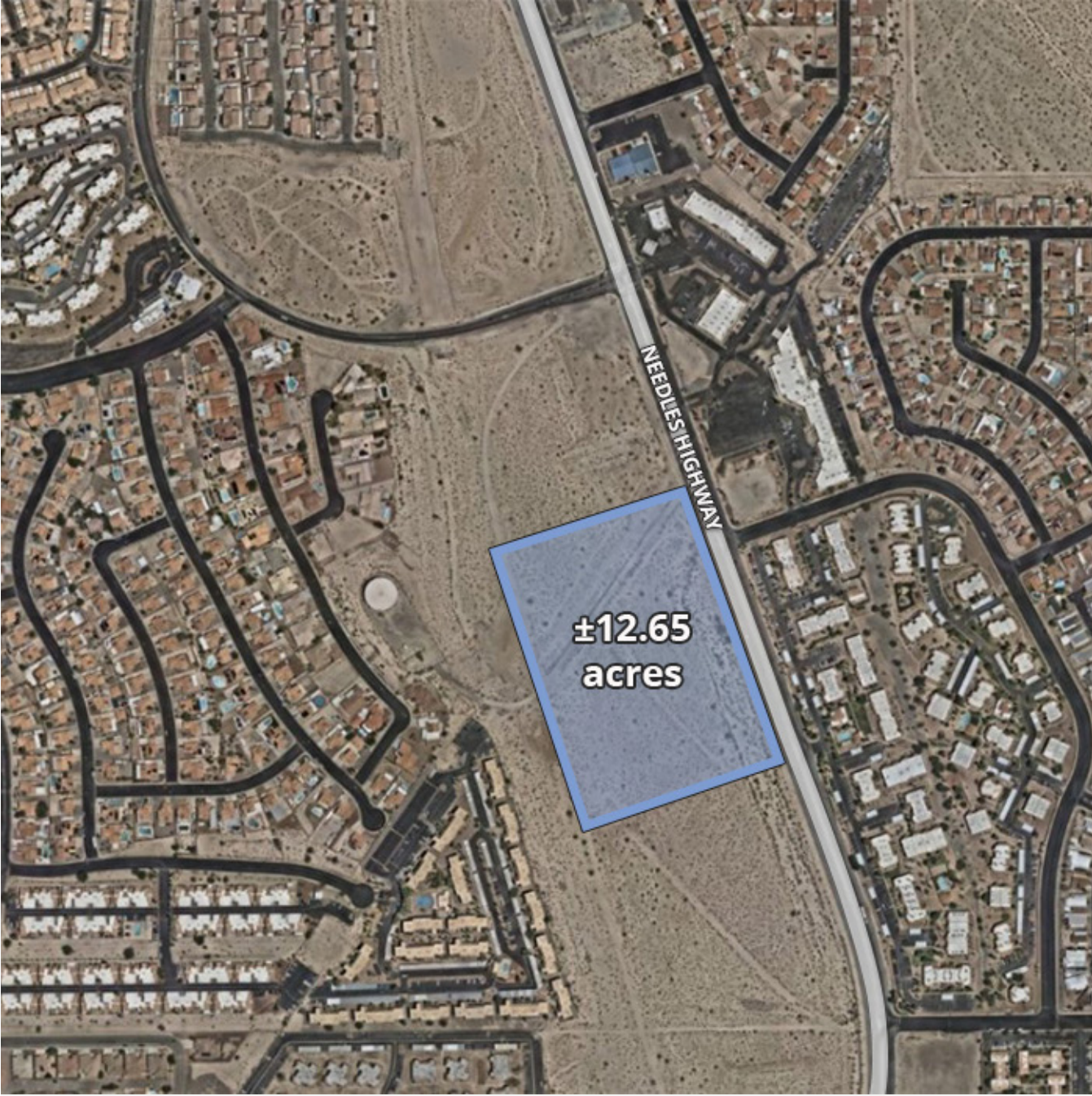


An aerial photograph of a desert landscape. A residential area with many small houses and winding roads is visible on the left and right. A large, rectangular plot of land is highlighted in blue in the center. The plot is labeled with the text '±12.65 acres'. A road, labeled 'NEEDLES HIGHWAY', runs diagonally across the image, passing through the highlighted plot.

Land For Sale

±12.65 acres zoned RM 18
Planned land use
Urban Neighborhood
(greater than 18 du/ac)

3301 Needles Highway
Laughlin, NV 89029

Susan Hunt-Krygiell

Senior Vice President, Capital Markets
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Direct 702.637.7729 | Mobile 1 702.768.1926
NV RE License # BS.1925

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PROPERTY HIGHLIGHTS

This ±12.65 acre parcel features an approximate 900 foot frontage on Needles Highway in Laughlin, Nevada. This site is ideal for constructing multi-family apartments and is zoned RM-18, allowing for up to 18 dwelling units per acre.

Buyers are reminded to verify all zoning, land use and available services to the property.

\$1,200,000

ASKING PRICE

\$94,862

PRICE/ACRE

LOCATION:	3301 Needles Highway Laughlin, NV 89029
PROPERTY TYPE:	Land
PROPERTY SUBTYPE:	Residential
AREA:	±12.65 acres
NUMBER OF PARCELS:	1
APN/PARCEL ID NO:	264-28-501-004
ZONING:	RM-18 (up to 18 du/ac)
PLANNED LAND USE:	Urban Neighborhood (greater than 18 du/ac)
SALE TYPE:	Investment/Owner User

LAUGHLIN, NEVADA

Laughlin is an affordable resort community located along the Colorado River about 90 miles south of Las Vegas. Known for its riverfront casinos, outdoor recreation, and relaxed lifestyle, it attracts retirees, second-home owners, and buyers seeking a lower cost of living while maintaining access to water activities, golf, and entertainment.

The housing market offers a range of condominiums, townhomes, and single-family homes at price points that are generally more affordable than those in the Las Vegas Valley, making Laughlin an attractive option for budget-conscious homebuyers, retirees, and investors.

[realtor.com], [zillow.com]

DEMOGRAPHICS

2026	1 mi	3 mi
Population (est)	8,150	27,041
Households	4,333	12,580
Household income (avg)	\$72,722	\$65,967
Total housing units	4,879	15,518
Owner occupied housing	39.7%	43.5%
Renter occupied housing	50.4%	38.3%
Median home value	\$353,438	\$244,792
Median Rent	\$1,182	\$1,029

TRAFFIC COUNT



approx. 9,700 cars per day on
Needles Hwy at El Mirage Wy



**For more
information,
please contact**



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