



5.49 AC PARCEL AVAILABLE

NWC Craig Rd & Valley Dr | North Las Vegas, NV 89032

GROUND LEASE OR BUILD TO SUIT



9121 W Russell Rd
Suite 111
Las Vegas, NV 89148

ROI
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PROPERTY HIGHLIGHTS

- 5.49 AC available
- Parcel available for Ground Lease or Build To Suit
- Excellent development potential with excellent visibility along Craig Rd
- 1,205 residential homes/units under construction or planned in the area
- Population of over 162,000 within a 3 mile radius



	ZONING	Neighborhood Commercial (C-1)
	APN	139-06-201-003
	SIZE	5.49 AC

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AREA DEMOGRAPHICS

NWC Craig Rd & Valley Dr
Las Vegas, NV 89032



POPULATION

1 Mile	3 Miles	5 Miles
16,042	162,837	433,657



AVERAGE HHI

1 Miles	3 Miles	5 Miles
\$81,378	\$80,430	\$81,014

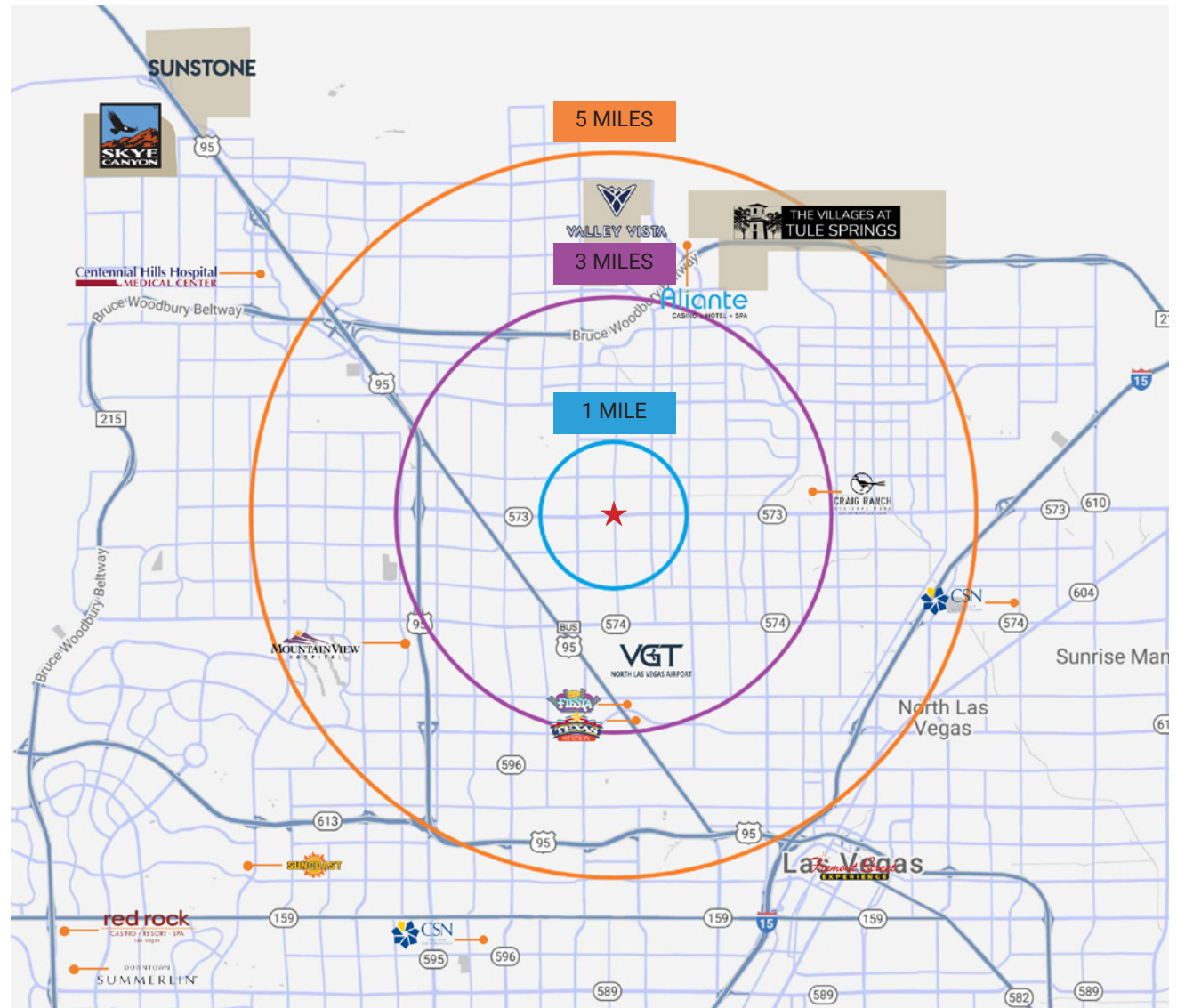


TRAFFIC COUNTS

Craig Rd - 48,000 VPD
N Decatur Blvd - 19,600 VPD

Source:
SitesUSA 2021
TRINA, NV DOT, 2020

All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate



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