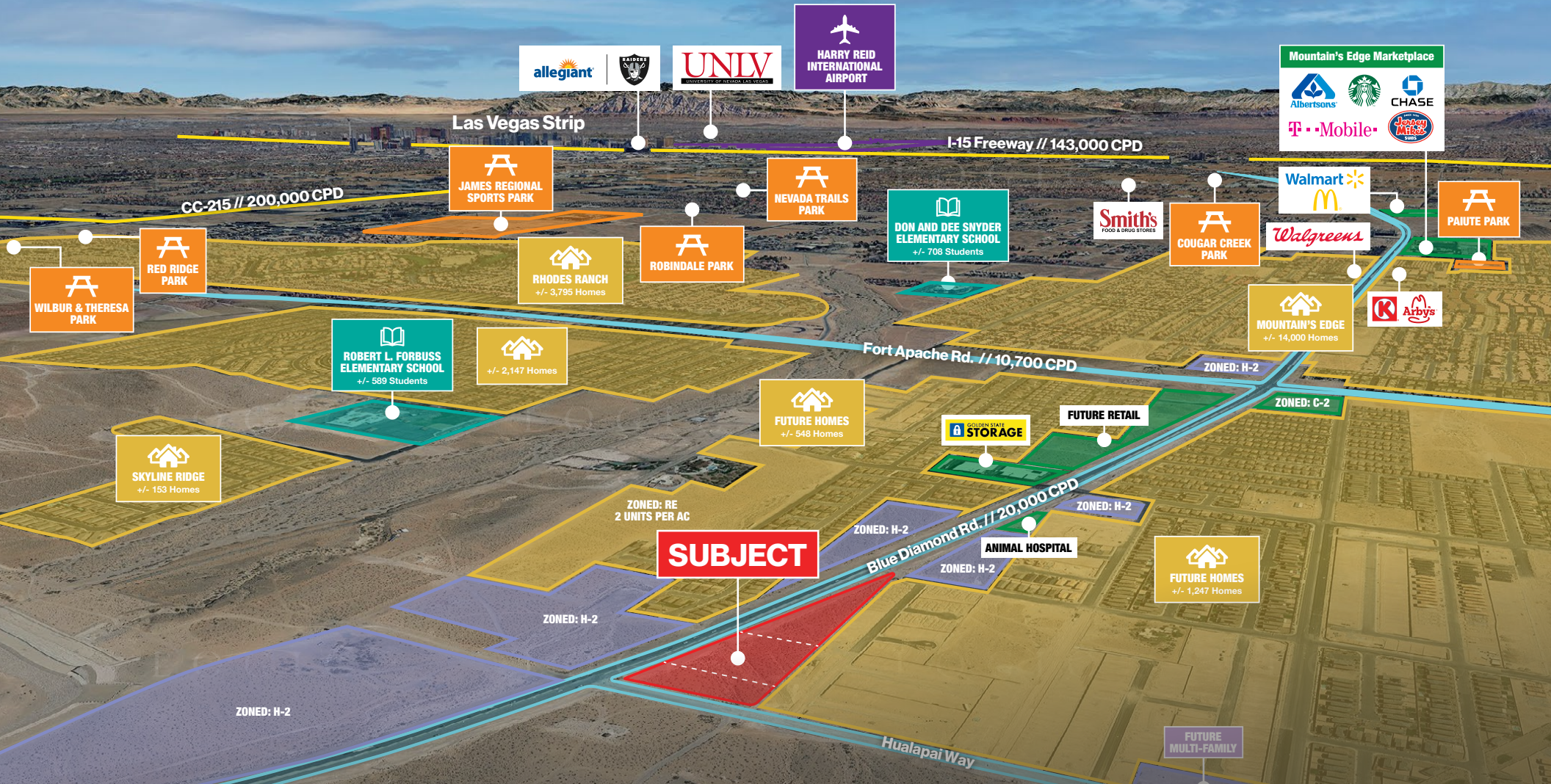


LAND FOR SALE OR LEASE +/- 5.48 AC Blue Diamond Rd. & Hualapai Way

SEC E. Blue Diamond Rd. & S. Hualapai Way, Las Vegas, NV 89178



LOGIC



JASON OTTER
Founding Partner
702.954.4109
jotter@logicCRE.com
S.0168161.LLC

SEAN MARGULIS
Founding Partner
702.954.4102
smargulis@logicCRE.com
S.0070247

COOPER POWELL
Senior Associate
702.954.4154
cpowell@logicCRE.com
BS.0145955.LLC

LANDON TENWOLDE
Senior Associate
702.954.4141
ltenwolde@logicCRE.com
S.0184822

BART DEBUONO
Senior Associate
702.954.4129
bdebuono@logicCRE.com
S.0176508.LLC

SEC E Blue Diamond Rd. & S. Hualapai Way
Las Vegas, NV 89178



Property Highlights

- +/- 5.48 acre land site at the SEC of Blue Diamond Rd. & S. Hualapai Way
- Pads available for Sale, Ground Lease or Build-to-suit
- +/- 1,260 feet of frontage on Blue Diamond Rd., a major thoroughfare
- High-growth residential corridor with +/- 4,095 homes planned or under construction within a 1-mile radius
- Underserved retail corridor
- Zoned: General Highway Frontage (H-2); Planned Land Use: Neighborhood Commercial (NC)
- Strategically positioned to capture traffic to and from Pahrump and Death Valley
- In proximity to Spring Mountain Ranch State Park and the Red Rock Canyon National Conservation Area

Listing Snapshot



Contact Broker
Sale Price



Contact Broker
Lease Rate



+/- 5.48 AC
Acreage



**176-19-101-011,
012 and 013**
APN(s)

Demographics

Population	1-mile	3-mile	5-mile
2022 Population	5,359	67,426	170,988
Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$125,264	\$121,946	\$117,075
Households	1-mile	3-mile	5-mile
2022 Total Households	1,835	23,452	61,138

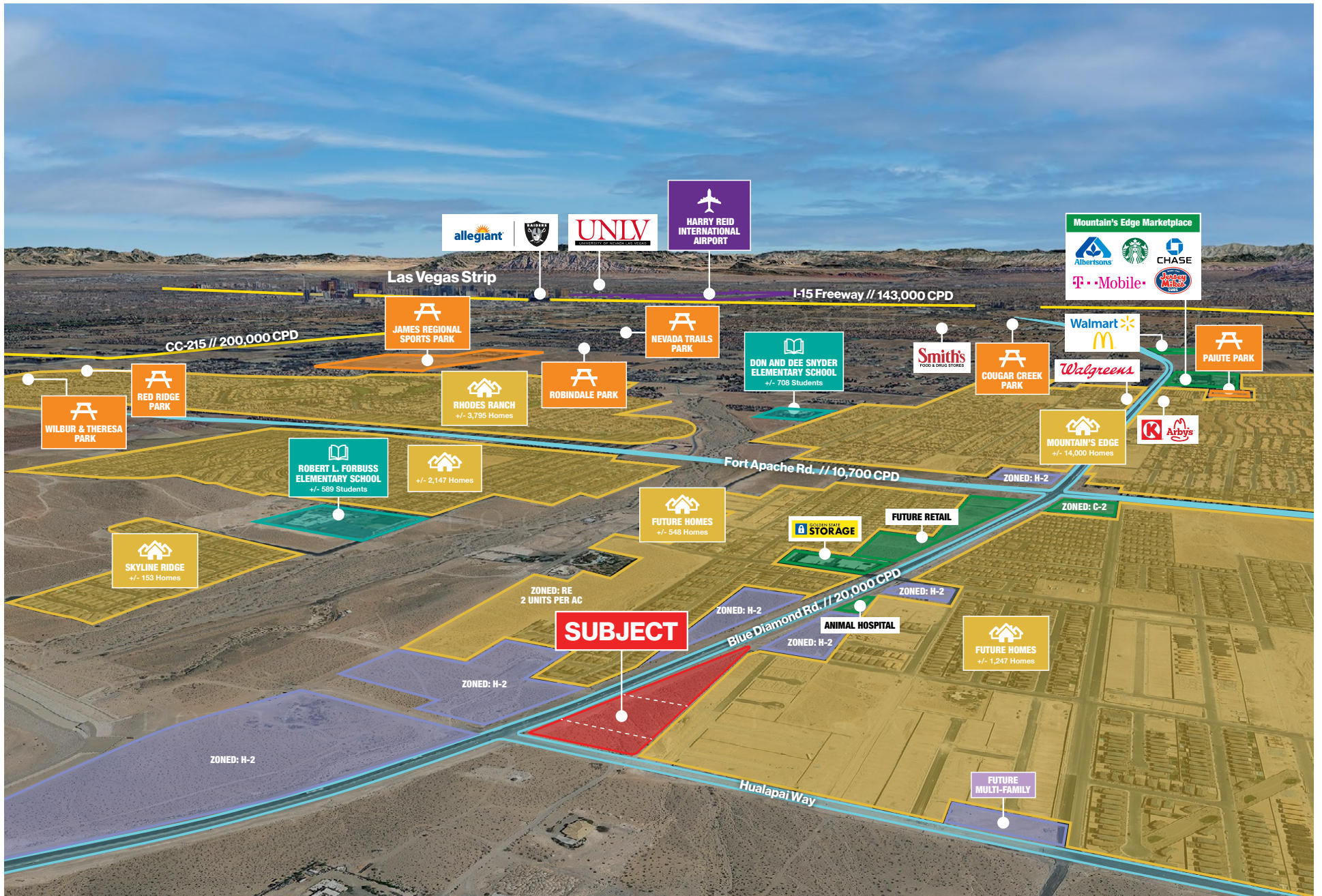
LOGIC



The information herein was obtained from sources deemed reliable, however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

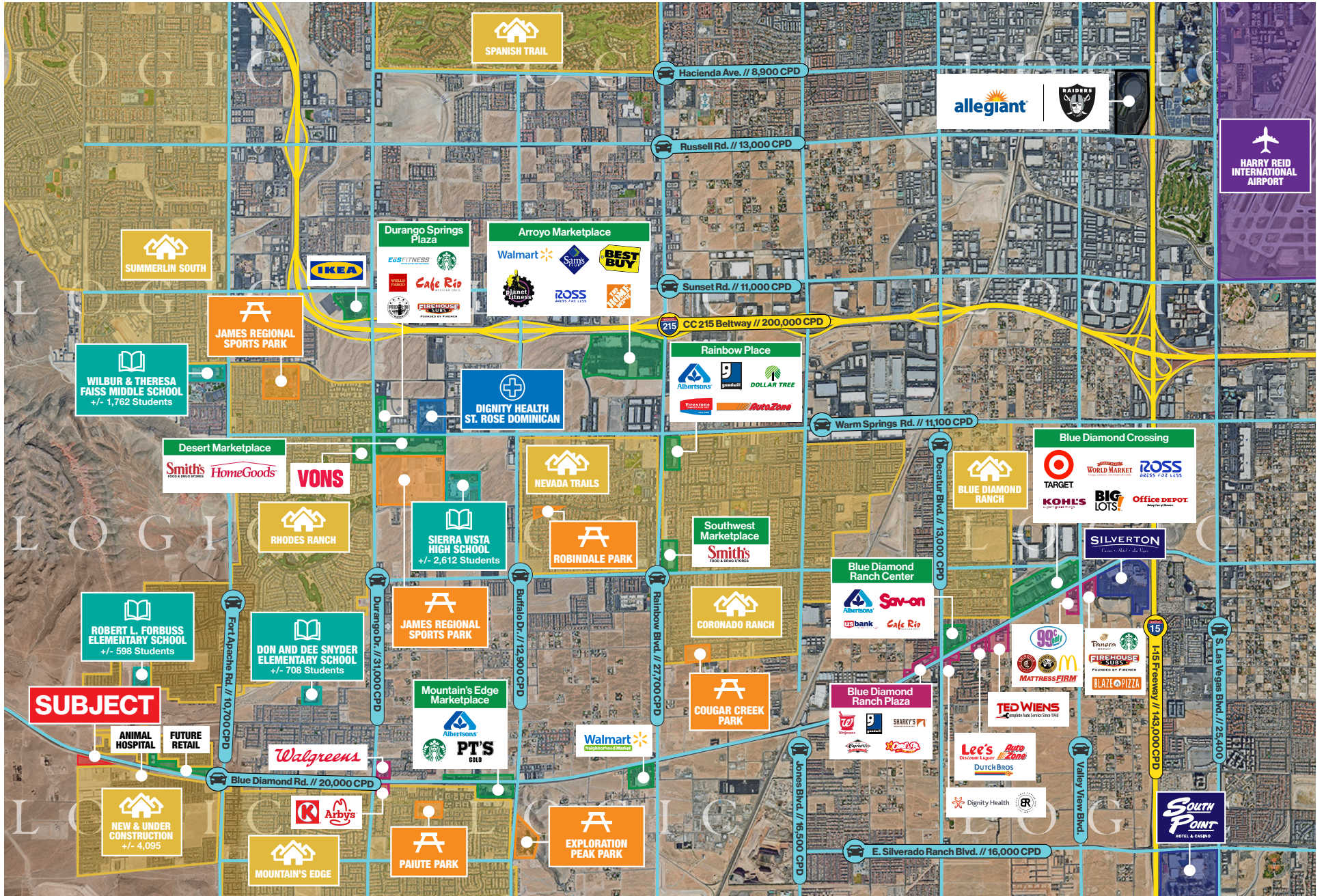
Maps, Aerial, & Plans

■ Master Planned Communities
 ■ Airports
 ■ Parks
 ■ Power Centers
 ■ Multi-Family
 ■ Schools



Maps, Aerial, & Plans

■ Airports
 ■ Hotels
 ■ Neighborhood Centers
 ■ Master Planned Communities
 ■ Parks
 ■ Power Centers
 ■ Schools
 ■ Stadium



Potential Site Plan

