



Price:

\$2,000,000

This parcel (APN 175-15-602-001) is positioned within the broader Las Vegas Valley, an area continuing to experience steady regional growth supported by rising population trends, expanding commercial activity, and sustained development momentum across multiple sectors of the market.

Its location within this actively evolving metropolitan corridor makes it well-situated for future development opportunities that align with the ongoing transformation of the Las Vegas real estate landscape, offering versatility and long-term potential within a steadily strengthening region.

Address:

12121 NV-160
Las Vegas, NV 89161

APN:

175-15-602-001

Lot Size:

±3.24 Acres

Zoning:

Commercial General
(CG)

**Planned
Land Use:**

Corridor Mixed-Use
(CM)

Property Overview

For Sale
±3.24 Acres at State Hwy. 160

Las Vegas, NV 89161



Area Description:

The broader surroundings of this parcel reflect a transitional edge within the Las Vegas Valley, where ongoing urban expansion meets wide stretches of open land that remain largely undeveloped due to regional land-release constraints. These conditions create broad visual corridors and a heightened sense of openness, offering separation from denser and more established commercial areas across the valley. Situated within an expanding metropolitan region characterized by continued residential and commercial growth, the parcel presents a compelling opportunity for flexible land-use, residential, or recreational development that benefits from both accessible regional connections and a distinctly open, spacious setting.

Location and Accessibility:

- **Geographic Context:** Located along the transitional outer edges of the Las Vegas Valley, this parcel sits in an area where advancing urban development meets broad expanses of open land that remain largely undeveloped due to regional land-release constraints. This setting creates a landscape defined by greater visual openness and noticeably lower surrounding density compared to the valley's more established interior, offering a heightened sense of space, privacy, and separation. Such conditions support opportunities for custom residential projects, estate-style homes, or other lifestyle-focused land uses that benefit from larger lot sizes and the more relaxed, spacious character typical of the valley's outer-edge environments.
- **Connectivity:** The parcel maintains practical connectivity to the wider Las Vegas metropolitan area, offering straightforward driving access to key employment districts, Downtown Las Vegas, and a range of regional amenities supported by the valley's continually expanding transportation network. The surrounding openness enhances the sense of retreat while still preserving convenient proximity to essential services, creating a balance well-suited for buyers who value both accessibility and separation from the busier, higher-density commercial corridors found deeper within the urban core.

Demand and Activity:

This parcel appeals to buyers seeking additional space, privacy, and a more open setting shaped by limited developable land and regional land-release constraints that help preserve broad areas of undeveloped landscape. Interest in this part of the valley is guided by lifestyle-focused preferences that support adaptable land-use possibilities.

Transportation Links:

- **Highways:** Access to major roadways serving the Las Vegas Valley, including practical connections to I-15, US-95, and US-93.
- **Airport Proximity:** Within driving distance of Harry Reid International Airport.
- **Access to Key Hubs:** Convenient routes to Downtown Las Vegas and the Strip, supporting both regional and visitor-oriented travel.

**AVISON
YOUNG**

10845 Griffith Peak Drive, Suite 100, Las Vegas, NV 89135
Office: 702.472.7979 **Fax:** 702.475.7545

The information contained herein was obtained from sources deemed reliable; however, Avison Young makes no guarantees or representations as to the accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal of notice.

Area Development

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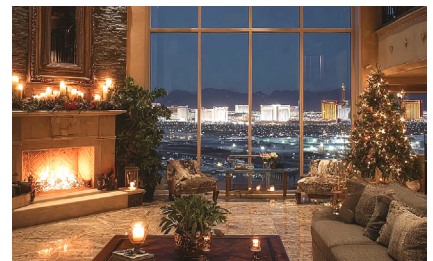
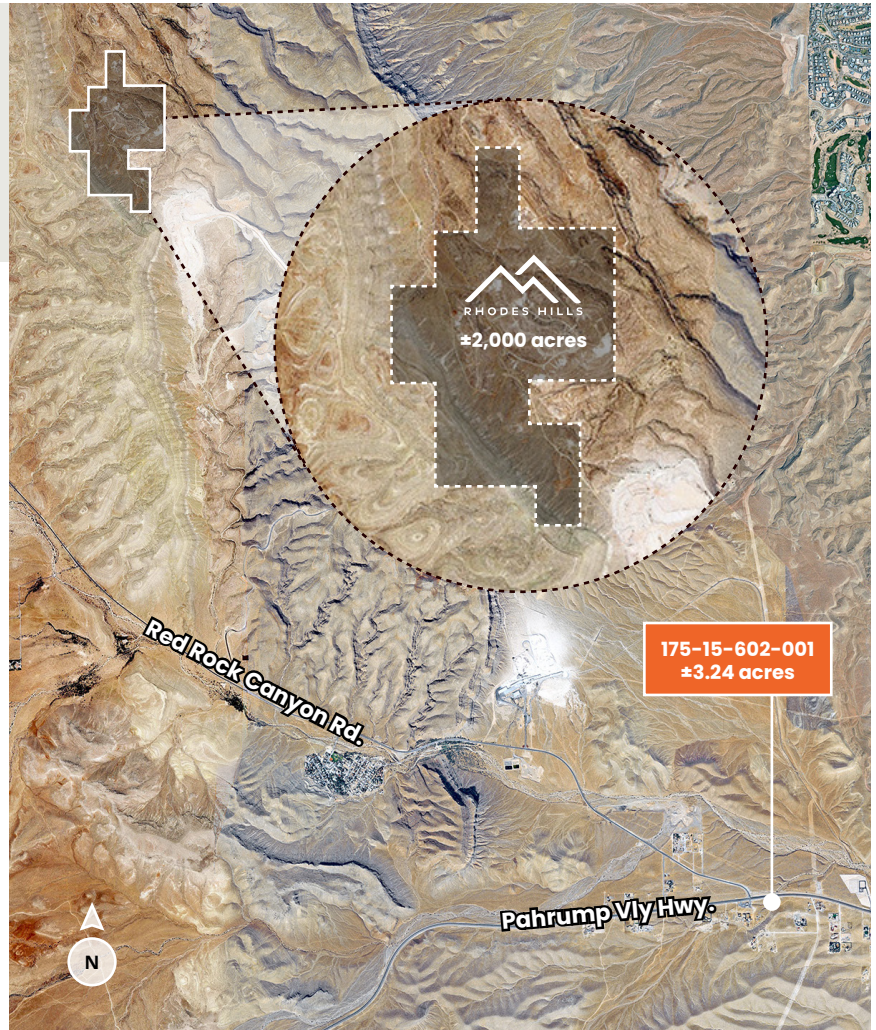
Rhodes Hills: a Premier Master-Planned Community

Rhodes Hills is a **premier, master-planned residential "sanctuary"** emerging on the iconic Blue Diamond Hill. Spanning approximately **2,000 acres**, this luxury community is transforming a former high-elevation site into one of the most exclusive addresses in Nevada.

Designed by renowned developer Jim Rhodes, the project seamlessly blends the **rugged, natural beauty of the Mojave Desert** with sophisticated Southwestern architecture.

Investment Focused:

	Capitalize on the "Halo Effect" of a multi-billion dollar master-planned community .
	Investors can hold this land as a future high-value sale to commercial developers looking to capture the demand of a neighboring 3,500-home community.
	A new 4.5-mile connector road is being constructed to link the hill directly to Highway 160 (Blue Diamond Road).
	Invest into a finite market with virtually no new supply competition on the horizon.



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Demographics

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Las Vegas, NV 89161

Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	146	5,185	105,290
2030 Projected Population	195	6,279	113,709
Projected Annual Growth 2025 to 2030	6.6%	4.2%	1.6%
2025 Estimated Households	51	1,797	39,119
2030 Projected Households	69	2,205	42,822
Projected Annual Growth 2025 to 2030	7.0%	4.5%	1.9%
2025 Est. Median Age	35.5	36.6	36.8

Household Income

2025 Est. Average Household Income	\$194,179	\$178,263	\$132,254
2025 Est. Median Household Income	\$137,948	\$130,804	\$101,982

Education

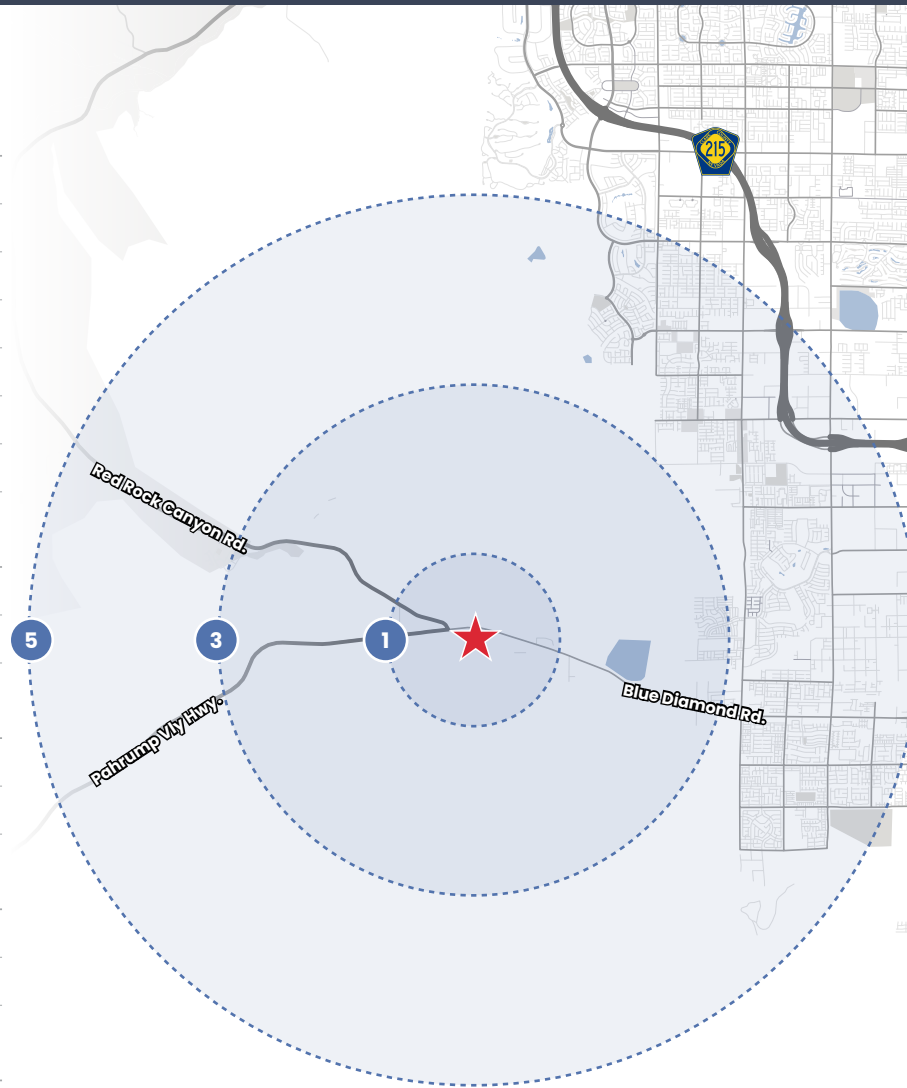
2025 Est. Some College	20.1%	21.9%	20.5%
2025 Est. Bachelor Degree Only	31.4%	29.4%	26.8%

Workforce

2025 White Collar Workers	67.2%	65.6%	63.4%
2025 Blue Collar Workers	32.8%	34.4%	36.6%

Housing

2025 Est. Owner-Occupied	78.1%	77.8%	60.8%
2025 Est. Renter-Occupied	21.9%	22.2%	39.2%



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