

±3.62 Acres of Vacant Land

\$5,430,000

Property Summary

CBRE is pleased to represent ±3.62 acres of land located near South Las Vegas Boulevard and the alignment for Barbara Lane in Las Vegas, NV. This property is located along the I-15 and has excellent visibility benefitting from its highway frontage. It is accessible by way of S. Vegas Blvd., W. Cactus Ave., St. Rose Parkway, and the I-15/ Starr interchange. This site is surrounded by various retail developments as well as affluent master-planned communities such as Inspirada and Southern Highlands while also near numerous amenities including Southern Highlands Golf Club and Spa. It is just north of the M Resort Spa Casino and within minutes from Harry Reid International Airport and the Las Vegas “Strip”. This site is nearby various retail developments, the Raiders practice facility and Costco. Currently zoned R-E (Rural Estates Residential) with a planned land use of EM (Entertainment Mixed Use).

S. Las Vegas Blvd. and Barbara Lane
 Las Vegas, NV 89183
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Contact Us

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Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
2022 Est. Population	14,507	95,485	240,663
2022 Est. Households	4,836	35,859	92,878
2022 Est. Average Household Income	\$124,657	\$121,374	\$123,607
I-15 Average Daily Traffic Counts	117,000		

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S. Las Vegas Blvd. | Las Vegas, NV 89183

For Sale

Property Highlight

- + APN: 191-05-601-018
- + Price: \$5,430,000 \$1,500,000 acre
- + Zoned: RE (Rural Estates Residential) with a Planned Landuse of EM (Entertainment Mixed-Use), which allows for a variety of commercial uses.
- + Excellent visibility benefitting from Highway frontage along the 1-15, and excellent accessibility from the I-15/Starr Avenue Interchange.
- + Surrounded by various retail developments as well as affluent master-planned communities such as Inspirada and Southern Highlands, while also near numerous amenities including Southern Highland Golf Club and Spa.
- + Just north of the M Report Spa Casino and within minutes of Harry Reid International Airport and the Las Vegas “Strip”.
- + Within 5 miles of the sites are Brightline train station, the proposed NBA Arena at Las Vegas Blvd. / Blue Diamond Rd., the future Stations Casino between Starr and Cactus on Las Vegas Blvd., and the employment center within West Henderson.

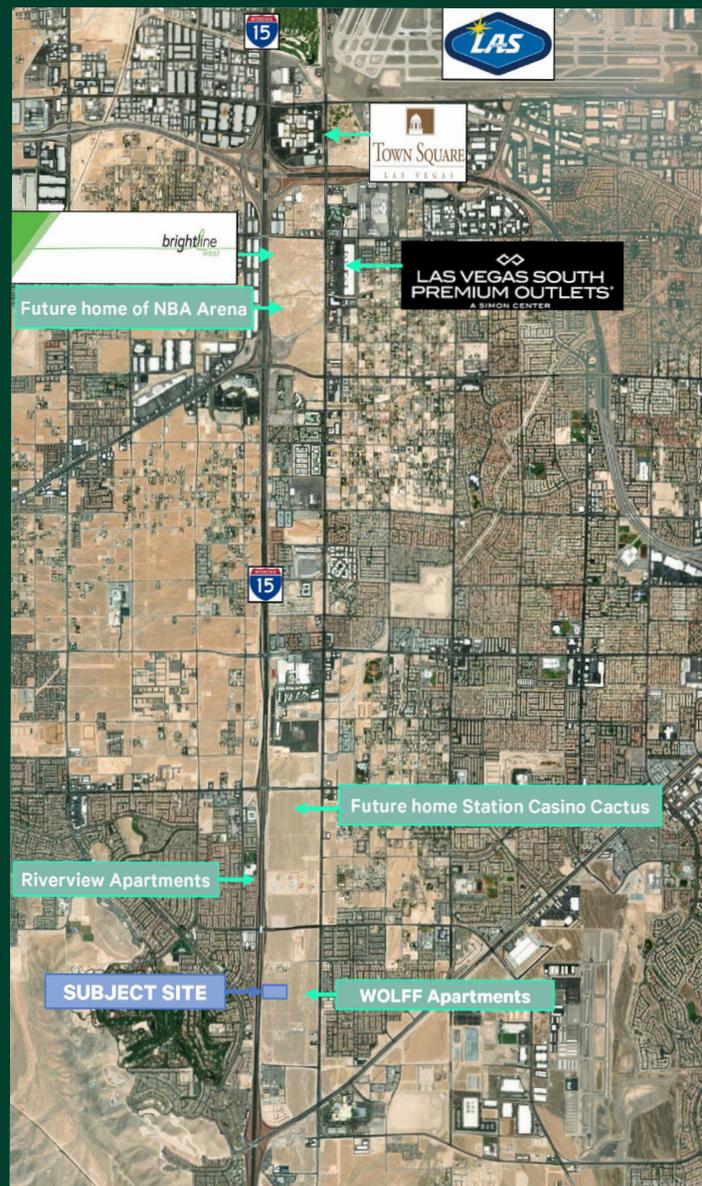


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