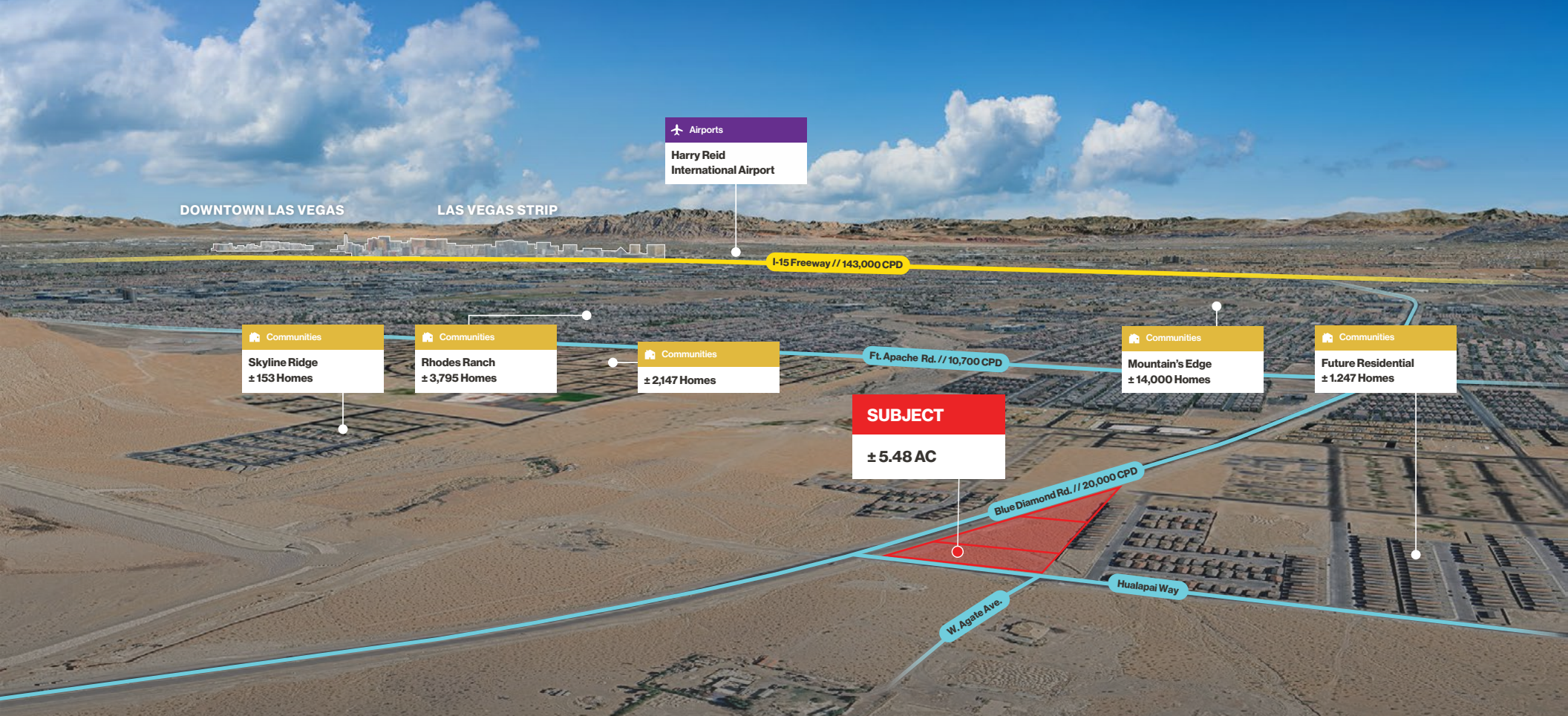


For Sale or Lease

±5.48 AC SEC Blue Diamond Rd. & Hualapai Way



SEC Blue Diamond Rd.
& Hualapai Way
Las Vegas, NV 89178

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Listing Snapshot



Contact Broker
Sale Price/Lease Rate



±5.48 AC
Acreage



**176-19-101-011,
012, and 013**
APN(s)

Property Highlights

- ± 5.48-acre land site at the SEC of Blue Diamond Rd. and S. Hualapai Way
- Pads available for sale, ground lease, or build-to-suit
- ± 1,260 feet of frontage on Blue Diamond Rd., a major thoroughfare
- High-growth residential corridor with ± 4,095 homes planned or under construction within a one-mile radius
- Underserved retail corridor
- Zoned: General Highway Frontage (H-2); Planned Land Use: Neighborhood Commercial (NC)
- Strategically positioned to capture traffic to and from Pahrump and Death Valley
- 9 miles from Spring Mountain Ranch State Park and 12 miles from the Red Rock Canyon National Conservation Area.

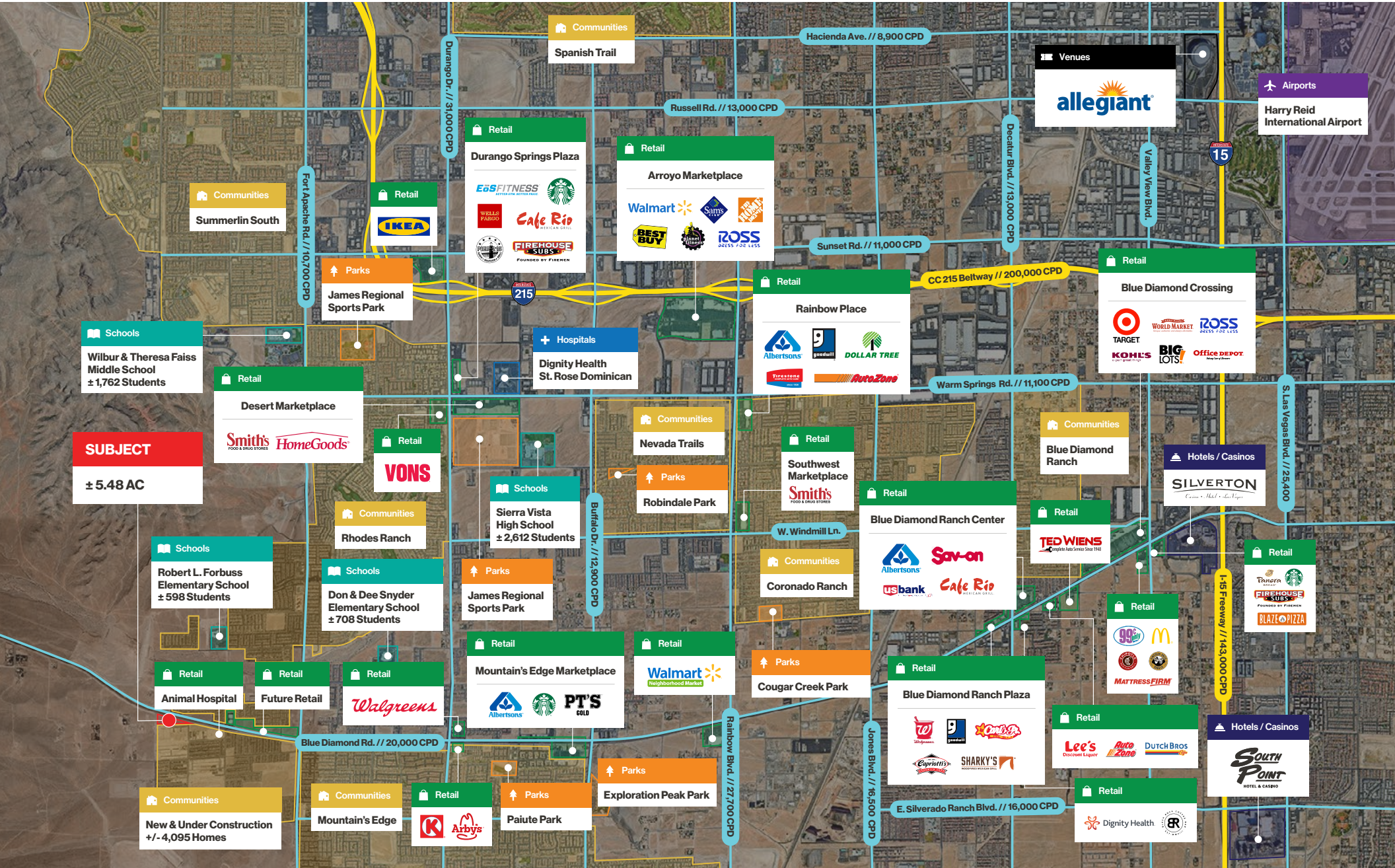
Demographics

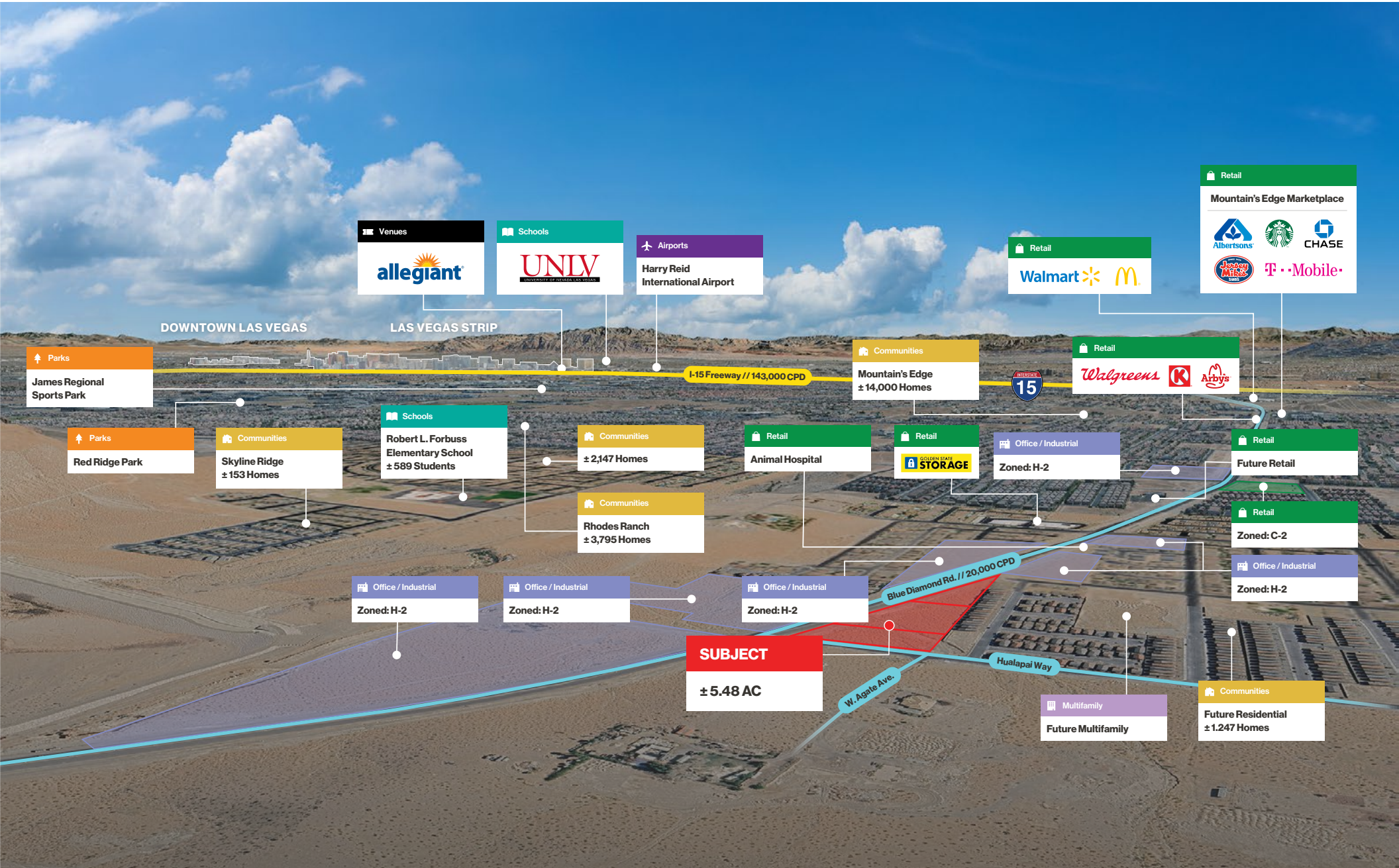
	1-mile	3-mile	5-mile
2023 Population	4,288	63,710	168,535
2023 Average Household Income	\$156,987	\$122,983	\$118,644
2023 Total Households	1,457	22,435	60,797

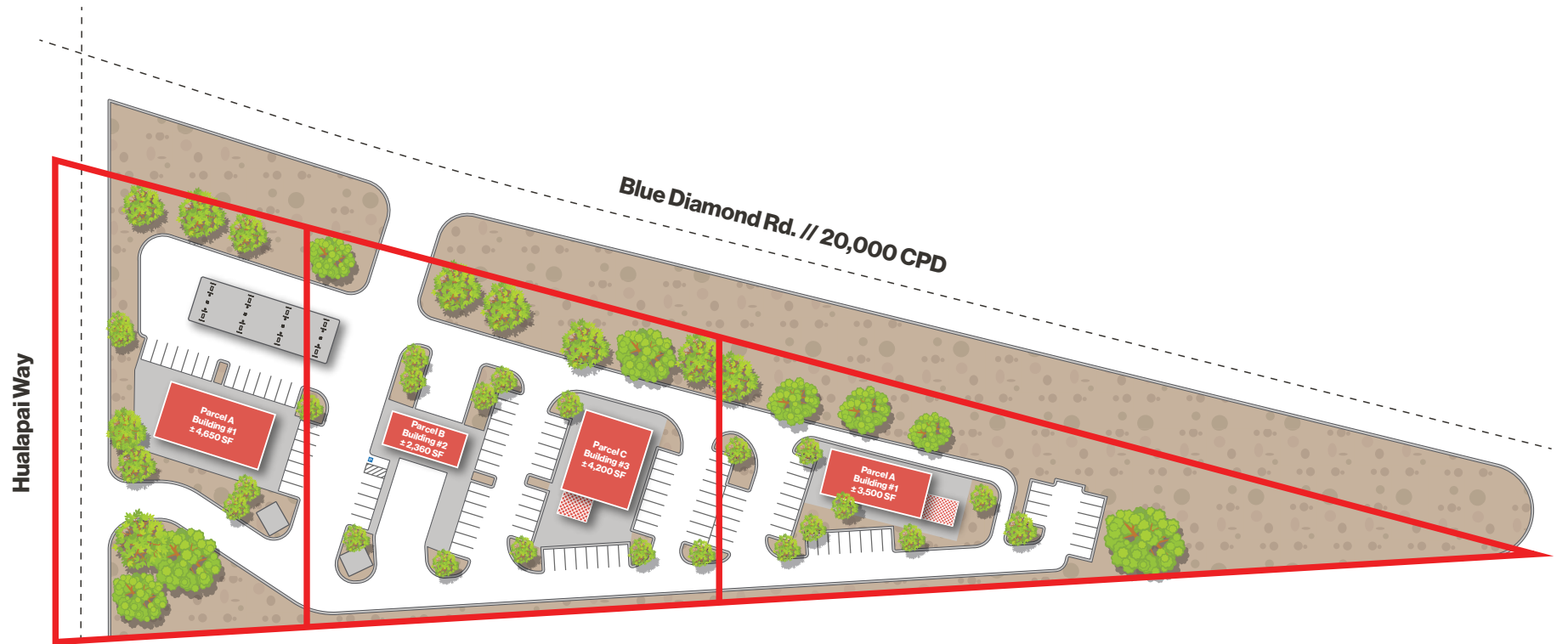


Aerial

-  Parks
-  Schools
-  Retail
-  Hotels / Casinos
-  Airports
-  Venues
-  Hospitals
-  Communities







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For inquiries please
reach out to our team.

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