

# For Sale

NWC West Landberg Avenue & South Tenaya Way  
Las Vegas, NV 89178



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## PROPERTY DETAILS



### LOCATION

NWC Tenaya Way & Landberg Ave  
Las Vegas, NV 89178

### PROPERTY TYPE

Land

### AREA

±2.27 acres

### PARCEL ID NO

176-27-101-017

### ZONING

Residential Single Family 20 (RS20)

### PLANNED LAND USE

Ranch Estate Neighborhood (up to 2 du/ac)

### SALE TYPE

Investment

**\$1,100,000.00**

Asking Price

**\$484,581.50**

Per Acre

# LOCATION

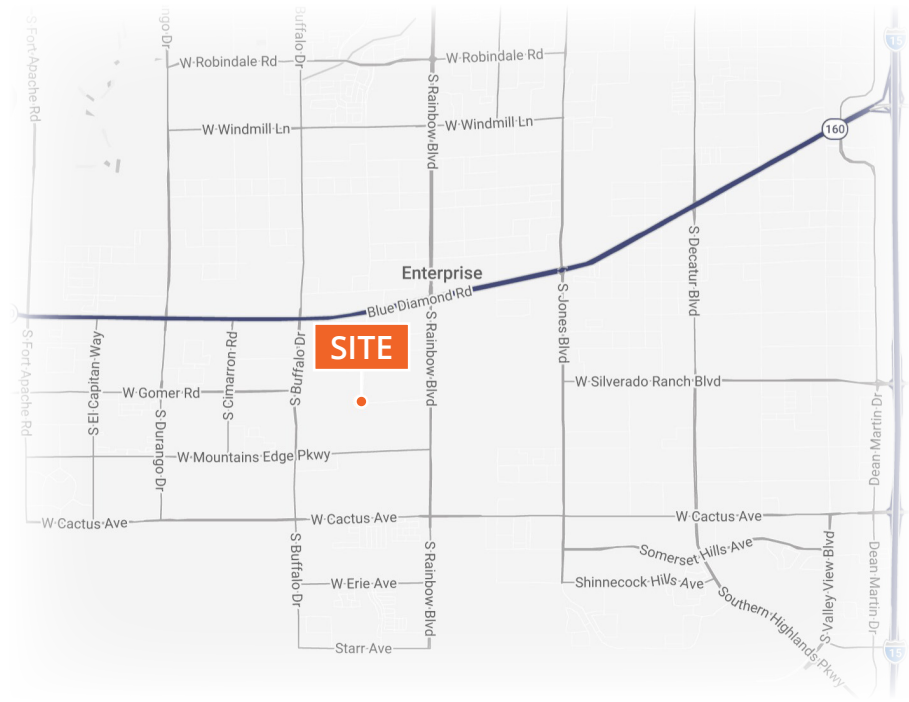


The site is located within the southwest Las Vegas submarket, which has established itself as one of the Valley's most dynamic and rapidly growing development corridors. The surrounding Mountain's Edge master-planned community has attracted significant commercial investment, driving its evolution from a predominantly residential area into a major center for employment, retail, and entertainment activity.

# Mountain's Edge Master-Planned Community

Mountain's Edge is a popular master-planned community in southwest Las Vegas, with more than 12,000 homes, plenty of parks and trails, and easy access to Red Rock Canyon. Its newer homes, family-friendly amenities, and convenient location near the 215 Beltway continue to attract families, professionals, and buyers looking for a more affordable alternative to higher-priced communities in the Las Vegas valley.

The area is expected to keep growing thanks to strong population growth, new commercial development, and expanding job opportunities nearby, including at UnCommons and Durango Resort. As southwest Las Vegas continues to develop into a dynamic live-work-play destination, Mountain's Edge remains one of the valley's most sought-after neighborhoods, helping support strong housing demand and long-term property values.



## DEMOGRAPHICS

2026	1 mi	3 mi	5 mi
Population (est)	13,258	140,469	256,936
Projected Population (2031)	15,095	159,588	288,669
Households	4,879	49,163	96,106
Projected Households (2031)	5,540	55,940	107,908
Household income (avg)	\$155,952	\$149,684	\$143,195
Total housing units	5,156	52,028	102,309
Owner occupied housing units	63.4%	62.9%	58.8%
Median home value	\$520,175	\$525,770	\$522,175



**For more  
information,  
please contact**

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