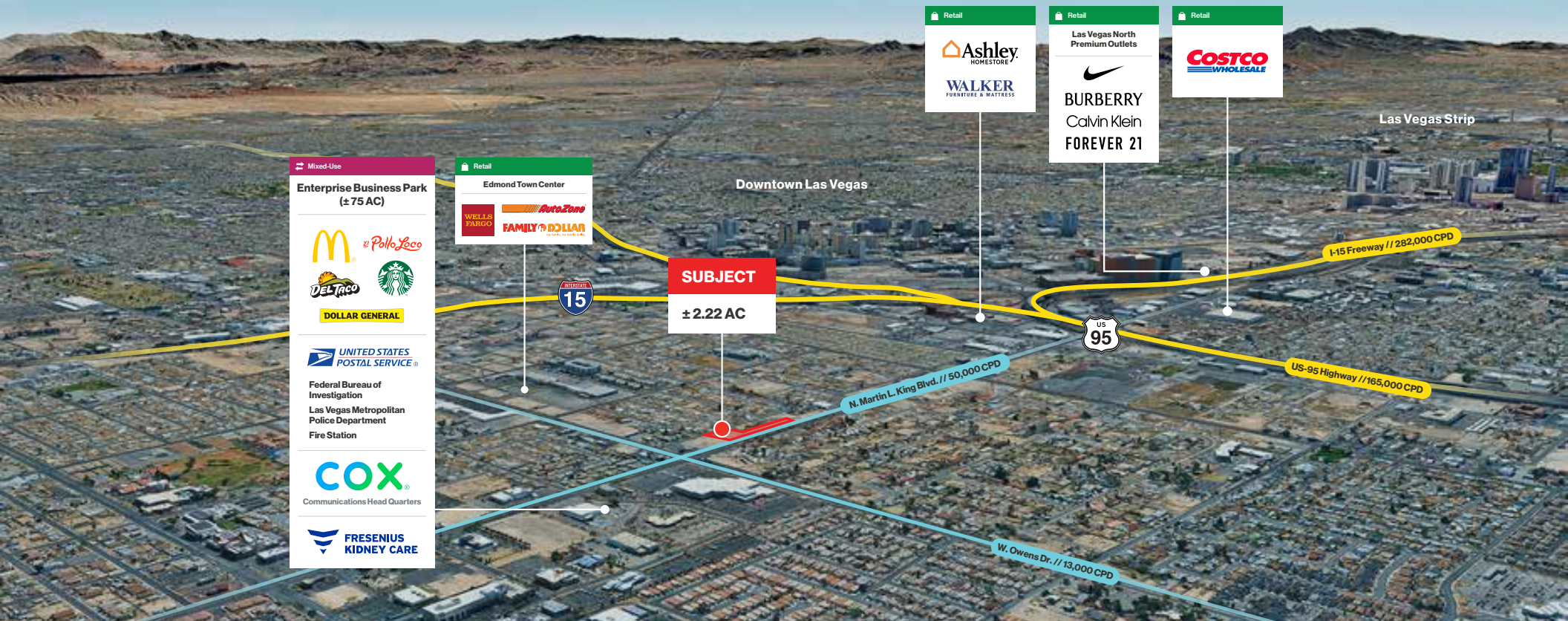


For Sale

# ± 2.22 AC Infill Site Adjacent to Enterprise Business Park



1326-1418 N. Martin Luther King Blvd.  
Las Vegas, NV 89106

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## Listing Snapshot



**\$1,250,000**  
Sale Price



**\$13 PSF**  
Price Per Square Footage



**± 2.22 AC**  
Total Acreage

## Property Highlights

- Situated just caddy-corner to the ± 75 AC Enterprise Park campus at MLK & Lake Mead — a major employment and civic hub featuring the FBI Headquarters, Cox Communications Regional HQ, and Dollar General
- Surrounded by high-performing QSR and retail operators such as Starbucks, McDonald's, El Pollo Loco, and Del Taco, benefiting from strong traffic draws
- Prime development opportunity – ± 2.22 AC with ± 700 FT of frontage on Martin Luther King Blvd.
- Minutes from Downtown Las Vegas & Fremont Street entertainment district
- ± 63,000 CPD on N. Martin Luther King Blvd. & W. Owens Ave.
- Ready for development in a corridor that has a vibrant hub

## Demographics

|                               | 1-mile   | 3-mile   | 5-mile   |
|-------------------------------|----------|----------|----------|
| 2025 Population               | 18,324   | 159,792  | 531,739  |
| 2025 Average Household Income | \$63,535 | \$73,514 | \$75,466 |
| 2025 Total Households         | 6,549    | 57,007   | 193,068  |



# Vicinity Map

The trade area consists of ± 531,739 residents with an average household income of ± \$75,466 within a 5-mile radius



629,169

Daytime Population

## Amenities within a 5-mile radius

- 1

World Market Center

-1.7 miles
- 2

Premium Fashion Outlets

-1.7 miles
- 3

The Smith Center for the Performing Arts

-1.7 miles
- 4

Cleveland Clinic

-1.8 miles
- 5

Downtown Hotel Corridor

-1.9 miles
- 6

Clark County Government Center

-2.1 miles
- 7

Fremont Street Experience

-2.1 miles
- 8

UMC

-2.2 miles
- 9

Zappos (± 1,500 employees)

-2.2 miles
- 10

Las Vegas Resort Corridor (Charleston and LVB)

-2.9 miles

















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For inquiries please reach out to our team.

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