

Reduced Price, 2 miles 2 Stadium, Build Office or Residential 89139



SEC S. Decatur and El Dorado Ln., Las Vegas, NV 89139

Listing ID: 29935250
Status: Active
Property Type: Vacant Land For Sale
(also listed as Retail-Commercial)
Possible Uses: Office, Residential (Single Family)
Gross Land Area: 1.43 Acres
Sale Price: \$364,900
Unit Price: \$255,174 Per Acre
Sale Terms: Cash to Seller, Build-to-Suit



Overview/Comments

1. Reduced, SW Land 2+/- miles from Stadium, Office / Residential Land
 2. 62,291' square feet or 1.43 gross acres at only \$5.86 per square foot
 3. At least \$2.00 per square foot under comps.
 4. Prime corner lot for office professional or residential development
 5. 332' frontage along S. Decatur, SEC of El Dorado Ln.
 6. In between Warm Springs and Blue Diamond
 7. 20,000 potential clients per day drive by
 8. County says: Decatur soon to be 3 lanes each direction
 9. Surrounded by new housing projects nearby,
 10. Population in a 3-mile radius is 75,000, 5 miles is 252,831
 11. Excellent visibility on S. Decatur; a busy north/south commuter route
 12. 1-mile north of the Decatur - Blue Diamond trade area,
 13. Have S. Decatur address or El Dorado Ln. address.
 14. Land Use: Office Professional (O-P)
 15. Zoned RE-2 Residential ½ acre lots
 16. Not in 100-year flood zone
 17. Can develop and build to suit
 18. APN: 177-07-201-001
 19. All utilities close by
 20. Owner / Broker / Developer making dreams happen daily
- * Michael Hawkes, Listing Broker Salesman, NV License BS.0145012

More Information Online

<http://www.catylist.com/listing/29935250>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority:	Clark County	Zoning:	RE-2 RESIDENTIAL ESTATES, LAND USE OFFICE
Tax ID/APN:	177-07-201-001	Sale Terms:	Cash to Seller, Build-to-Suit
Possible Uses:	Office, Residential (Single Family), Retail, Retail-Pad		

Area & Location

Property Located Between: Warm Springs and Blue Diamond
Property Visibility: Excellent
Highway Access: 215

Land Related

Zoning Description: Land Use: Office Professional (O-P) Zoned RE-2
Residential ½ acre lots
Topography: Level

Location

Address: SEC S. Decatur and El Dorado Ln., Las Vegas, NV 89139
County: Clark
MSA: Las Vegas-Henderson-Paradise
Submarket: Southwest



Property Images



20160210_140049

**Rail
Road**

Granello Bakery

**S.
Decatur
Blvd.**

W. Warm Springs

W. El Dorado Ln.





20160210_140312



20160210_140313

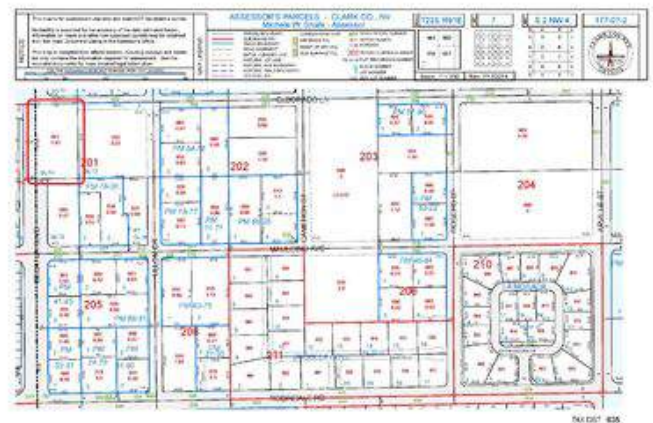
Boundaries



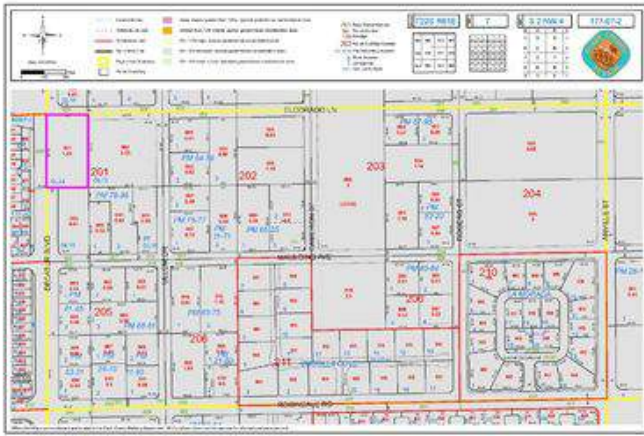
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Aerial Decatur



Decatur Parcel Map map177072-page-001

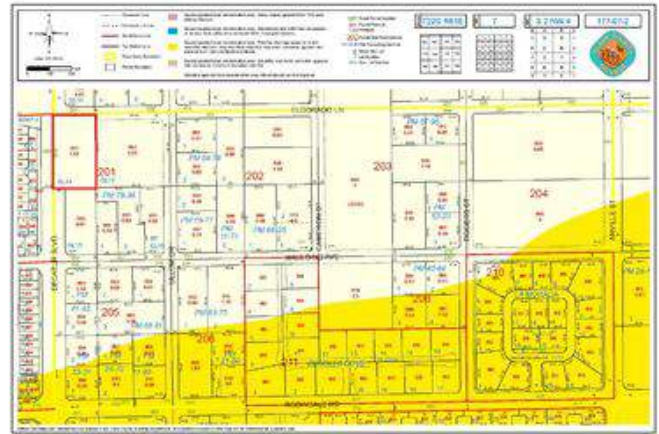


Expansive Soils Guidelines Map-page-001



High Aerial

Map



Soil Guidelines Map-page-001

Parcel Map Close Up

Property Contacts



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Demographics, Labor/Workforce, and Consumer Expenditures



SEC S. Decatur and El Dorado Ln., Las Vegas, NV



Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

Population

Radius:	1 mile	3 miles	5 miles
2023 Projection	16,215	93,636	439,329
2018 Estimate	16,226	92,567	422,208
2015 Estimate	17,392	97,225	431,971
2010 Census	14,675	83,621	373,110
Growth 2018-2023	-0.07%	1.15%	4.06%
Growth 2015-2018	-6.7%	-4.79%	-2.26%
Growth 2010-2015	18.51%	16.27%	15.78%

Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	7,817	44,991	217,865
2018 Estimate	7,803	44,648	210,405
2015 Estimate	8,378	47,065	216,020
2010 Census	7,400	42,601	190,346
Growth 2018-2023	0.18%	0.77%	3.55%
Growth 2015-2018	-6.86%	-5.14%	-2.6%
Growth 2010-2015	13.22%	10.48%	13.49%

Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	8,398	48,645	221,464
2018 Estimate	8,423	47,919	211,803
2015 Estimate	9,014	50,160	215,951
2010 Census	7,275	41,020	182,764
Growth 2018-2023	-0.3%	1.52%	4.56%
Growth 2015-2018	-6.56%	-4.47%	-1.92%
Growth 2010-2015	23.9%	22.28%	18.16%

Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	1,342	7,244	36,507
Age 5 to 10	1,171	6,247	30,296
Age 10 to 15	1,156	5,934	27,899
Age 15 to 20	1,082	5,487	25,003
Age 20 to 25	992	5,058	23,240
Age 25 to 30	892	4,685	22,578
Age 30 to 35	822	4,525	23,068
Age 35 to 40	742	4,548	24,369
Age 40 to 45	692	4,734	26,003
Age 45 to 50	755	5,187	27,839
Age 50 to 55	809	5,273	27,467
Age 55 to 60	870	5,538	26,503
Age 60 to 65	946	5,882	24,875
Age 65 and over	3,955	22,225	76,561
Total Population	16,226	92,567	422,208
Median Age	39.63	43.57	40.29

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	8%	8%	9%
Age 5 to 10	7%	7%	7%
Age 10 to 15	7%	6%	7%
Age 15 to 20	7%	6%	6%
Age 20 to 25	6%	5%	6%
Age 25 to 30	5%	5%	5%
Age 30 to 35	5%	5%	5%
Age 35 to 40	5%	5%	6%
Age 40 to 45	4%	5%	6%
Age 45 to 50	5%	6%	7%
Age 50 to 55	5%	6%	7%
Age 55 to 60	5%	6%	6%
Age 60 to 65	6%	6%	6%
Age 65 and over	24%	24%	18%

Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	32.09	35.27	35.64

Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	31.82	35.13	35.96

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	1,790	15,607	71,929
Some College, No Degree	2,460	15,727	71,508
Associate or Bachelor's Degree	751	3,817	17,398
Master's Degree	702	3,097	10,666
Professional School Degree	223	1,415	6,045
Doctorate Degree	224	1,101	3,776
Total High School Graduates Age 25+	6,150	40,764	181,322

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	29%	38%	40%
Some College, No Degree	40%	39%	39%
Associate or Bachelor's Degree	12%	9%	10%
Master's Degree	11%	8%	6%
Professional School Degree	4%	3%	3%
Doctorate Degree	4%	3%	2%








































Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	5,806	36,832	174,241
2018 Estimate	5,813	36,351	167,455
2015 Estimate	6,230	38,053	171,087
2010 Census	5,261	32,842	148,336
Growth 2018-2023	-0.12%	1.32%	4.05%
Growth 2015-2018	-6.69%	-4.47%	-2.12%
Growth 2010-2015	18.42%	15.87%	15.34%

Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	2.81	2.6	2.57
2018 Estimate	2.81	2.6	2.57
2015 Estimate	2.8	2.61	2.57
2010 Census	2.81	2.6	2.56
Growth 2018-2023	0%	-0.02%	-0.01%
Growth 2015-2018	0.4%	-0.31%	-0.2%
Growth 2010-2015	-0.14%	0.54%	0.62%

Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Family Households	3,776	21,629	97,853	Family Households	 65%	 60%	 58%
Married-couple family	2,569	14,818	64,902	Married-couple family	 44%	 41%	 39%
With own children under 18 years	1,314	6,542	28,994	With own children under 18 years	 23%	 18%	 17%
No own children under 18 years	1,255	8,276	35,908	No own children under 18 years	 22%	 23%	 21%
Male Householder: no wife present	415	2,443	11,970	Male Householder: no wife present	 7%	 7%	 7%
With own children under 18 years	191	1,134	5,466	With own children under 18 years	 3%	 3%	 3%
No own children under 18 years	224	1,309	6,504	No own children under 18 years	 4%	 4%	 4%
Female Householder: no husband present	792	4,368	20,981	Female Householder: no husband present	 14%	 12%	 13%
With own children under 18 years	457	2,352	11,391	With own children under 18 years	 8%	 6%	 7%
No own children under 18 years	335	2,016	9,590	No own children under 18 years	 6%	 6%	 6%
Nonfamily Households	2,037	14,722	69,602	Nonfamily Households	 35%	 40%	 42%
1 Person households	1,133	9,895	48,606	1 Person households	 19%	 27%	 29%
2+ Unrelated people	904	4,827	20,996	2+ Unrelated people	 16%	 13%	 13%
Total Households	5,813	36,351	167,455				

Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	580	4,680	29,095
\$25,000 to \$49,999	1,390	8,585	43,732
\$50,000 to \$74,999	1,359	8,224	36,942
\$75,000 to \$99,999	1,161	6,121	24,568
\$100,000 to \$124,999	673	3,654	14,266
\$125,000 to \$149,999	160	1,865	7,065
\$150,000 to \$199,999	341	1,868	7,032
\$200,000 or more	149	1,354	4,755
Total Households	5,813	36,351	167,455
Average Household Income	\$76,910	\$77,576.50	\$70,011.23
Median Household Income	\$73,240.92	\$74,536.19	\$66,820.22

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	10%	13%	17%
\$25,000 to \$49,999	24%	24%	26%
\$50,000 to \$74,999	23%	23%	22%
\$75,000 to \$99,999	20%	17%	15%
\$100,000 to \$124,999	12%	10%	9%
\$125,000 to \$149,999	3%	5%	4%
\$150,000 to \$199,999	6%	5%	4%
\$200,000 or more	3%	4%	3%

Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	578	4,801	30,617
\$25,000 to \$49,999	1,388	8,716	45,779
\$50,000 to \$74,999	1,359	8,304	38,418
\$75,000 to \$99,999	1,162	6,194	25,424
\$100,000 to \$124,999	673	3,698	14,722
\$125,000 to \$149,999	160	1,896	7,270
\$150,000 to \$199,999	339	1,869	7,183
\$200,000 or more	147	1,354	4,828
Total Households	5,806	36,832	174,241
Average Household Income	\$76,219.24	\$78,003.20	\$70,183.24
Median Household Income	\$76,728.83	\$77,853.78	\$69,658.29

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	10%	13%	18%
\$25,000 to \$49,999	24%	24%	26%
\$50,000 to \$74,999	23%	23%	22%
\$75,000 to \$99,999	20%	17%	15%
\$100,000 to \$124,999	12%	10%	8%
\$125,000 to \$149,999	3%	5%	4%
\$150,000 to \$199,999	6%	5%	4%
\$200,000 or more	3%	4%	3%

Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	\$27,557.45	\$29,862.56	\$27,070.09
2015 Estimate	\$26,766.29	\$29,812.35	\$27,234.18
Growth 2015-2018	2.96%	0.17%	-0.6%

Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	2.76%	3.58%	4.51%
2015 Estimate	7.28%	6.95%	12.56%
Growth 2015-2018	-62.02%	-48.45%	-64.12%

Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	8,976	50,997	224,996	Labor Force	73%	71%	70%
Civilian, Employed	8,730	49,187	215,029	Civilian, Employed	71%	68%	67%
Civilian, Unemployed	246	1,810	9,967	Civilian, Unemployed	2%	3%	3%
Not in Labor Force	3,343	20,893	96,735	Not in Labor Force	27%	29%	30%
Total Population Age 16+	12,319	71,890	321,731				

Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	414	3,166	15,074	Agriculture, forestry, fishing and hunting, mining and construction	5%	6%	7%
Manufacturing	182	1,118	5,879	Manufacturing	2%	2%	3%
Wholesale & retail trade	1,225	6,381	27,565	Wholesale & retail trade	14%	13%	13%
Transportation and warehousing, and utilities	592	2,878	10,593	Transportation and warehousing, and utilities	7%	6%	5%
Information	90	933	3,890	Information	1%	2%	2%
Finance, insurance, real estate and rental and leasing	277	2,024	7,572	Finance, insurance, real estate and rental and leasing	3%	4%	4%
Professional, scientific, and technical services	977	4,879	22,058	Professional, scientific, and technical services	11%	10%	10%
Educational, health and social services	1,063	5,646	24,310	Educational, health and social services	12%	11%	11%
Arts, entertainment, recreation, accommodation and food services	3,170	17,298	78,063	Arts, entertainment, recreation, accommodation and food services	36%	35%	36%
Other services (except public administration)	548	3,542	14,849	Other services (except public administration)	6%	7%	7%
Public Administration	192	1,322	5,176	Public Administration	2%	3%	2%
Total Employed Civilian Population Age 16+	8,730	49,187	215,029				

Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	1,969	14,381	67,377	Vacant Housing Units	25%	28%	29%
Occupied Housing Units	5,813	36,351	167,455	Occupied Housing Units	75%	72%	71%
Owner-Occupied	3,575	19,358	83,090	Owner-Occupied	46%	38%	35%
Renter-Occupied	2,238	16,993	84,365	Renter-Occupied	29%	33%	36%
Total Housing Units	7,782	50,732	234,832				