

±5 ACRES FOR SALE

SOUTH LAS VEGAS BOULEVARD | SOUTH LAS VEGAS STRIP

PRIME SOUTH STRIP

LOCATION	The property is located at the northwest corner of South Las Vegas Boulevard & Jonathan Drive
SIZE	±5 Acres with potential to assemble an additional ±10 acres
PARCELS	191-05-701-013
PLANNED LAND USE	Entertainment Mixed Use (EM)
ZONING	General Highway Commercial (H-2)
PRICE	Please contact broker
COMMENT	Entertainment Mixed-Use (EM) - allows 18 or more du/ac R-3, R-4, R-5, CRT, C-P, C-1, C-2, P-F, RVP, H-1

Rick Hildreth
rhildreth@landadvisors.com
702.872.8668

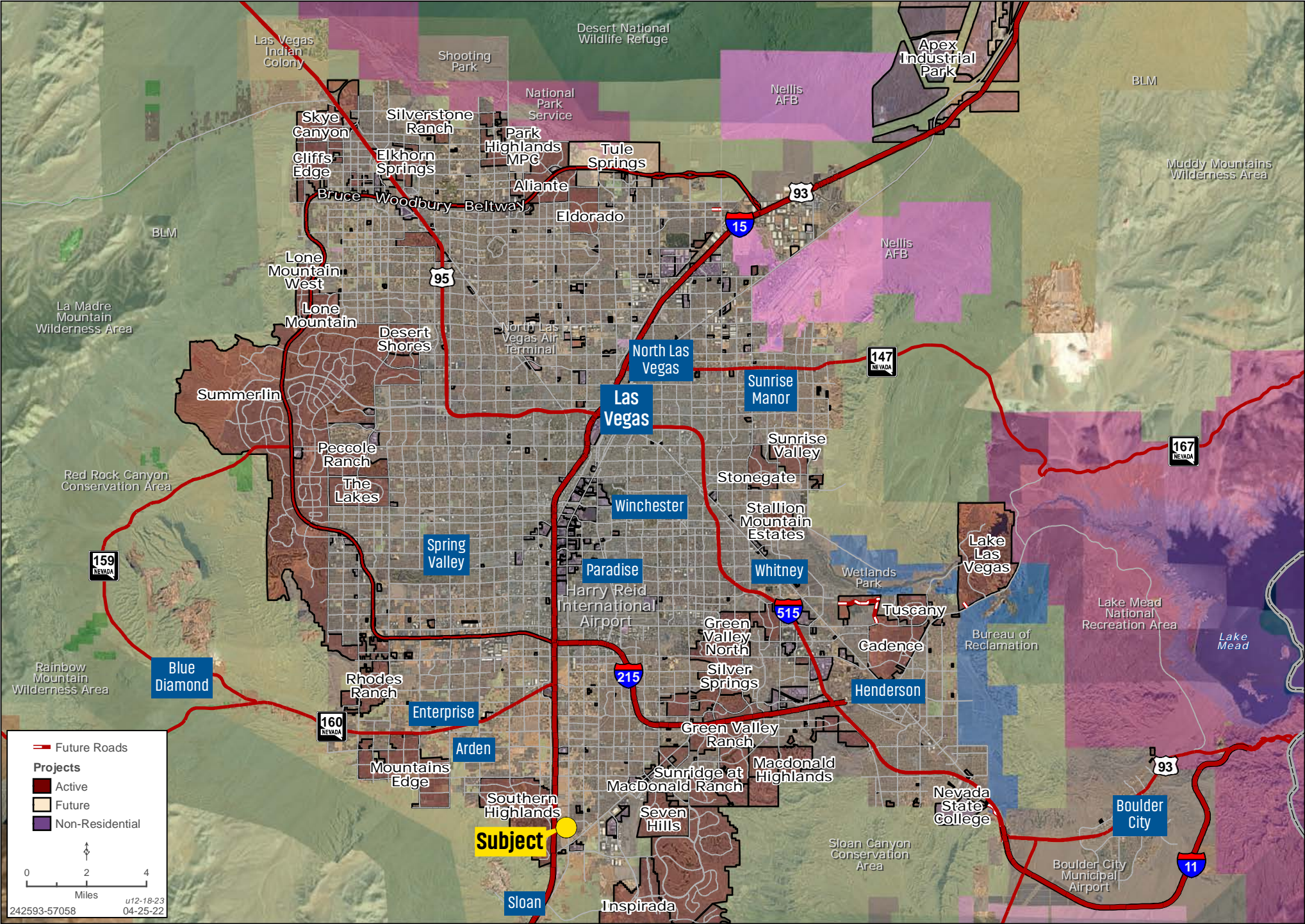
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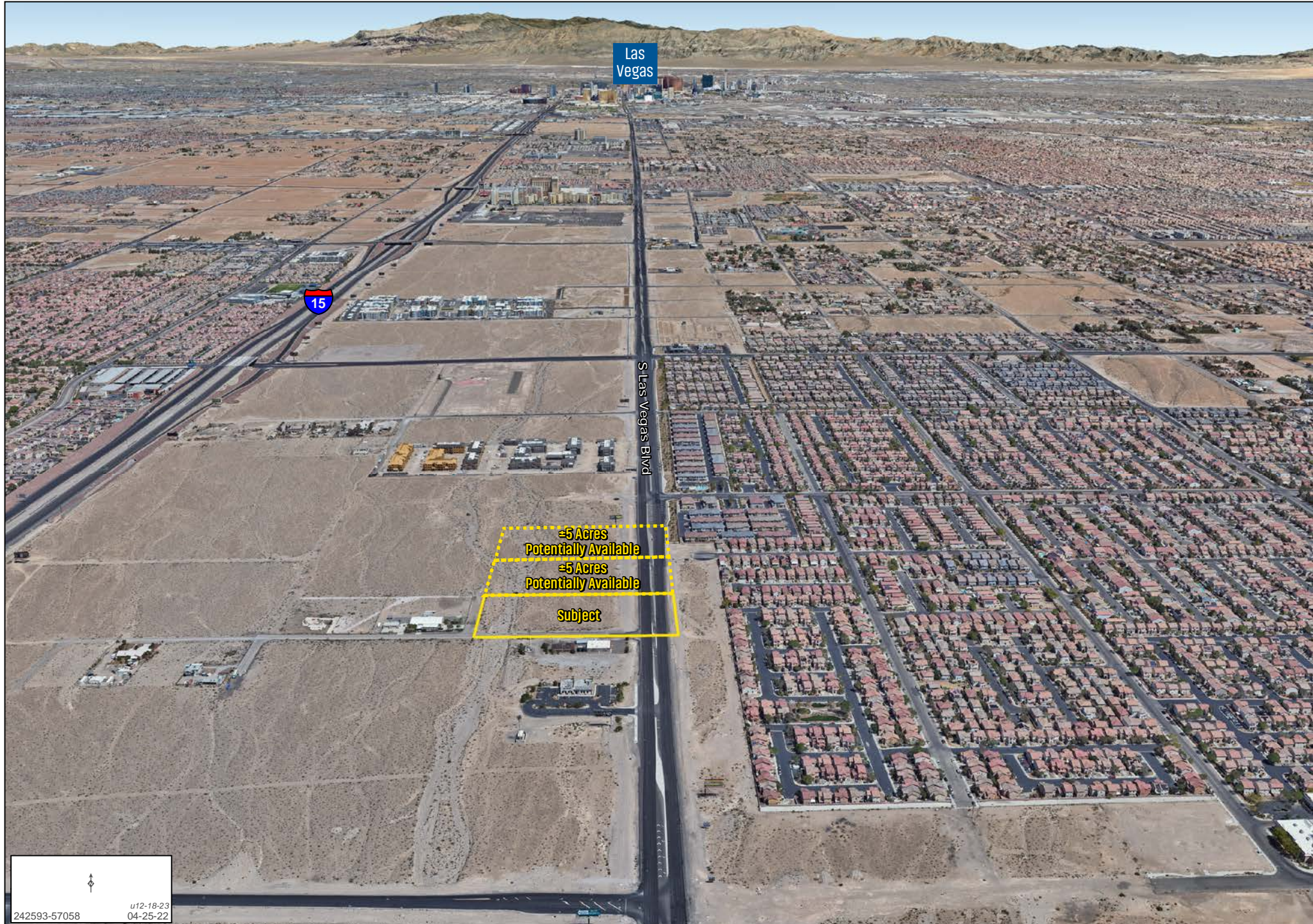
METRO MAP | LAS VEGAS BOULEVARD 10

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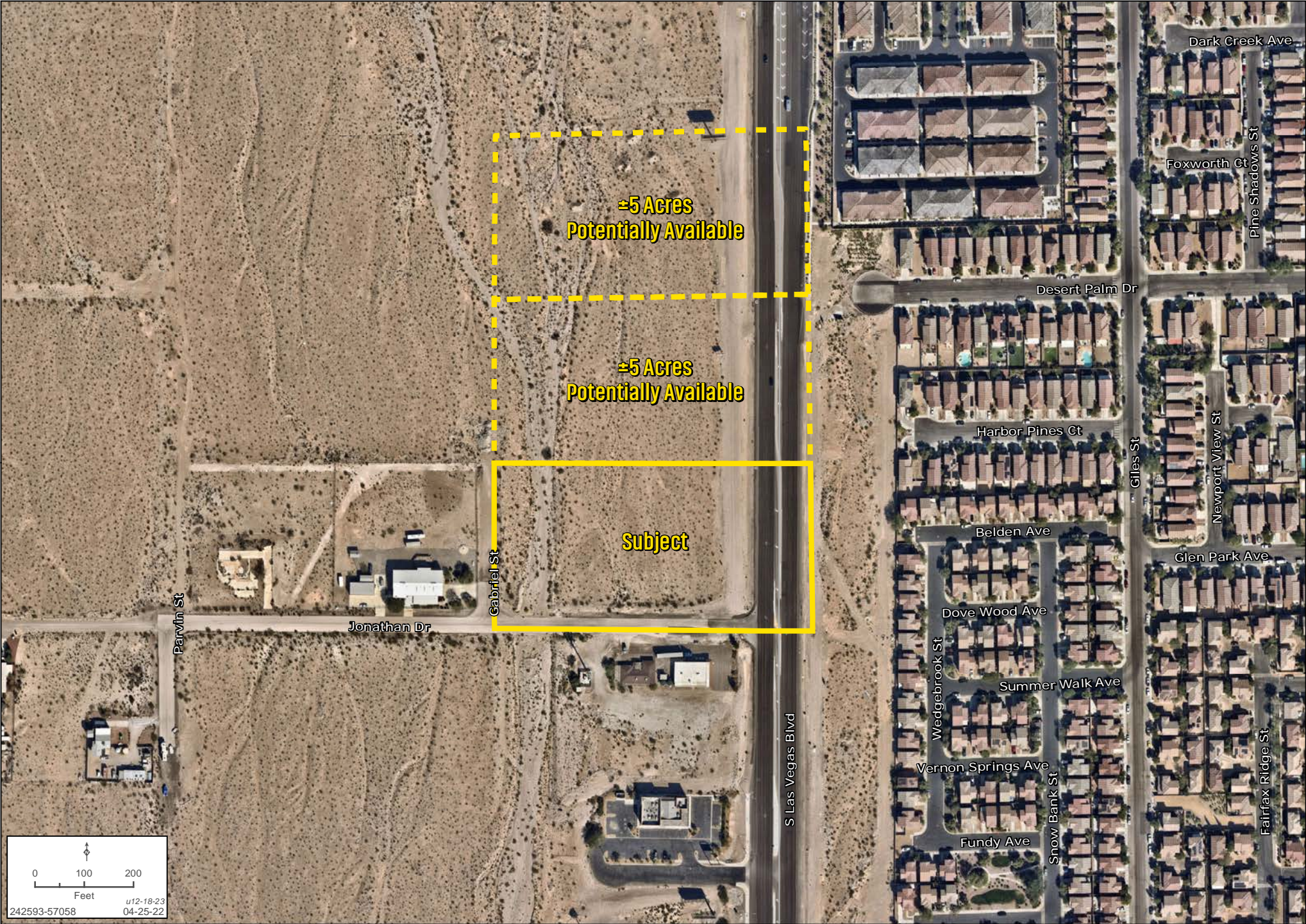
OBLIQUE MAP | LAS VEGAS BOULEVARD 10

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DETAIL MAP | LAS VEGAS BOULEVARD 10

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PHOTOS



LAS VEGAS MARKET REPORT

LAS

MARKET INSIGHTS • 3Q23



5.7%

Las Vegas Unemployment Rate



8,760

Annual New Home Starts



10,766

Annual New Home Closings

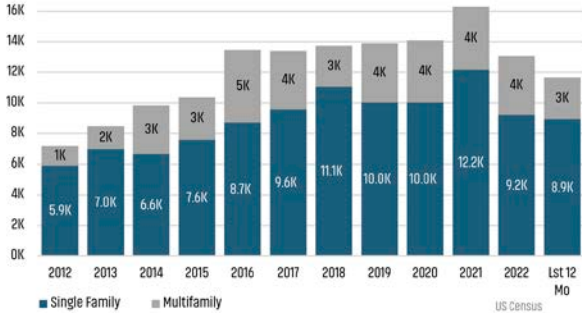


\$656,952

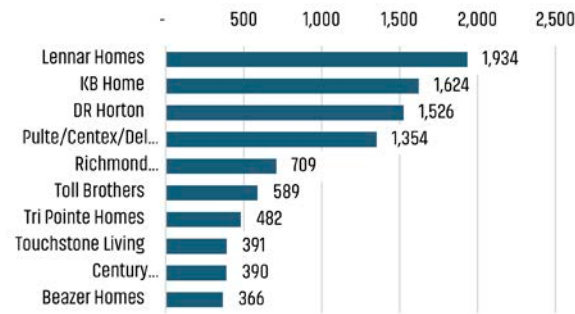
Median New Home Price

NEW HOUSING TRENDS¹

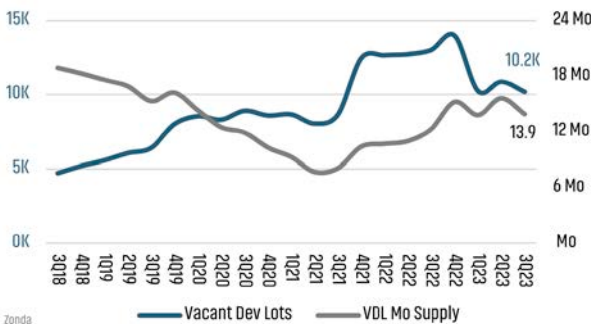
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



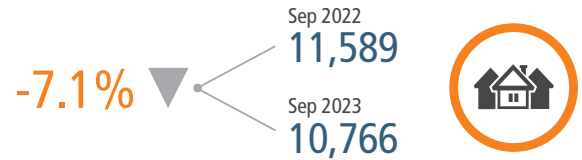
Vacant Developed Lot Supply



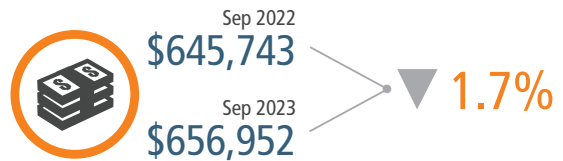
ANNUALIZED NEW HOME STARTS



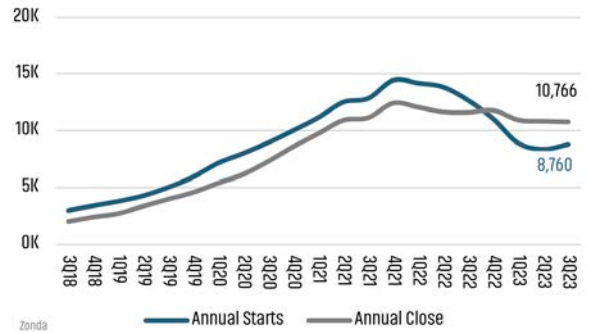
ANNUALIZED NEW HOME CLOSINGS



AVERAGE NEW HOME PRICE



Annual Starts vs Closings

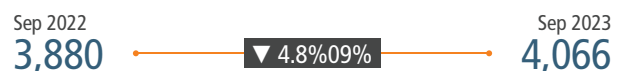


MLS RESALE STATISTICS - SINGLE FAMILY HOMES²

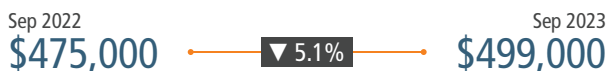
ANNUALIZED CLOSED SALES



ACTIVE LISTINGS



MEDIAN SF HOME SALE PRICE



MONTHS OF INVENTORY



ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

LAS VEGAS

Sep 2022	Sep 2023
5.8%	5.7%
▼ -0.1%	

NEVADA

Sep 2022	Sep 2023
5.5%	5.4%
▲ -0.1%	



TOTAL NONFARM EMPLOYMENT (in thousands)

LAS VEGAS

Sep 2022	Sep 2023
1,094	1,134
▲ 3.6%	

NEVADA

Sep 2022	Sep 2023
1,482	1,513
▲ 2.1%	



EMPLOYMENT CHANGE

LAS VEGAS

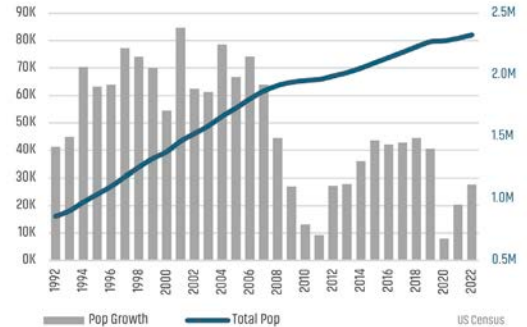
Annualized Employment Change*
-38.9%

NEVADA

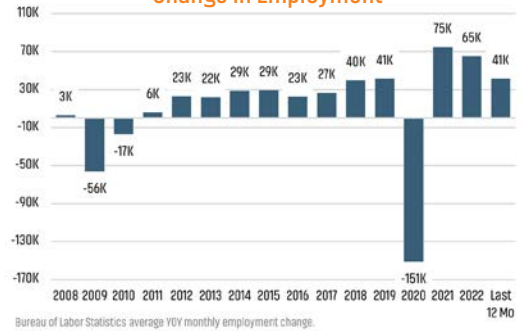
Annualized Employment Change*
-36.7%



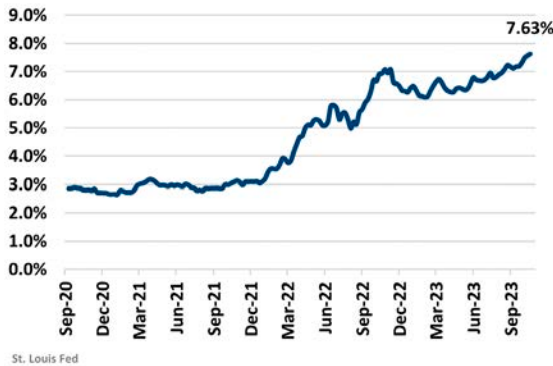
Population Growth & Total Population



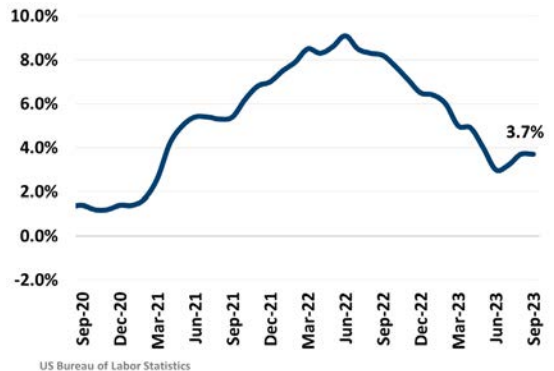
Change in Employment



30 Year Fixed Mortgage Rate

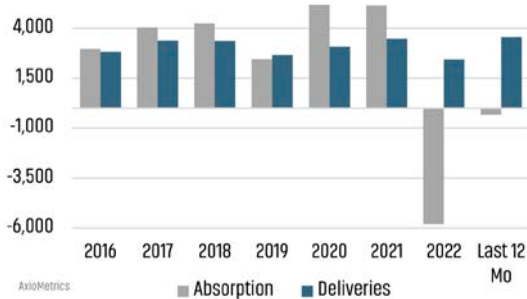


US Inflation Rate

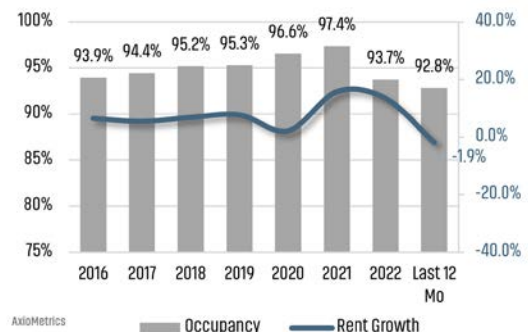


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



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