

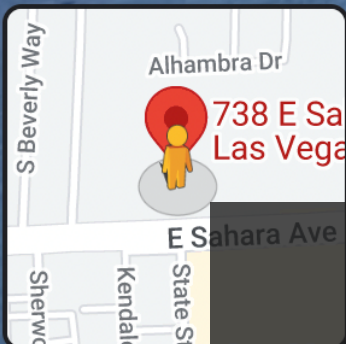
LAND FOR SALE

738 E SAHARA AVE. (VACANT LAND)

738 EAST SAHARA AVENUE, LAS VEGAS, NV 89104



kw THE MARKETPLACE
KELLERWILLIAMS REALTY



LAND FOR SALE

KELLER WILLIAMS VIP

123 South Water Street
Henderson, NV 89015



Each Office Independently Owned and Operated

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PROPERTY SUMMARY

738 EAST SAHARA AVENUE



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KELLERWILLIAMS, REALTY



Property Summary

Lot Size:	0.81 Acres
Price:	\$1,250,000
Zoning:	C1 - General Commercial

Property Overview

Two parcels - directly east of Las Vegas Blvd fronting on E Sahara Avenue.

Location Overview

One of the few remaining vacant commercial lots in East Sahara Avenue. The land is ideal for commercial development of a strip center, restaurant, office, fast food, automotive lot and more.

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PROPERTY DESCRIPTION

738 EAST SAHARA AVENUE



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Property Highlights

- Prime Las Vegas location - less than 1 mile directly east of Las Vegas Blvd S. near the SLS and Stratosphere.
- Two parcels totaling .81 acres, with one of the properties fronting on East Sahara Avenue.
- Two parcels directly east of Las Vegas Blvd. Prime location for new multi- family development project with mixed use commercial on the lower level.

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REGIONAL MAP

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LOCATION MAPS

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AERIAL MAP

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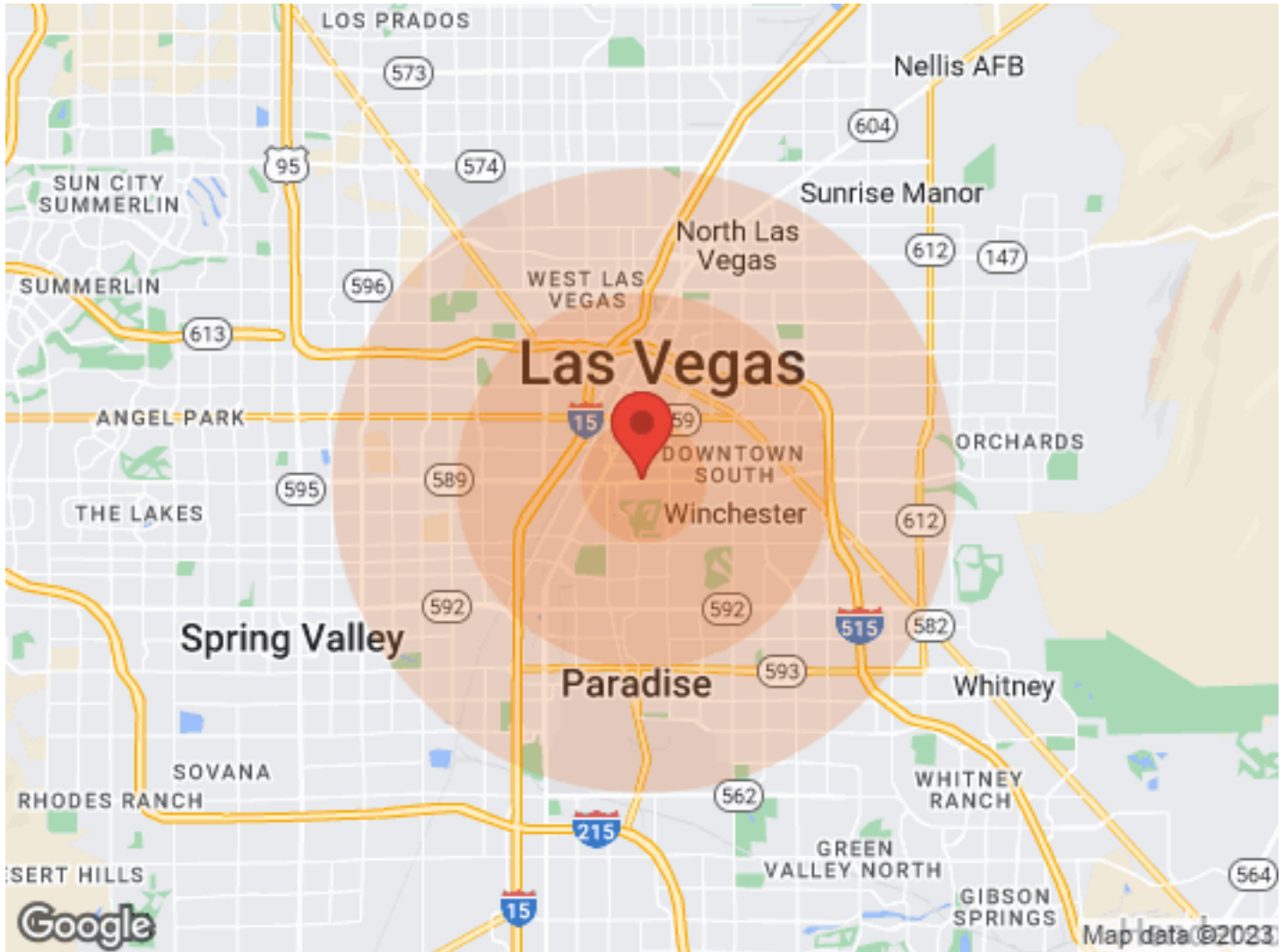


DEMOGRAPHICS

738 EAST SAHARA AVENUE



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KELLERWILLIAMS, REALTY



Population	1 Mile	3 Miles	5 Miles
Male	10,864	90,463	263,675
Female	10,780	85,438	261,361
Total Population	21,644	175,901	525,036

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,342	36,251	123,699
Ages 15-24	2,317	19,352	68,119
Ages 55-64	2,583	20,490	54,442
Ages 65+	3,771	27,835	67,406

Race	1 Mile	3 Miles	5 Miles
White	11,909	89,004	256,128
Black	1,736	20,620	63,939
Am In/AK Nat	89	842	1,926
Hawaiian	38	398	1,384
Hispanic	11,580	91,660	295,259
Multi-Racial	12,214	108,792	349,772

Income	1 Mile	3 Miles	5 Miles
Median	\$38,817	\$34,891	\$39,991
< \$15,000	1,810	14,065	29,600
\$15,000-\$24,999	1,346	11,973	28,232
\$25,000-\$34,999	1,214	10,771	27,458
\$35,000-\$49,999	1,186	10,982	31,646
\$50,000-\$74,999	1,691	11,241	36,058
\$75,000-\$99,999	534	4,624	16,711
\$100,000-\$149,999	658	3,377	10,802
\$150,000-\$199,999	283	1,331	3,513
> \$200,000	361	1,038	2,199

Housing	1 Mile	3 Miles	5 Miles
Total Units	12,779	103,671	242,368
Occupied	9,453	74,684	193,895
Owner Occupied	3,059	21,871	75,630
Renter Occupied	6,394	52,813	118,265
Vacant	3,326	28,987	48,473

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