

Land For Sale

Silverado Ranch Blvd.
Las Vegas, NV 89139



SITE

Planned land use
allows for 8 dwelling
units per acre

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PRINCIPAL

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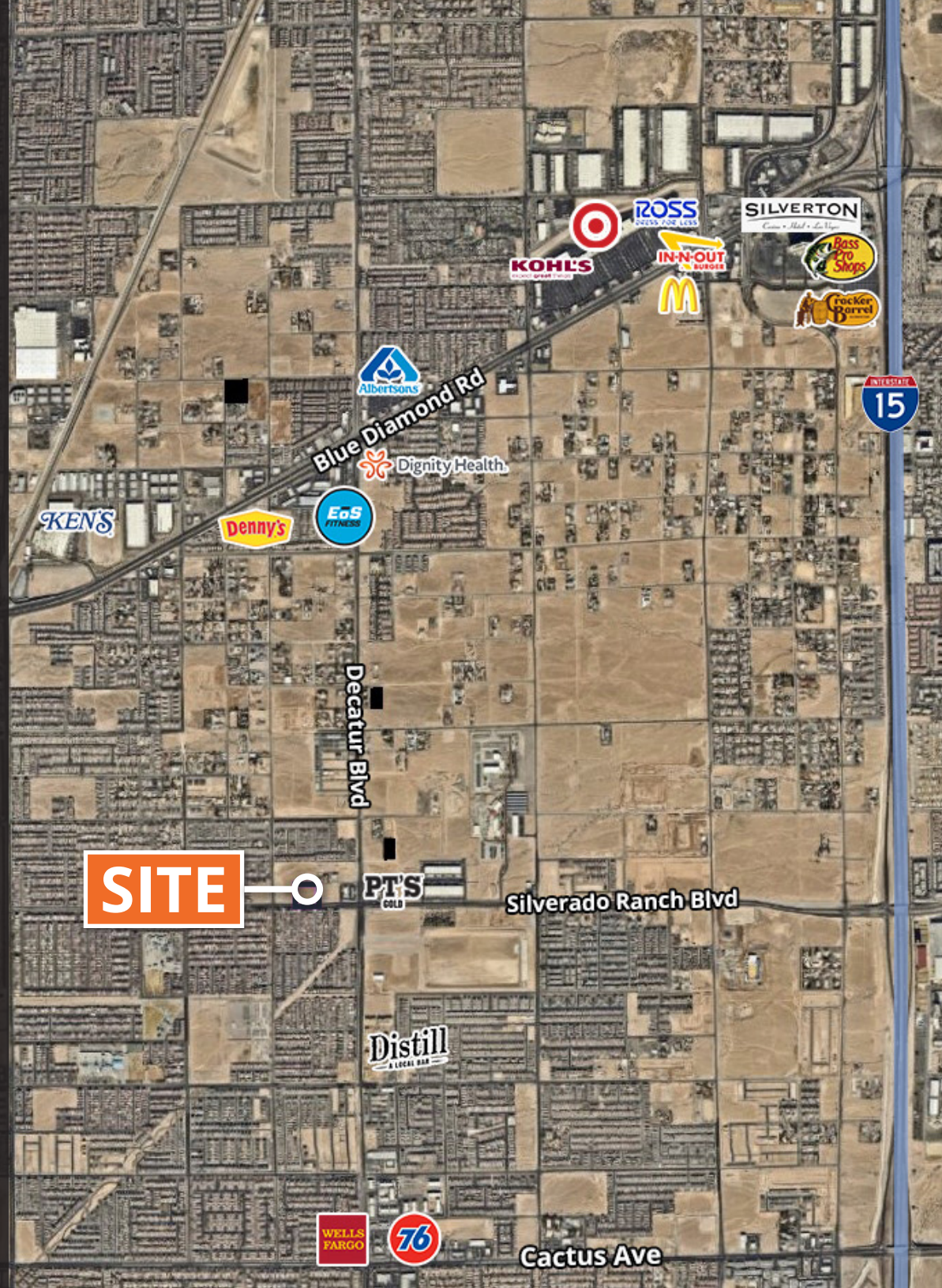
PROPERTY DETAILS

This ±2.50-acre parcel on Silverado Ranch Blvd., in Las Vegas, NV 89139, offers a unique and promising opportunity for development. Zoned RS 20, the parcel is designated for mid-intensity suburban neighborhood development, allowing for up to 8 dwelling units per acre. This zoning supports a balanced mix of residential density. The area is surrounded by numerous master planned communities, offering a well-established neighborhood with various amenities

Buyer to verify all zoning, utilities and due diligence.

LOCATION:	Silverado Ranch Rd/Hauck St Las Vegas, NV 89139
PROPERTY TYPE:	Land
PROPERTY SUBTYPE:	Residential
AREA:	±2.50 acres
NUMBER OF PARCELS:	1
APN/PARCEL ID NO:	176-24-801-017
ZONING:	Residential Single-Family (RS 20)
PROPOSED USE:	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)
SALE TYPE:	Investment

LIST PRICE : \$2,800,000



LOCATION

The property is located in the southwest Las Vegas submarket on Silverado Ranch Boulevard, an area that is experiencing rapid development with multiple projects underway, making it a promising location for future growth. The neighborhood offers a mix of medium to large single-family homes and apartment complexes and the area boasts abundant amenities, including parks, shopping centers, and dining options

Access to I-15 is approximately 1.5 miles from the property.

DEMOGRAPHICS

2025	1 mi	3 mi
Population (est)	13,965	127,411
Households	4,511	46,842
Household income (avg)	\$140,484	\$136,377
Total housing units	4,740	49,909
Median home value	\$523,002	\$496,695

TRAFFIC COUNT



approx. 18,000 cars per day on Silverado Ranch Blvd & Decatur Blvd



**For more
information,
please contact**

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