



**1326-1418**  
**N MARTIN LUTHER KING BLVD.**  
**LAS VEGAS, NV 89106**

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

SVN | The Equity Group is proud to announce for sale, 1326-1418 N Martin Luther King Blvd. Situated in the heart of the Historic Westside of Las Vegas, the location is just minutes from the I-15 & I-11/Hwy 95 "spaghetti bowl" interchange, Downtown Las Vegas & Fremont Street, and the Las Vegas "Strip". The property is an excellent investment opportunity, ready for development in a corridor that is beginning to transform into a vibrant hub.

## PROPERTY HIGHLIGHTS

- Prime development opportunity in the Historic Westside!
- +/- 2.22 AC with +/- 700 ft of frontage
- Vacant land with excellent visibility from N Martin Luther King Blvd.
- +/- 63,000 VPD on N. Martin Luther King Blvd. & W. Owens Ave
- Less than 5 minute drive from I-15 & I-11/Hwy 95 interchange

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,450,000
<b>LOT SIZE:</b>	+/- 2.22 Acres
<b>APN #:</b>	139-28-501-004, 139-28-501-005

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	7,113	21,202	56,983
<b>TOTAL POPULATION</b>	20,351	60,321	162,408
<b>AVERAGE HH INCOME</b>	\$53,862	\$62,012	\$64,111



# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

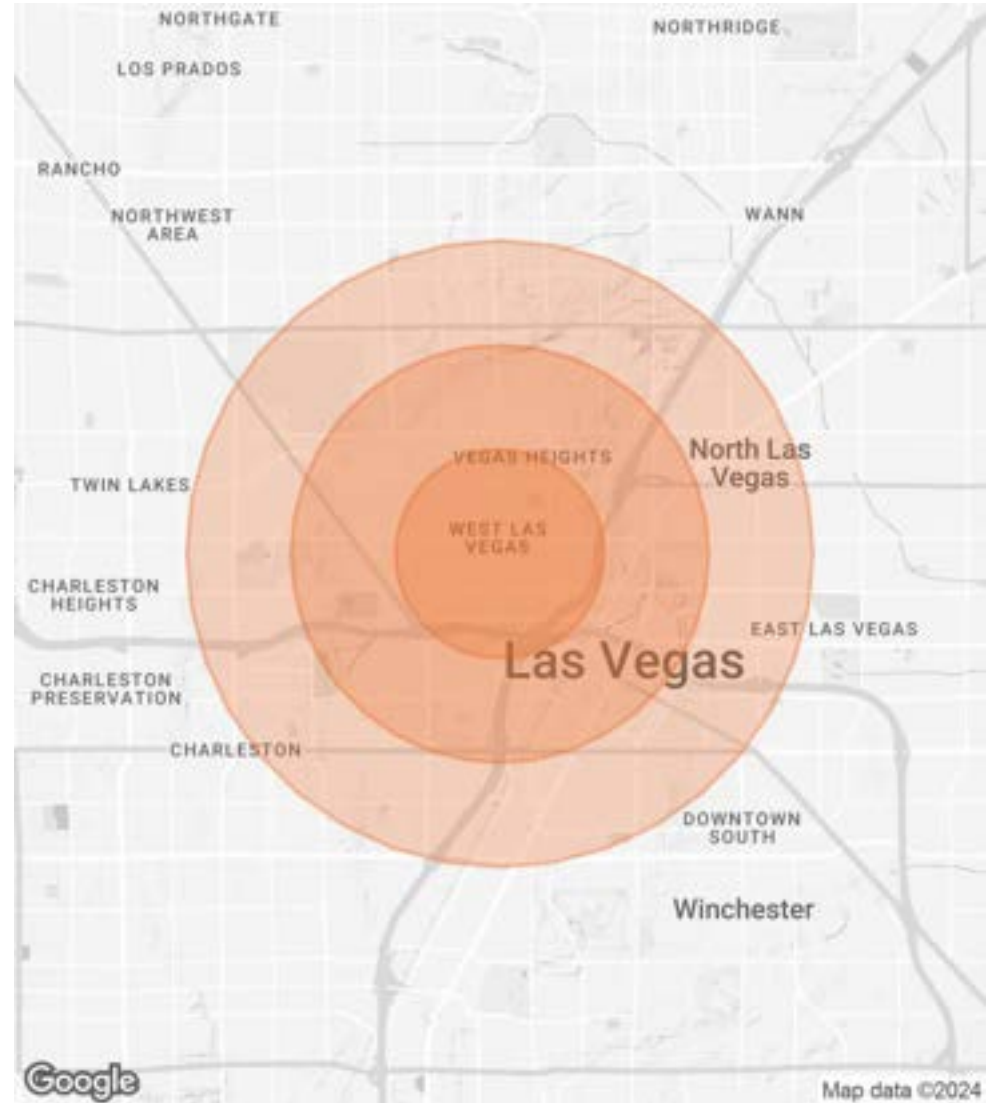
## POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	20,351	60,321	162,408

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,113	21,202	56,983
AVERAGE HH INCOME	\$53,862	\$62,012	\$64,111
AVERAGE HOUSE VALUE	\$308,458	\$334,456	\$352,897

Demographics data derived from AlphaMap



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# LAS VEGAS OVERVIEW



## NEVADA BUSINESS ASSISTANCE PROGRAMS

- Modified Business Tax Abatement
- Real Property Tax Abatement for Recycling
- Personal Property Tax Abatement
- Sales and Use Tax Abatement
- Silver State Works Employee Hiring Incentive
- TRAIN Employees Now (TEN)



## NEVADA TAX INCENTIVES

- ⊗ Personal Income Tax
- ⊗ Franchise Tax
- ⊗ Unitary Tax
- ⊗ Inventory Tax
- ⊗ Inheritance Tax
- ⊗ Estate Tax
- ⊗ Corporate Income Tax
- ⊗ Admissions Tax

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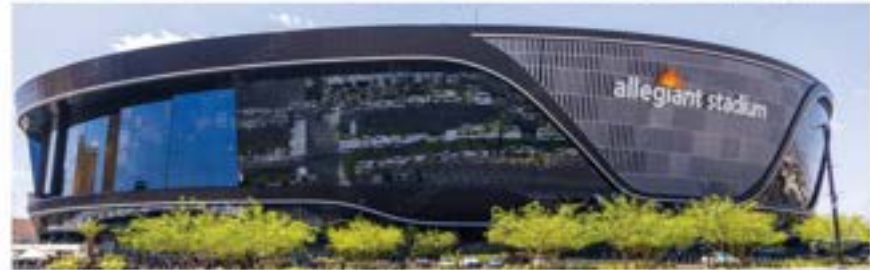
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# THE ENTERTAINMENT & SPORTS CAPITAL

**Las Vegas** has long been considered the entertainment capital of the world, and the city has been doubling down on this idea with its growing entertainment offerings. **The Aces (WNBA)** were the first professional sports team in the city and recently made history as the two-time champions. The first big push for professional sports though, came with T-Mobile Arena bringing **The Vegas Golden Knights (NHL)**, followed by Allegiant Stadium bringing **The Las Vegas Raiders (NFL)** to the city. Expansion hasn't ended though, with an inked deal bringing **Formula 1** back to the city for 10 years, and an upcoming stadium to bring **The A's (MLB)**.



In addition to sports, new entertainment venues have finished in 2023 such as **The Sphere**, which brings a first of its kind 4D visual and audio experience to its guests. Another notable venue is the **Fontainebleau Las Vegas**, which after 16 years of construction and delays will usher in a new era of luxury to the Las Vegas Valley.



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