



WALNUT AVE

28TH STREET

±2.42 acres

CEDAR AVE

Land For Sale

±2.42 acre infill site approved for
192 multi-family units/79.34 du/ac
Located within the QCT zone
(Qualified Tract zone)

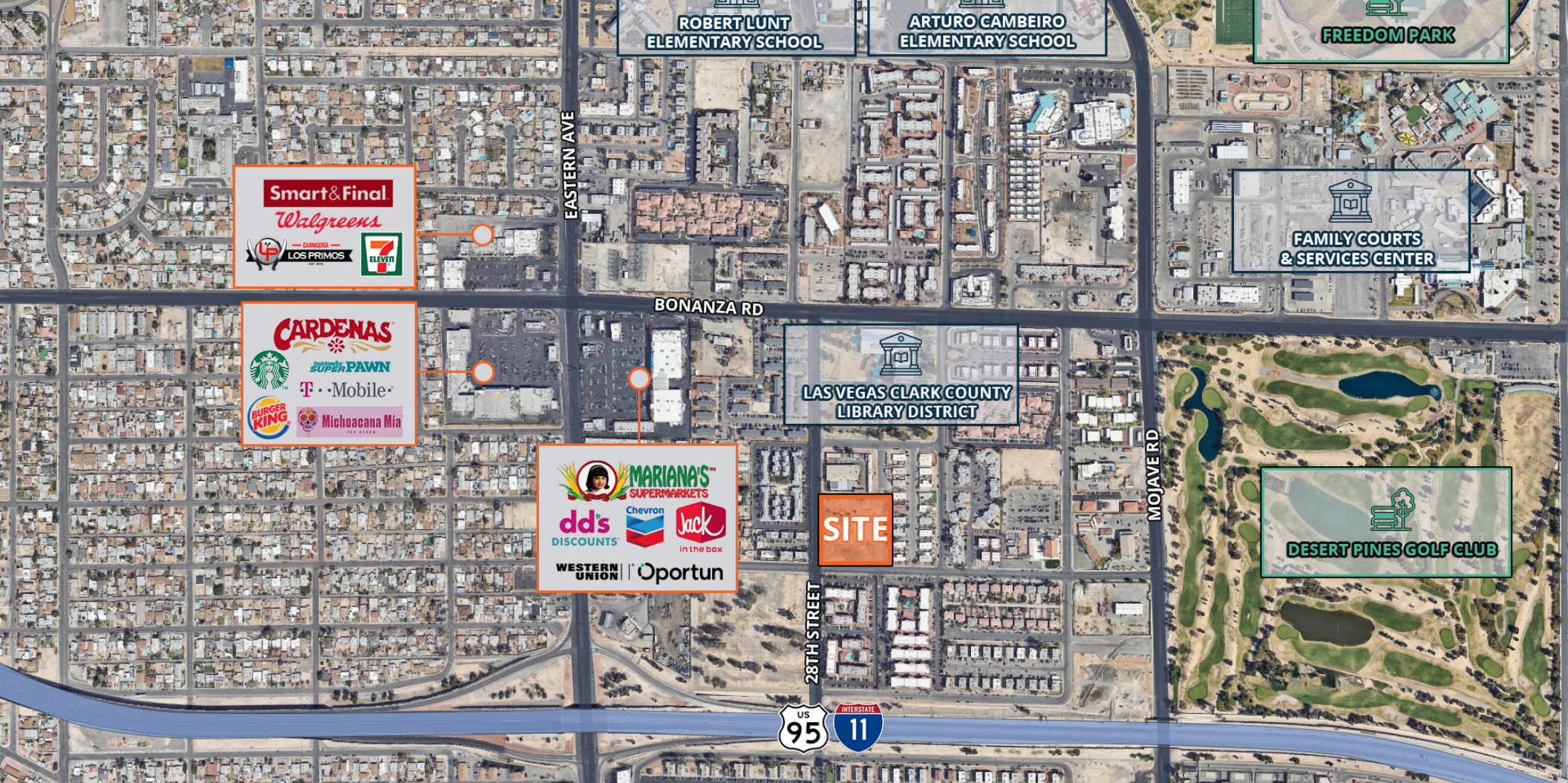
520/540 28th Street
Las Vegas, NV 89101

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PROPERTY DETAILS

This rare infill site, zoned High-Density Residential R-4, is approved for a 192 multi-family development. The property is located just northeast of the Eastern off-ramp from the I-95 (I-11) freeway and sits one block south of the newly constructed \$30 million East Las Vegas Public Library and two blocks west of the Desert Pines Golf Course, which the City of Las Vegas is proposing to transform into a mixed-use master planned community.

ASKING PRICE : \$1,920,000.00

LOCATION:	520/540 28th Street Las Vegas, NV 89101
PROPERTY TYPE:	Land
PROPERTY SUBTYPE:	Residential
AREA:	±2.42 acres
NUMBER OF PARCELS:	2
APN/PARCEL ID NO:	139-36-110-034 & 139-36-110-035
ZONING:	R4-HD - 192 units
PROPOSED USE:	Multi-family Condo
APPROVALS:	192 units/79.34 du/ac
SALE TYPE:	Investment/Development

LOCATION

The area is predominately multi-family residential and is easily accessible via Bonanza Avenue, 28th Street, Cedar Avenue and Mojave Avenue. It's just a few minutes from downtown Las Vegas and the historic arts district. This is a fantastic opportunity for developers looking to build in this choice location as significant resources are being committed to the area.

Buyers are reminded to verify all zoning, land use and available services to the property.

DEMOGRAPHICS

2025	1 mi	3 mi
Population (est)	28,303	233,534
Households	10,252	80,883
Household income (avg)	\$52,852	\$66,008
Total housing units	10,946	86,626
Owner occupied housing	33.4%	31.8%
Renter occupied housing	59.9%	60.9%
Median home value	\$275,915	\$301,345
Median Rent	\$1,179	\$1,221



ADDITIONAL PHOTOS



View looking Northeast

View looking Northwest



CONCEPT DEVELOPMENT

HD/R-4 Multi-family Condo Development

520/540 28th Street, Las Vegas, NV 89101



(Based on currently approved Zoning and Use)

DISCLAIMER:

The illustrations featured herein are renderings of the proposed project design. Since a design has not yet been finalized, no plans have been prepared at this time. The concept photos represent design features presented to City during the entitlement approval process and include the following:

- 2 – six story residential towers connected by 1 four story parking structure.
- 192 condominium units with One (64), Two (80) and Three (48) bedroom homes
- 370 resident and guest parking spaces – 8 handicap spaces
- Common area pool located on top floor of garage structure





For more information, please contact

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