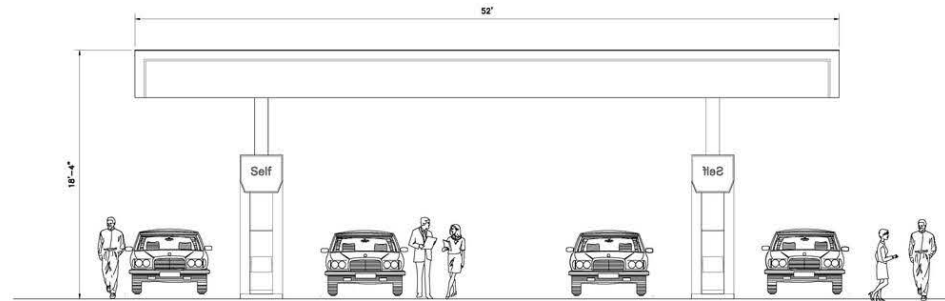
**EAST ELEVATION**  
SCALE: 1/4"=1'

<b>PROPOSED GAS STATION &amp; C-STORE @</b>		
<b>721 E LAKE MEAD PK WY</b>		
<small>CONTRACTOR:</small>		
<small>DATE:</small>	<small>TEL:</small>	<small>BY:</small> 11.02.17
<small>DRAWING NAME:</small> <b>BUILDING ELEVATIONS</b>		
<small>DRAWN BY:</small> RVN	<small>TEL:</small> (702) 699-1995	<small>DRAWING NO.:</small> A2





**NORTH & SOUTH ELEVATION**  
SCALE: 1/4"=1'



**EAST & WEST ELEVATION**  
SCALE: 1/4"=1'

<b>PROPOSED GAS STATION &amp; C-STORE @ 721 E. LAKE MEAD PK WY</b>		
<small>CONTRACTOR</small>		
<small>DATE</small>	<small>TEL.</small>	<small>DATE</small> 11.11.17
<b>BUILDING ELEVATIONS</b>		
<small>DRAWN BY</small> RVN	<small>TEL.</small> (702) 600-1095	<small>DRAWING NO.</small> A1



# Demographics

Sourced from LoopNet

Radius	1 Mile	3 Miles	5 Miles
Population (2023)	15,712	70,944	181,436
Population (2028 Projection)	16,378	73,446	188,284
Households (2023)	5,379	25,828	66,689
HH Growth (2023-2028 Projection)	+4.35%	+3.41%	+3.69%
Median Household Income	\$53,719	\$67,371	\$72,064
Median Home Value	\$271,884	\$316,603	\$329,732
Average Household Size	2.90	2.70	2.70







Michael Hiltz

Broker

M 702.300.8524

O 702.331.3948

michael.hiltz@elliman.com

Lic. B.0043031

Zach Schauer

Sales Associate

M 702.423.1220

O 702.331.3948

zach.schauer@elliman.com

Lic. S.0189596

Suzanna Lea

Sales Associate

M 702.509.0555

O 702.331.3948

suzanne.lea@elliman.com

Lic. S.196578



[elliman.com](https://www.elliman.com)