

For Sale

± 3.83 AC Mesa Ridge Development Land Opportunity



4725 E. Russell Rd.
Las Vegas, NV 89120

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Listing Snapshot



\$2,000,000
Sale Price



R-4
Zoning



161-29-803-007
APN



± 3.83 AC
Available Acreage

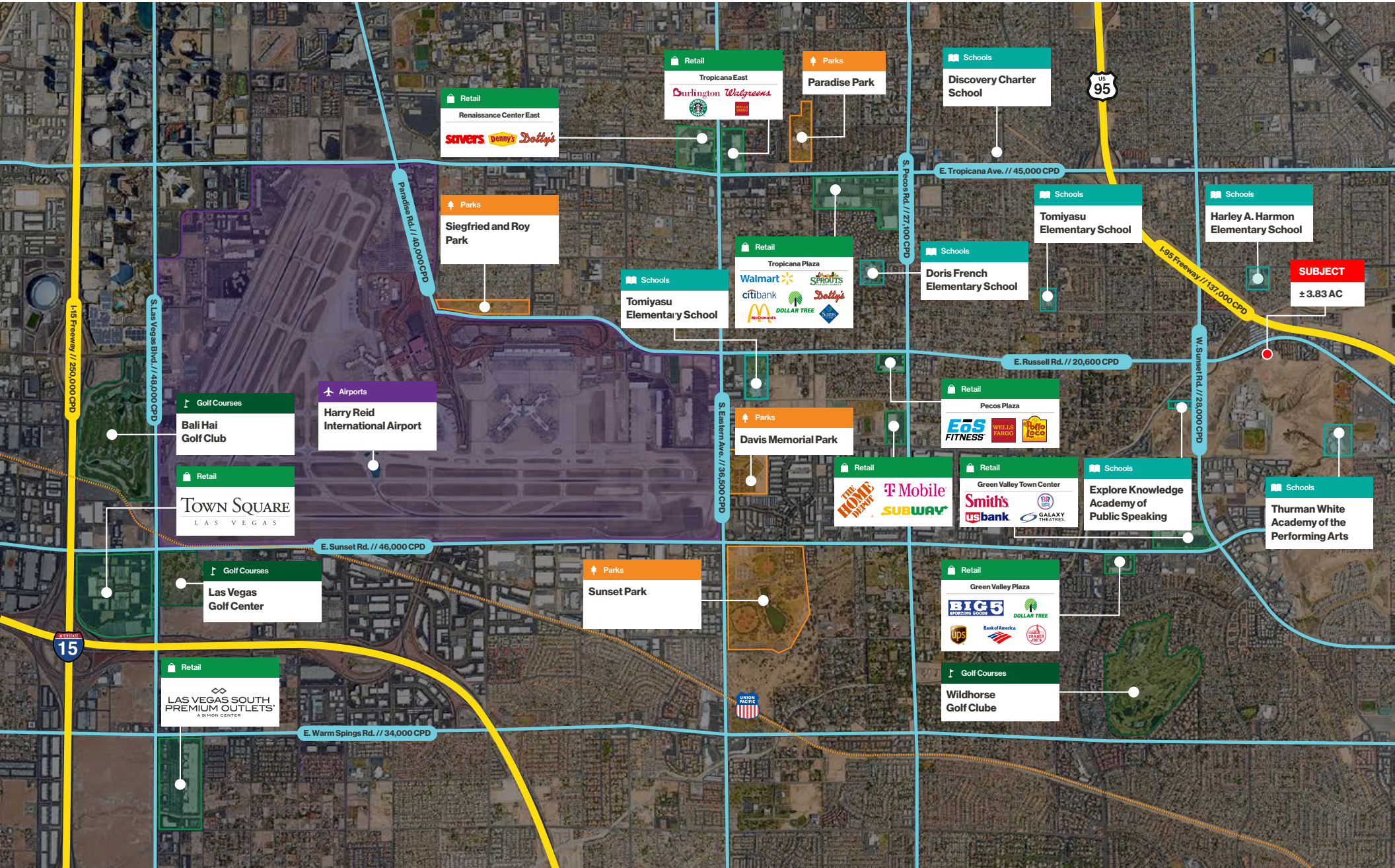
Property Highlights

- ± 3.83 AC Prime Infill Development Opportunity**
 Elevated infill site located atop Mesa Ridge within an established Southeast Las Vegas residential corridor, offering sweeping panoramic views of the Las Vegas Valley and city skyline
- R-4 Zoning | Residential Entitlements in Place**
 Zoned R-4 (Multiple-Family Residential, High Density) allowing up to ± 25 units per acre, subject to approvals
- Flexible Development Uses**
 Ideal for multifamily, condominium, loft-style, or single-family residential development; alternative uses such as restaurant or specialty concepts may be considered (subject to approvals)
- Conceptual Plans & Architectural Renderings Available**
 Conceptual site plans and renderings prepared for condominium or loft-style residential development, supporting efficient project planning
- Strong Access & Regional Connectivity**
 Excellent accessibility via E. Russell Road with immediate proximity to Interstate 515, providing efficient access throughout the Las Vegas Valley
- Site Stabilized & County-Approved**
 Full rockfall hazard abatement and final grading completed under Clark County Permit #11-2992 (2011). Geotechnical reports, engineering geology reports, and final grading sign-off available in due diligence package. No additional site work required to hold the property.
- Multiple Development Scenarios Available**
 Previously approved for 73 condominium units; conceptual plans prepared for 82-unit apartment building (studio/1BR/2BR mix) and alternative 48-unit garden-style luxury concept.

Demographics

	1-mile	3-mile	5-mile
2025 Population	17,809	163,455	402,387
2025 Average Household Income	\$77,882	\$94,086	\$95,714
2025 Total Households	6,893	64,662	159,117







Conceptual Site Plan



5 Stories of Parking Garage



5 Stories of Apartments



± 576 - 615 SF
Studio



± 680 - 838 SF
1 Bedroom



± 1,104 - 1,137 SF
2 Bedroom



23 Units - 28%
Studio



39 units - 47%
1 Bedroom



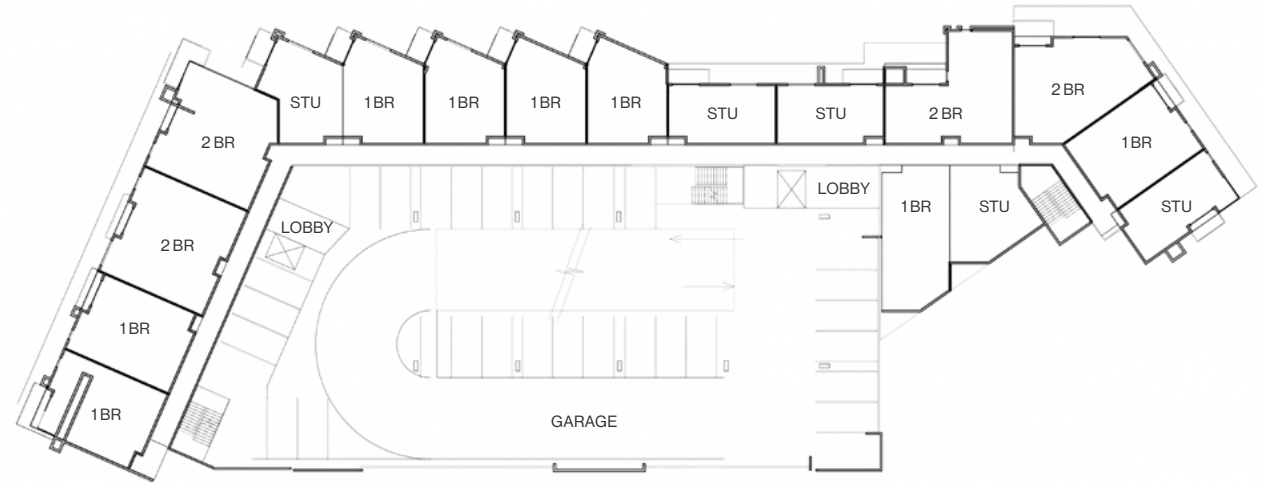
20 Units - 25%
2 Bedroom



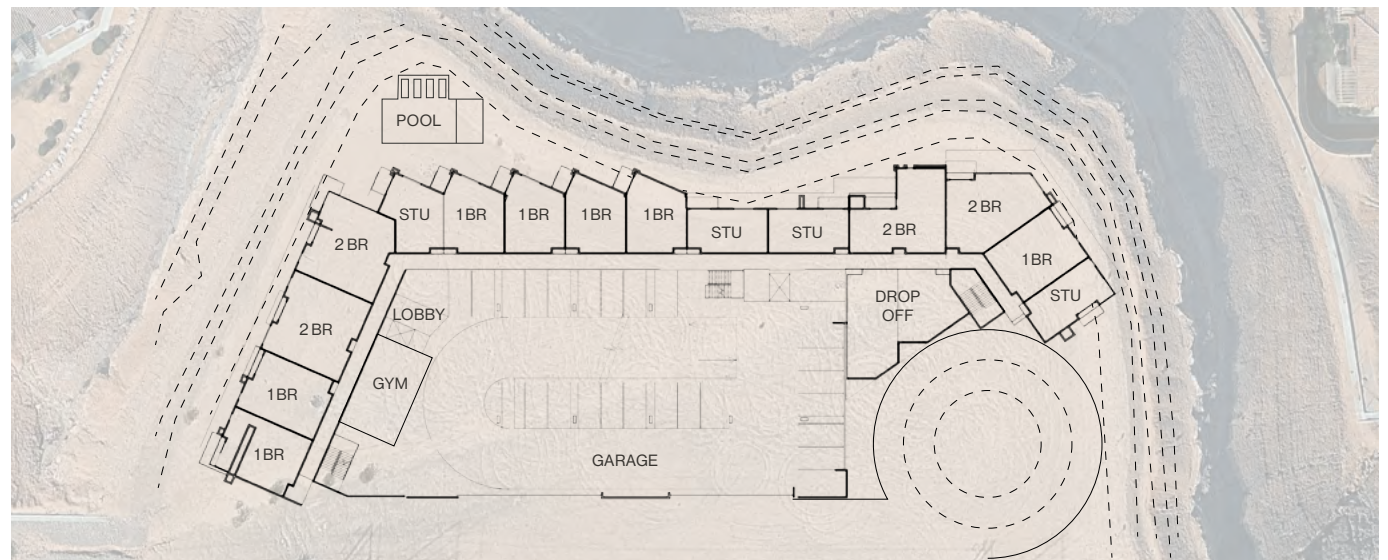
82
Total Units

- Property also has prior approval for a 73-unit condominium project
- A 48-unit garden-style alternative is also viable

Typical Floor Plan



Ground Floor Plan



Property Photos



Key Figures of Southern Nevada

Southern Nevada, site of the world-famous Las Vegas Strip, and home to over **3.19 million residents**. With the 8th busiest airport in the US, Harry Reid International Airport, Southern Nevada welcomes **41.7 million visitors annually**. From the neon lights and bustling casinos to the serene beauty of Red Rock Canyon and Lake Mead, Southern Nevada offers an unparalleled lifestyle and adventure for all.



2024
Travel

41.7_{MM}

Number of Visitors to Las Vegas



2024
Revenue

\$13.5_B

Clark County's Gaming Revenue



2024
Occupancy

90.8%

Las Vegas' Weekend Occupancy

58.5_{MM}

Number of Enplaned/Deplaned
Airline Passengers

\$8.8_B

Las Vegas Strip
Gaming Revenue

83.6%

Las Vegas'
City-Wide Occupancy

± 5k

Number of People Moving
To Las Vegas Daily

6.0_{MM}

Number of Convention Visitors

150k

Number of Hotel Rooms

46.8_{MM}

Total Room Nights
Occupied



Top Projects 2025-2029

Under Construction & Planned



\$30.6 Billion

In Project Costs in the Development Pipeline in Southern Nevada

#	Project	Cost	Status of Project	Estimated
1	Brightline High Speed Rail High-speed rail line from Las Vegas to SoCal	\$12B	Planned	2026
2	Oak View Group Arena & Hotel-Casino 850,000 SF arena, casino, and hotel	\$10B	Planned	2026
3	Sony / Howard Hughes Project Movie studio and mixed-use development on 30 AC in Summerlin South	\$1.8B	Planned	TBD
4	Tropicana / A's Stadium 30,000 seat ballpark on the Tropicana site	\$1.5B	Planned	2028
5	LV Convention Center N., Central, & S. Halls Renovation Technology upgrades, newly designed parking lot, outdoor plaza and indoor lobby at the South Hall	\$600MM	Under Construction	2025
6	LVXP Arena Casino resort, 2,605 units, 752-ft tower, NBA arena	DND	Planned	2029
7	Universal Studios- Horror Unleashed (AREA 15) Next to Area 15/close to LV Strip; 110,000 SF; 20 AC expansion	DND	Under Construction	TBD
8	Station's Casino Inspirada Henderson; 80,000 SF of casino space, 600 hotel rooms, 4 restaurants, 11 unit food hall, bowling alley, movie theatre	DND	Under Construction	January 2026
9	BLVD Retail Center Las Vegas Strip; high-end retail shopping mall w/ outdoor experience for consumers	DND	Under Construction	2025
10	Fertitta Entertainment Casino / Hotel Project 43-story 2,420 room project on the southeast corner of LV Blvd. and Harmon	DND	Planned	TBD



Source: vegasdevmap.com | lvca.com/research | reviewjournal.com/business DND: Did Not Disclose

A New Frontier for Sports

Las Vegas is now a sports epicenter, with teams like the NFL's Raiders, NHL's Golden Knights, WNBA's Aces and events like Super Bowl 58 and Formula 1 Grand Prix.



Raiders

- Inaugural season: 2020
- Home Field: **\$1.9B** Allegiant Stadium built in 2020 with **65,000 seat capacity**
- Hosted Super Bowl 58 in 2024



Formula 1

- Purchased 39 AC for **\$240MM** in 2022 with a total project cost estimated at **\$500MM**
- Inaugural race: November 2023
- Race attracted 315,000 fans and generated **\$1.2B** in economic impact



Vegas Golden Knights

- Inaugural season: 2017-18
- Home ice: T-Mobile Arena built in 2016 with **18,000 seat capacity**
- **2023 Stanley Cup Champions**



Ultimate Fighting Championship

- Las Vegas is home of the **55 AC UFC headquarters**
- UFC programming is broadcast in over **165 countries**
- Produces more than 40 live events annually around the globe, **over 5 events in 2024**



Las Vegas Aces

- Inaugural season: 2018
- **2022 and 2023 WNBA champions**
- Aces are owned by Mark Davis, the current owner of the NFL's Las Vegas Raiders



Las Vegas A's – Coming Soon!

- In Nov. 2023, MLB owners approved Athletics' move from Oakland to Las Vegas
- New stadium planned at Tropicana Las Vegas, covering **35 acres**
- Expected to cost **\$1.5 billion** with **30,000 seat capacity**



Las Vegas Aviators

- Minor League Baseball, Oakland A's affiliate
- Inaugural season: 2019
- Home Field: **\$150MM** Las Vegas Ballpark with **8,196 seating capacity**



Henderson Silver Knights

- American Hockey League, Vegas Golden Knights Affiliate
- Inaugural season: 2020-21
- Home Ice: **\$84MM** Dollar Loan Center with **5,567 seating capacity**



LV Lights FC

- American professional soccer team, that plays in the USL Championship
- Inaugural season: 2018
- Home field: Cashman Field with **9,334 seating capacity**

Nevada

Tax Advantages

Nevada is the most business-friendly state in the West, offering a very low-regulation environment and a variety of incentives to help qualifying companies make the decision to do business in the state. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

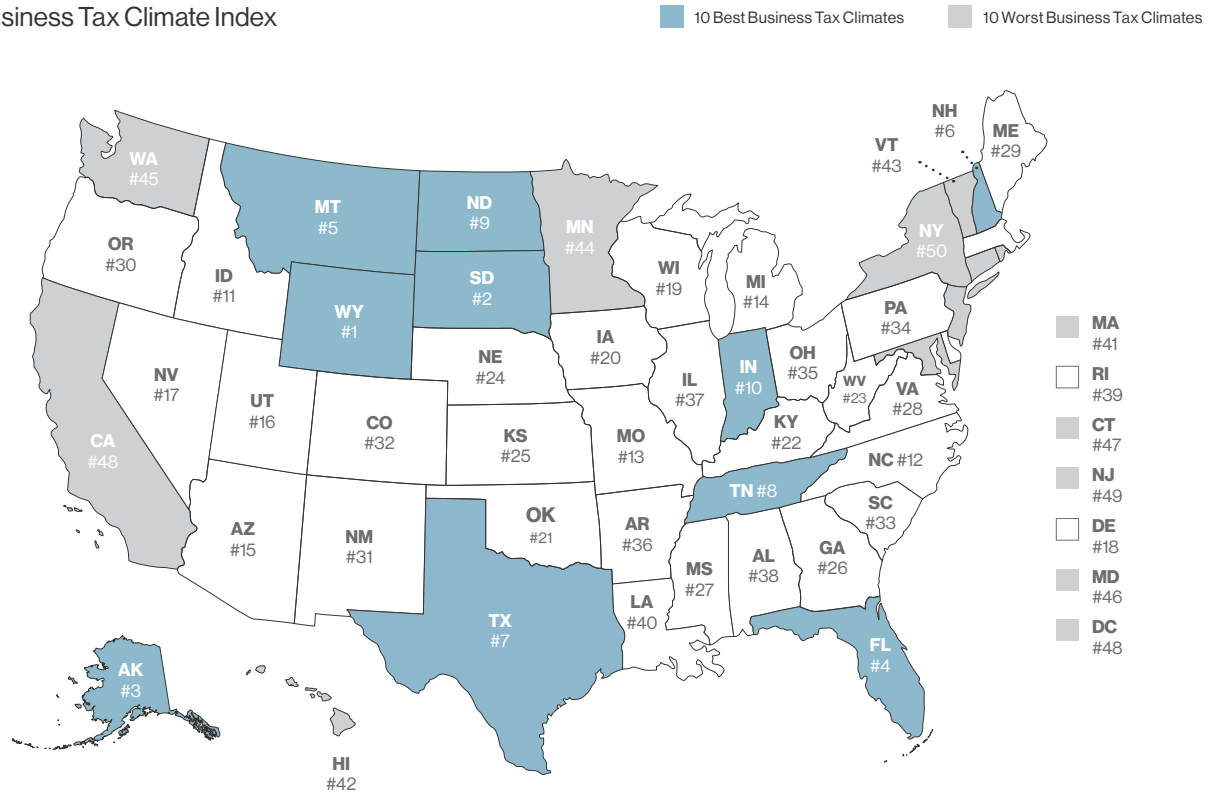
Nevada ranks as the **17th** best state in the Tax Foundation's 2025 State Business Tax Climate Index, an independent ranking of states in five areas of taxation: corporate taxes; individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

Tax Free Haven

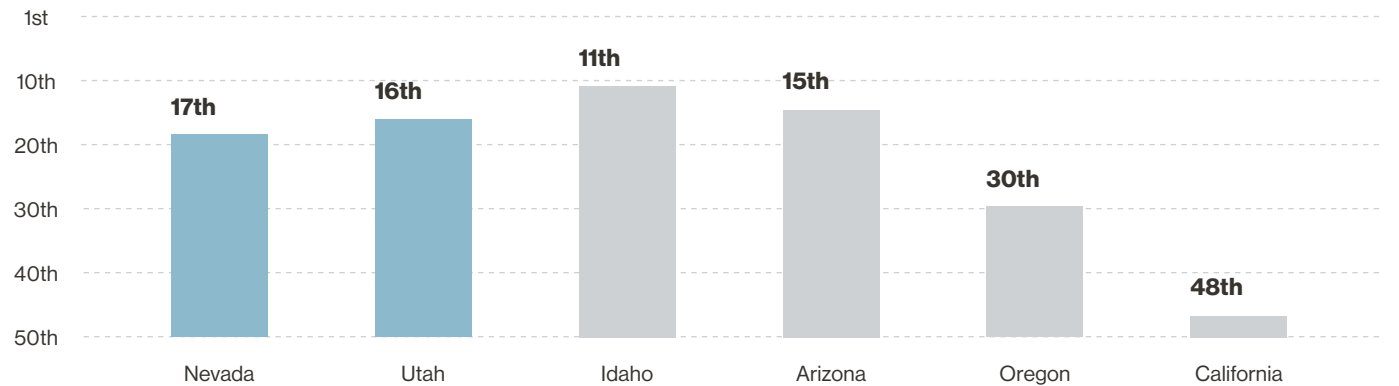
- No Corporate Income Tax
- No Corporate Shares Tax
- No Franchise Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax

Source: taxfoundation.org

2025 State Business Tax Climate Index



Tax Climate Index Ranking By State



A Look at Southern Nevada

Clark County

Clark County, home to the renowned Las Vegas Strip, is the **nation's 11th largest county**. With over 3.19 million residents and 41.7 million yearly visitors, it offers various services, including the 8th busiest US airport and the state's largest hospital. Mt. Charleston and skiing are just 45 minutes away, with the Red Rock National Conservation Area nearby.

Las Vegas

Las Vegas ranks as the **24th most populous city in the US**, the largest in Nevada. It anchors the Las Vegas Valley metro area, being the Mojave Desert's largest city. Celebrated globally as a resort destination, it's known for its vibrant gambling, shopping, dining, entertainment, and nightlife scenes, making the Las Vegas Valley the prime financial, commercial, and cultural hub of Nevada.

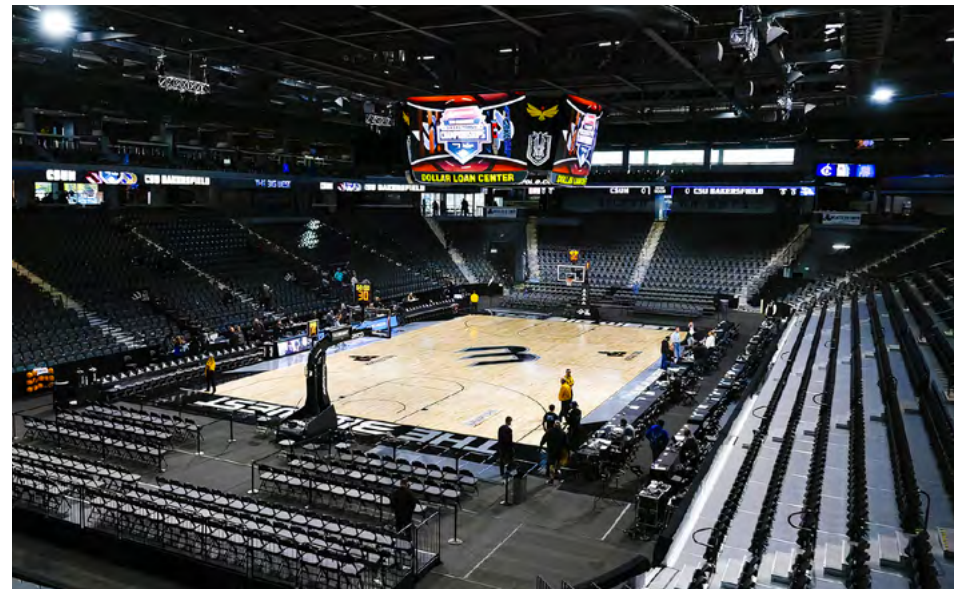
North Las Vegas

North Las Vegas experienced a population surge over the past 17 years due to factors like low unemployment, a thriving economy driven largely by its industrial development, freeway loop connections, and record home construction. The city, with around **290,000 residents**, hosts Nellis Air Force Base, recognized as the "Home of the Fighter Pilot" and housing the U.S. Air Force Warfare Center, the world's largest and most rigorous advanced air combat training center.

Henderson

As of 2024, Henderson, Nevada, boasting over 350,000 residents, retains its status as Nevada's second-largest city. It continues its legacy of safety, consistently ranking among the nation's top cities. In the most recent FBI Uniform Crime Report, Henderson secured a position in the **top 10 safest cities** in the United States.

Source: lvcva.com | britannica.com



A Look at Southern Nevada

Las Vegas Strip

The Las Vegas Strip, a 4.2-mile stretch in the heart of the city's entertainment and tourism industry, is a bustling epicenter of gaming and hospitality. Lined with extravagant hotels and casinos, and world-class restaurants, the Strip offers an array of experiences for visitors. From high-stakes gaming to captivating stage shows, the Las Vegas Strip continues to allure and inspire travelers.

Downtown Las Vegas

Downtown Las Vegas (DTLV), the historic heart and central business district of Las Vegas, NV, originally served as the city's main gambling area before the Strip emerged. It still maintains its gaming scene and features a blend of high-rise hotels, businesses, cultural centers, historical landmarks, government institutions, and residential and retail developments. Fremont Street, home to most of downtown's hotels and casinos, **drew in 26MM annual visitors.**

Summerlin

Summerlin, an upscale master-planned community in the Las Vegas Valley, borders the Spring Mountains and Red Rock Canyon to the west. It spans both Las Vegas city limits and unincorporated Clark County, covering over ± 24,200 acres. Summerlin boasts 300+ parks, 16+ public and 11 private schools, 15 houses of worship, 10 golf courses, 3 resort hotels, 4 recreational facilities, 125+ retail and entertainment centers, established office parks, and a medical center.

Southwest Las Vegas

Encompassing master-planned developments such as Rhodes Ranch and Mountain's Edge, the Southwest is a distinct corner of the Valley cherished for its bedroom communities and rural allure, forming part of a larger unincorporated Las Vegas stretch striving to preserve its rural essence. Today, its strategic positioning near freeways yet distant from The Strip renders it an appealing locale for numerous Las Vegans and prospective home buyers alike.

Source: lvcva.com | britannica.com



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