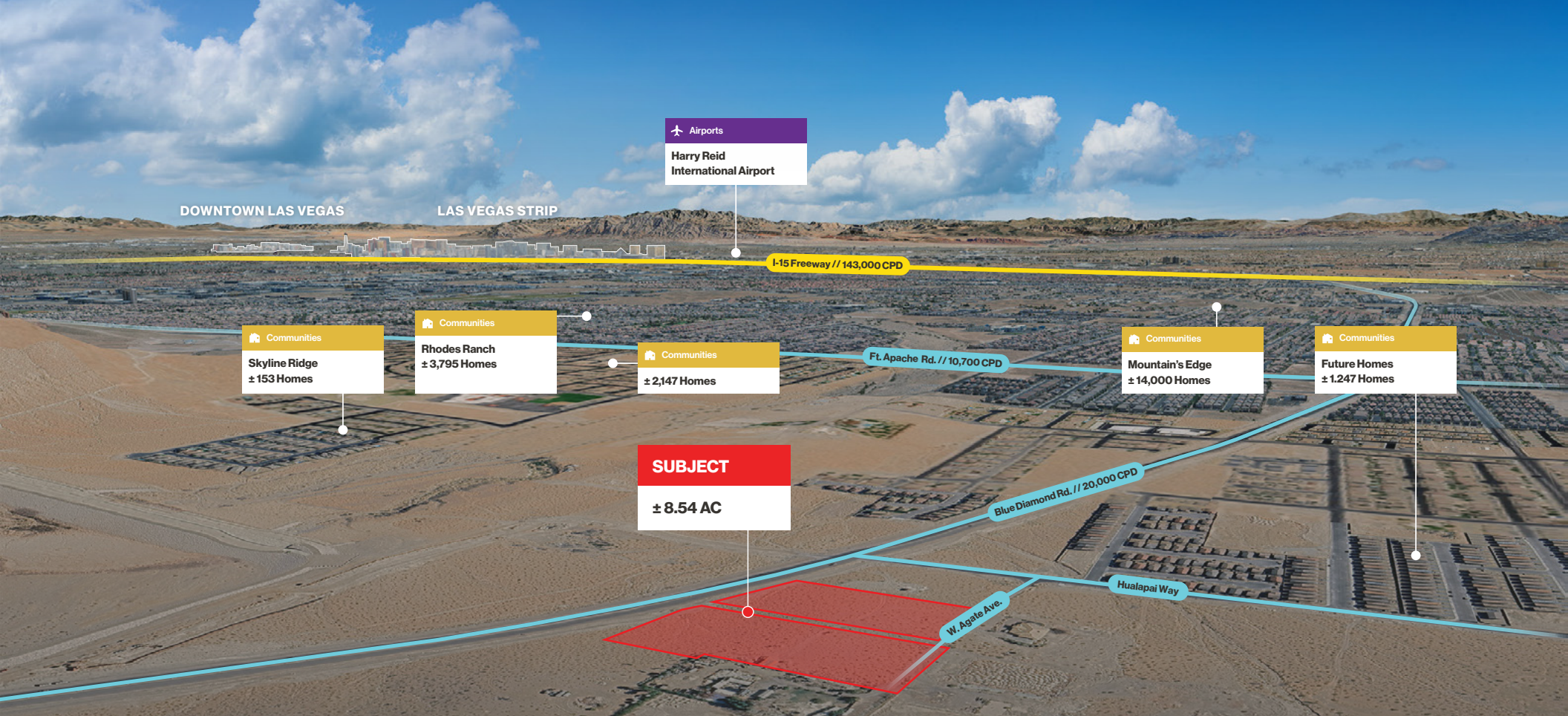


For Sale

±8.54 AC SWC Blue Diamond Rd. & Hualapai Way



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

Jason Otter
Founding Partner
702.954.4109
jotter@logicCRE.com
S.168161.LLC

Bart Debuono
Senior Associate
702.954.4129
bdebuono@logicCRE.com
S.176508.LLC

Cooper Powell
Senior Associate
702.954.4154
cpowell@logicCRE.com
BS.145955.LLC

Elena Otter
Client Relations Representative
eotter@logicCRE.com

Listing Snapshot



\$8.5MM
Sale Price



±8.54 AC
Acreage



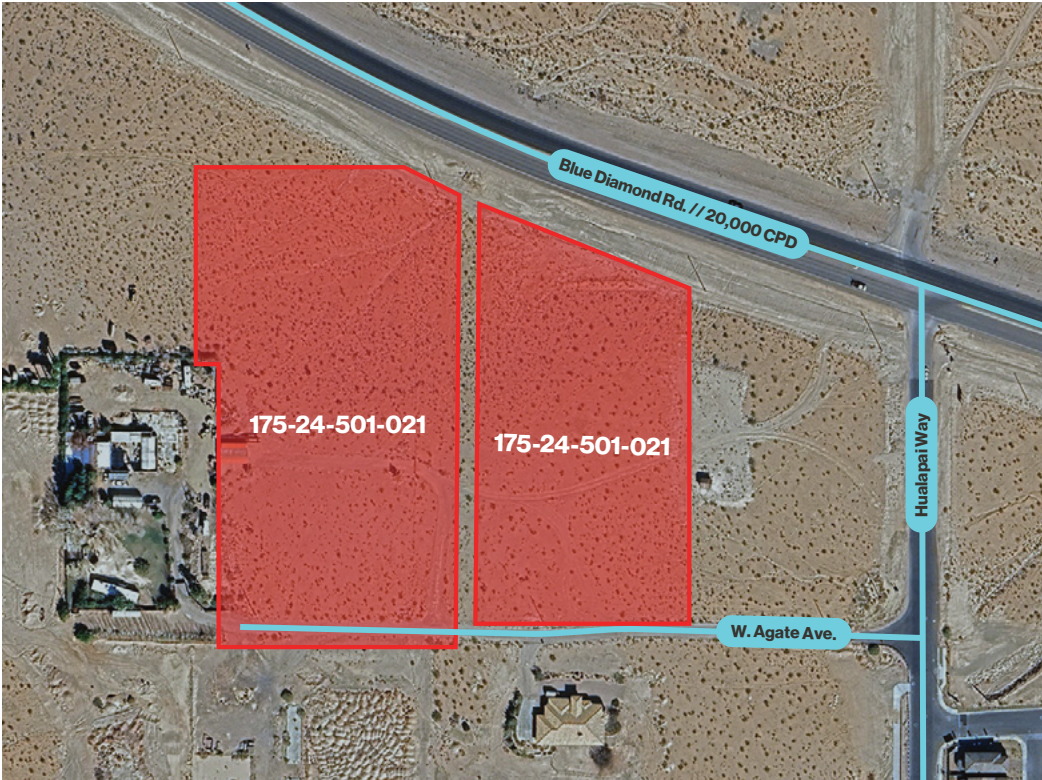
175-24-501-021
175-24-501-017
APN(s)

Property Highlights

- ± 8.54-acre land site at SWC of Blue Diamond Rd. & S. Hualapai Way
- Pads available for sale
- ± 620 feet of frontage on Blue Diamond Rd., a major thoroughfare
- High-growth residential corridor with ± 4,095 homes planned or under construction within a 1-mile radius
- Underserved retail corridor
- Zoned: General Highway Frontage (H-2); Planned Land Use: Outlying Neighborhood (up to 0.5 du/ac)
- Strategically positioned to capture traffic to and from Pahrump and Death Valley
- In proximity to Spring Mountain Ranch State Park and the Red Rock Canyon National Conservation Area

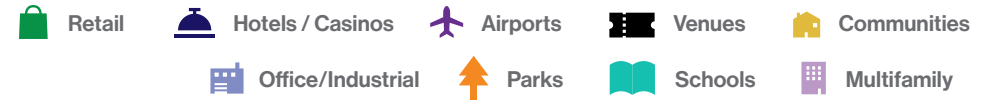
Demographics

	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





3D Aerial



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For inquiries please
reach out to our team.

Jason Otter
Founding Partner
702.954.4109
jotter@logicCRE.com
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