


5.42 AC LAND FOR SALE

LAND FOR SALE
SEC W Ann Rd & N Decatur Blvd
North Las Vegas, 89031

PROPERTY HIGHLIGHTS

- ✓ Property is situated in the highly desirable Northwestern submarket.
- ✓ Surrounded by high density neighborhoods, schools and retail.
- ✓ Just over a mile from the US I-215 Beltway.
- ✓ Less than 6 minutes away from major retail hubs including:
 - Shadow Mountain Marketplace
 - Decatur 215
 - Crossroads Towne Center

 **\$5,100,000.00**
\$21.60 PSF
ASKING PRICE

 **±5.42 AC**
LAND AREA

 **124-31-101-007**
APN

 **GENERAL COMMERCIAL (C-2)**
ZONING



POPULATION

1 MILE	20,090
3 MILES	163,116
5 MILES	394,254

AVERAGE HOUSEHOLD INCOME

1 MILE	\$115,037
3 MILES	\$115,899
5 MILES	\$109,936

Source: SitesUSA 2025; TRINA, NV DOT 2023

5.42 AC LAND FOR SALE

LAND FOR SALE
SEC W Ann Rd & N Decatur Blvd
North Las Vegas, 89031



±5.42 AC FOR SALE

SEC W Ann Rd & Decatur Blvd
North Las Vegas, 89031



graskiretailteam

www.roicre.com



9121 W Russell Rd
STE 111
Las Vegas, NV 89148

Contact our team today!

KIT GRASKI

Director

702.570.5377

kgraski@roicre.com

NV License # BS.0015934.LLC

GEORGE OKINAKA

Executive Vice President

702.570.5376

gokinaka@roicre.com

NV License # S.0045747

MAUREEN PARCHIA

Vice President

702.570.5124

mparchia@roicre.com

NV License # S.0169395

JONATHAN SERRANO, MBA

Senior Associate

702.570.5099

jonathan@roicre.com

NV License # S.0183243

Let's Stay Connected!



roicre



@roicre



@roi.cre



roicre/

DISCLAIMER

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

Demographics are provided by SitesUSA using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Georeferenced data herein are provided by Placer Labs, Inc. and is provided without representation or warranty.

Photos contained herein are property of their respective owners. Photos do not guarantee the current condition of the property.