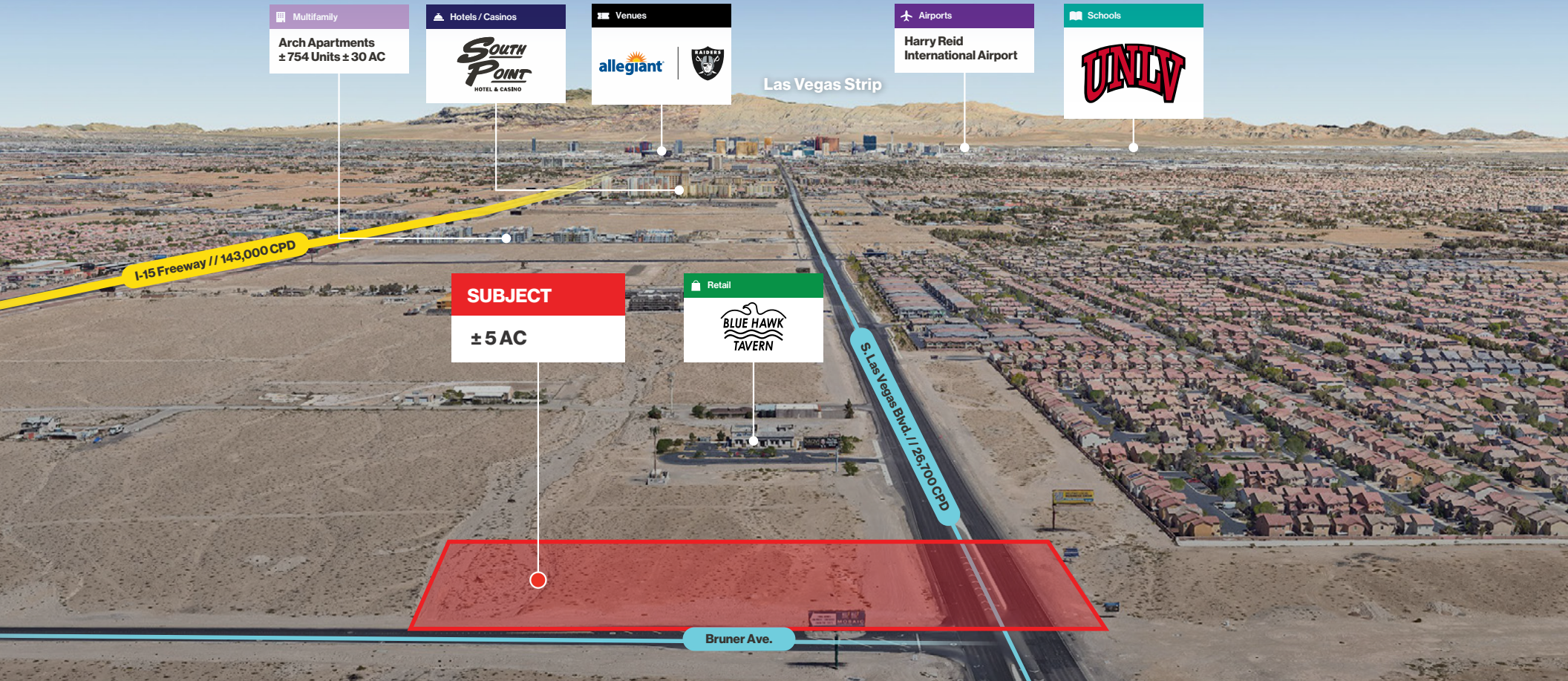


For Sale

± 5 AC at S. Las Vegas Blvd. & Bruner Ave.



12097 S. Las Vegas Blvd.
Las Vegas, NV 89183

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Listing Snapshot



\$7.3MM
Sale Price



± 5 AC
Total Acreage



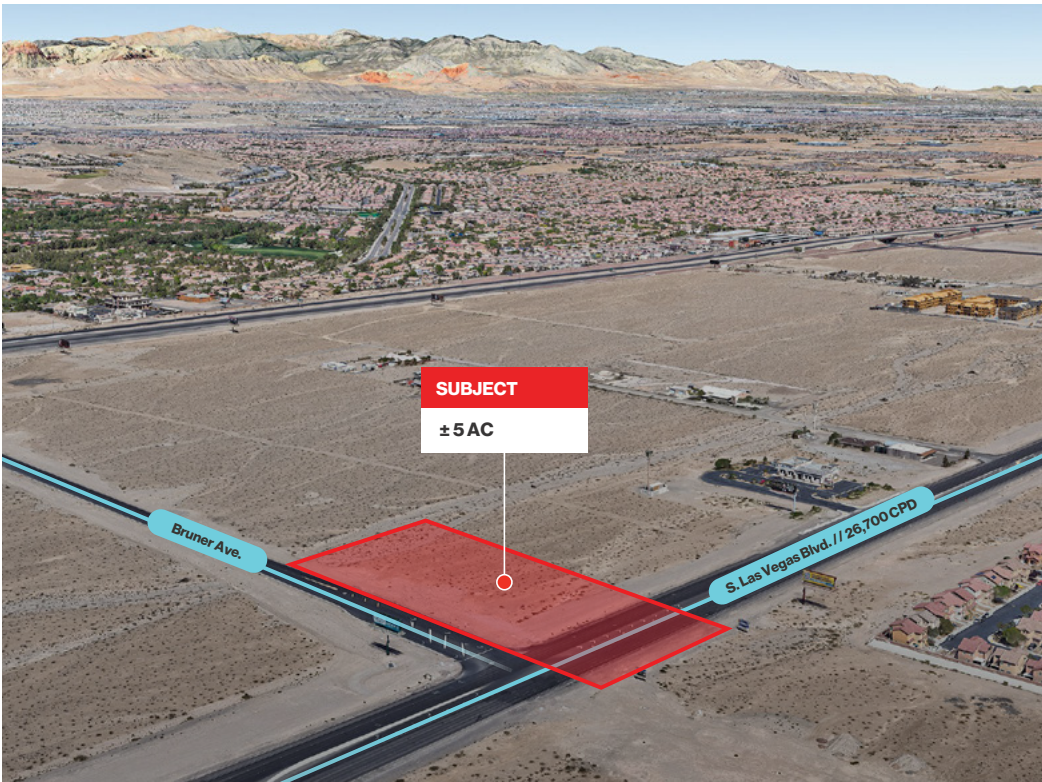
West Henderson
Submarket

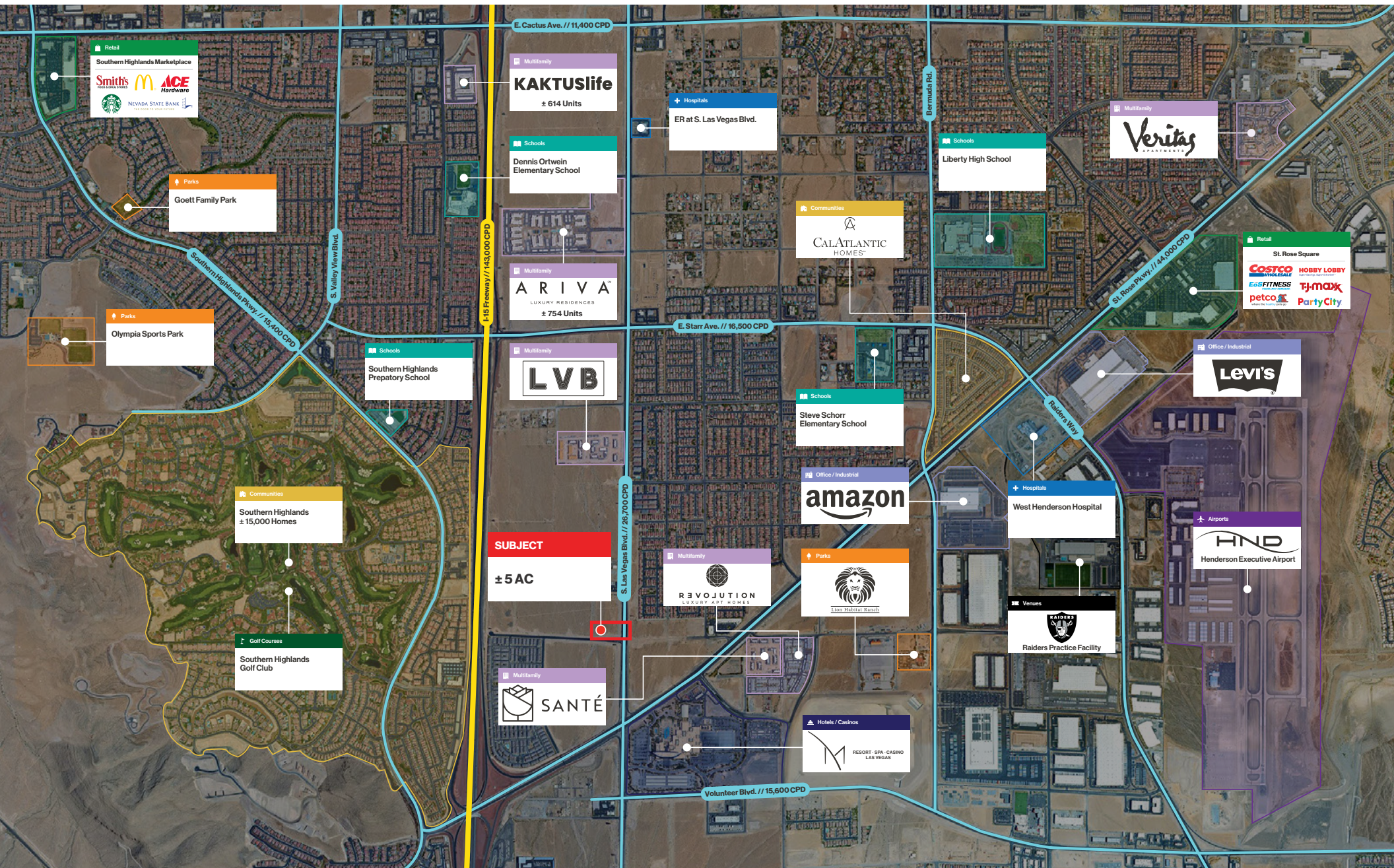
Property Highlights

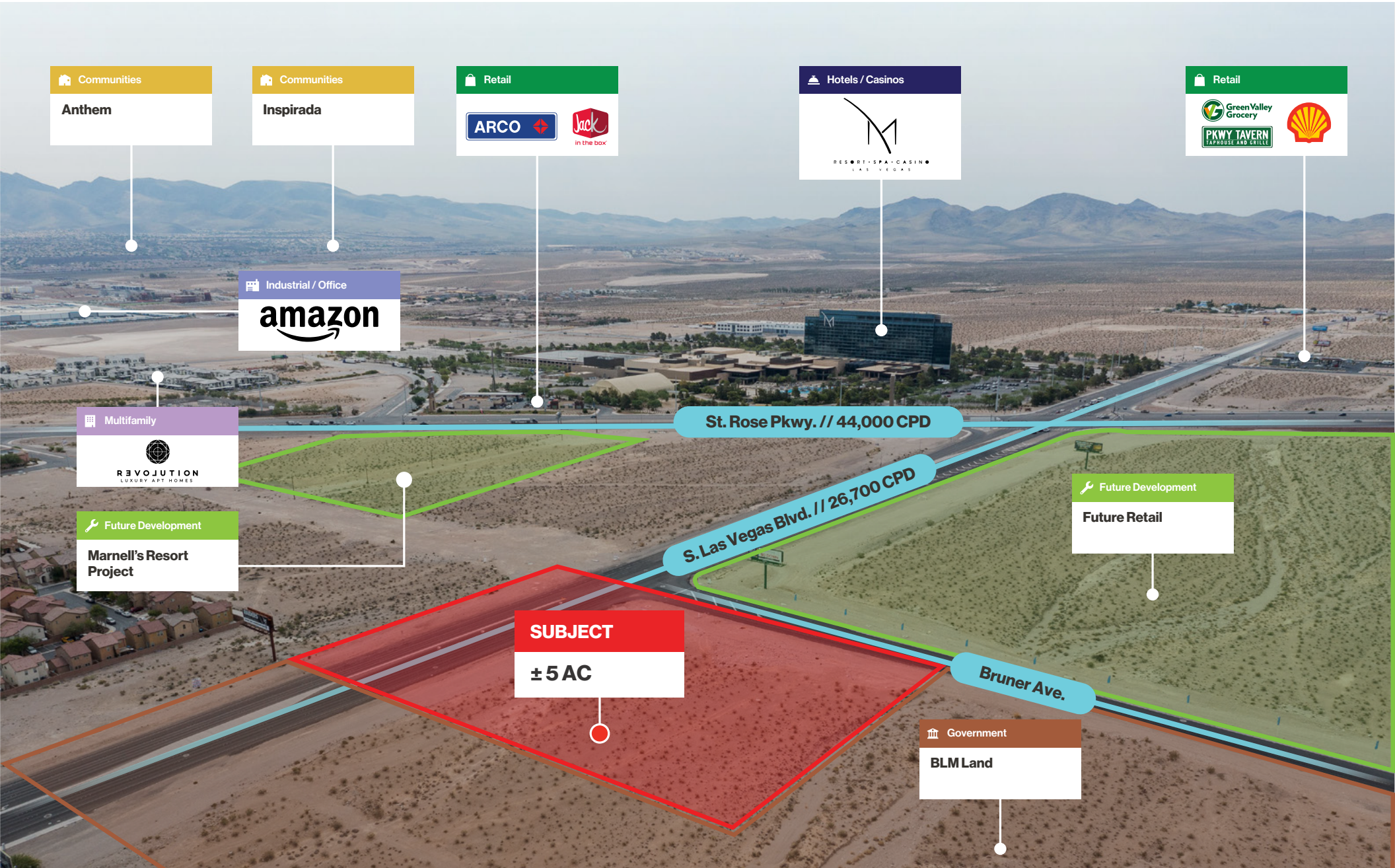
- ± 5 AC of land fronting Las Vegas Blvd. at Buner Ave.
- Property benefits from H-1 (Limited Resort & Apartment) Zoning
- Close proximity to I-15 and CC 215 Beltway in the rapidly expanding West Henderson corridor
- Near The M Resort and Casino, Raiders Headquarters & Practice Facility, and Costco-anchored shopping center
- Adjacent to Marnell’s proposed new resort project and the 800+ unit Touchstone Living residential development
- APN: 191-05-801-016

Demographics

	1-mile	3-mile	5-mile
2024 Population	14,461	79,607	237,043
2024 Average Household Income	\$133,882	\$135,400	\$129,760
2024 Total Households	4,872	29,358	92,181







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For inquiries please reach
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