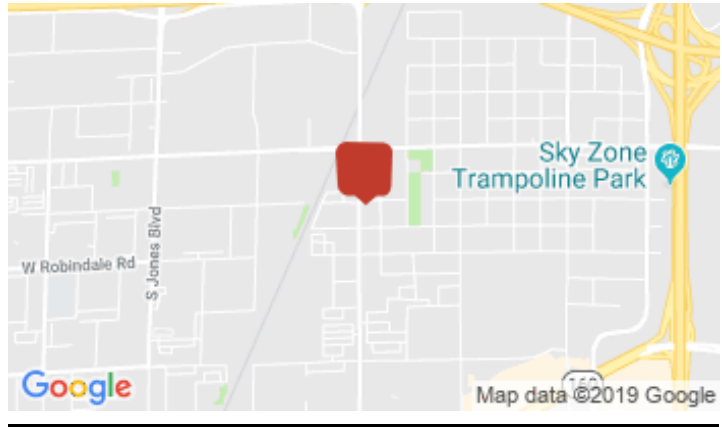


Reduced Price, 2 miles 2 Stadium, Build Office or Residential 89139



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

Listing ID:	29935250
Status:	Active
Property Type:	Vacant Land For Sale
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
Nearest MSA:	Las Vegas-Henderson-Paradise
County:	Clark
Tax ID/APN:	177-07-201-001
Zoning:	RE-2 RESIDENTIAL ESTATES, LAND USE OFFICE
Property Visibility:	Excellent
Highway Access:	215



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 to property line along Decatur, 20. Owner / Broker / Developer making dreams happen daily

More Information Online

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

QR Code

Scan this image with your mobile device:



Property Contacts



Michael Hawkes

Great Bridge Properties
 702-642-4235 [M]
 702-642-4235 [O]
 702Michael@702Michael.com