



FOR SALE

10082 LAS VEGAS BOULEVARD SOUTH

Las Vegas, NV 89183

THE LAS VEGAS STRIP

I-15 Freeway // 121,000 VPD

Las Vegas Blvd. // 15,900 VPD

SUBJECT

Pyle Ave.

PRESENTED BY:

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Vice President

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NV #BS.1000874.LLC

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EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,500,000
LOT SIZE:	1.58 Acres
PRICE / ACRE:	\$2,215,190
ZONING:	CR Commercial Resort

PROPERTY OVERVIEW

The subject property consists of approximately 1.58 acres located at the southeast corner of Pyle Avenue and Las Vegas Boulevard in unincorporated Clark County, Nevada. The site is positioned along a major arterial corridor with strong north-south connectivity and benefits from excellent visibility and ingress/egress potential. The parcel is zoned Commercial Resort (CR) under Clark County jurisdiction, allowing for a broad range of commercial, hospitality, entertainment, and mixed-use development options, subject to standard county development standards and use-permit requirements. The site configuration offers efficient design flexibility for ground-up vertical development, pad site retail, or integrated resort-oriented uses.

PROPERTY HIGHLIGHTS

- Ideal for office development
- Strategic location between Las Vegas Blvd and Pyle Ave.
- Close proximity to I-15 Freeway

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

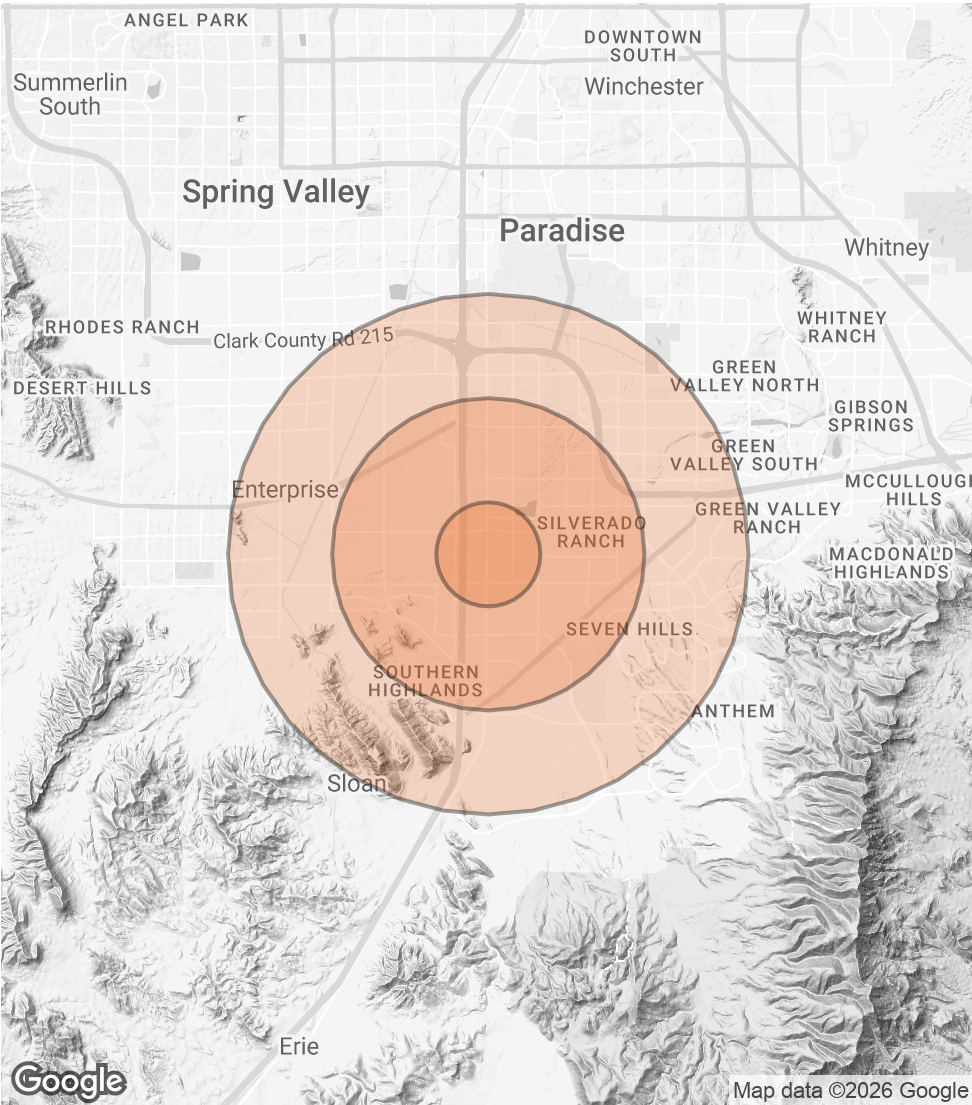
TOTAL POPULATION	10,218	136,054	291,037
AVERAGE AGE	43.1	39.4	39.7
AVERAGE AGE (MALE)	42.7	39.3	39.6
AVERAGE AGE (FEMALE)	42.5	39.2	39.6

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	4,488	51,209	108,267
# OF PERSONS PER HH	2.3	2.7	2.7
AVERAGE HH INCOME	\$117,586	\$114,167	\$118,334
AVERAGE HOUSE VALUE	\$496,771	\$477,273	\$498,094

2023 American Community Survey (ACS)



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