

SALE

6027-6042 CHARLESTON BLVD
6027-6042 Charleston Blvd Las Vegas, NV 89110



VIDEO

PROPERTY DESCRIPTION

Unlock the potential of this prime 2.27-acre property, ideally located at the corner of Charleston and Madge Lane. With a blend of C-1 zoning on the corner lot and RE/CRT zoning on the remainder, this parcel offers unparalleled development flexibility in a rapidly growing area.

The property features a charming ranch-style home with stables situated on the back parcel, perfect for redevelopment. Whether you're looking to create a mixed-use project, multi-family residences, or an all-residential community, the possibilities are endless. The property's diverse zoning allows for a variety of development options, making it an excellent investment for both residential and commercial ventures.

Situated in an excellent location with easy access to major roads, this property is just minutes away from shopping, dining, and local amenities. The high visibility and prime corner location

OFFERING SUMMARY

Sale Price:	\$1,995,000
Lot Size:	2.27 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,879	57,228	135,973
Total Population	29,019	176,303	395,882
Average HH Income	\$76,957	\$68,307	\$66,689

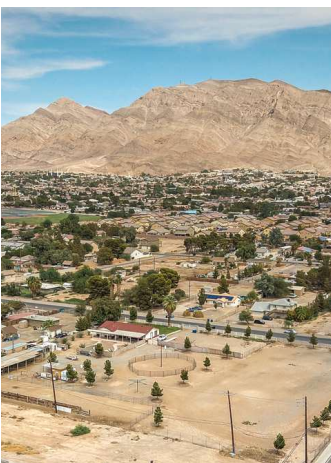
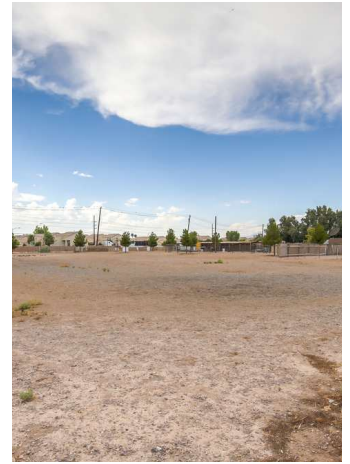
Lance Hamrick
(702) 279-9666



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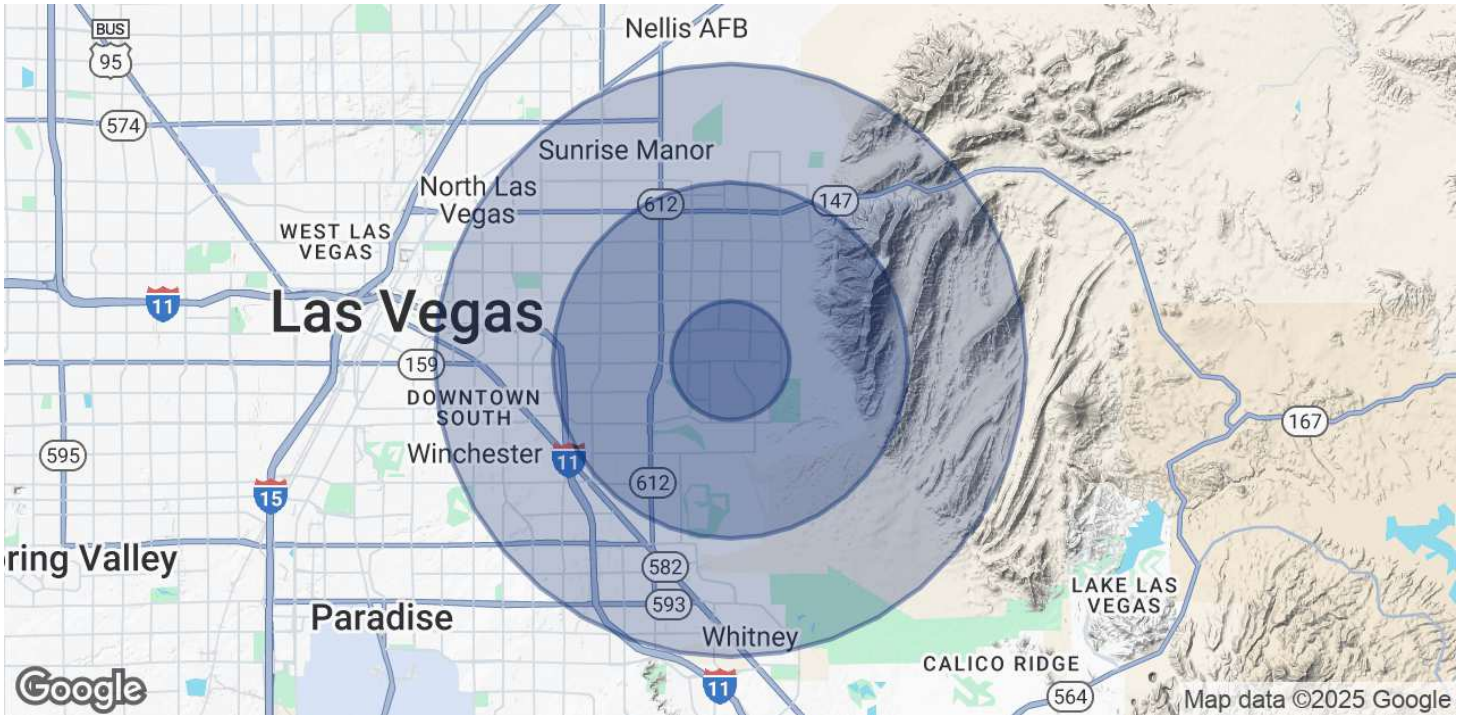
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	29,019	176,303	395,882
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,879	57,228	135,973
# of Persons per HH	3.3	3.1	2.9
Average HH Income	\$76,957	\$68,307	\$66,689
Average House Value	\$365,908	\$321,610	\$310,235

Demographics data derived from AlphaMap

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