



OFFERING MEMORANDUM

TUFFER LN

L A S V E G A S , N V 8 9 1 3 0

CONFIDENTIAL INVESTMENT OFFERING

This Offering Memorandum has been prepared for buyers interested in the property located at Northwest Las Vegas, Nevada. All information contained herein is provided for reference purposes only and is subject to verification by the recipient.

TUFFER LN

L A S V E G A S , N V 8 9 1 3 0

PROPERTY OVERVIEW

Rare opportunity to acquire two contiguous land parcels totaling approximately 1.95 acres in the fast-growing Northwest Las Vegas corridor. This property deliver a large, level site ready for custom development or an estate compound. With no HOA, this offering is ideal for a visionary buyer seeking build custom homes, a luxury retreat, or niche investment. Close to schools, shopping, freeways, and the burgeoning Northwest Las Vegas market.

Parcel number: 138-01-803-007

Lot Size: 1.95 Acres

Zoning: Residential Estates (R-E)

MLS #: 2732976

\$799,000



AREA MAP

DOWNTOWN

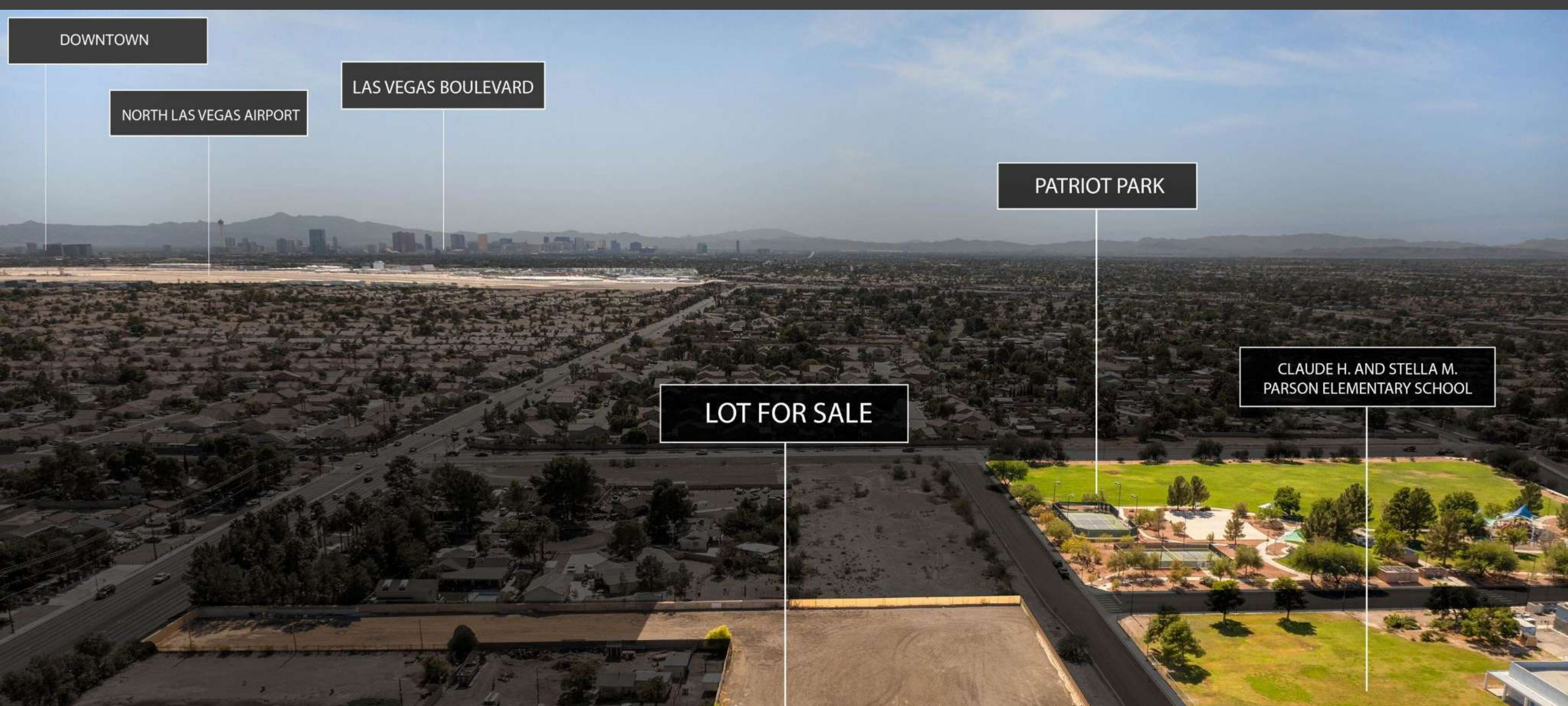
NORTH LAS VEGAS AIRPORT

LAS VEGAS BOULEVARD

PATRIOT PARK

CLAUDE H. AND STELLA M.
PARSON ELEMENTARY SCHOOL

LOT FOR SALE



AREA MAP



LOCATION INSIGHTS

CLAUDE & STELLA PARSON ELEMENTARY SCHOOL

PATRIOT PARK

THERON L. SWAINSTON MIDDLE SCHOOL

CHEYENNE HIGH SCHOOL

NORTH LAS VEGAS AIRPORT

SANTA FE STATION HOTEL & CASINO

LOS PRADOS GOLF & COUNTRY CLUB

CENTENNIAL CENTRE

LAS VEGAS NORTH PREMIUM OUTLETS

THE MEADOWS SCHOOL

THE DR. MIRIAM & SHELDON G. ADELSON EDUCATIONAL CAMPUS

PATRIOT PARK

CLAUDE H. AND STELLA M.
PARSON ELEMENTARY SCHOOL

LOT FOR SALE



INVESTMENT HIGHLIGHTS

Zoning:

- Zoned R-E (Residential Estates): Parcels are zoned for single-family residential use, permitting custom home construction or subdivision into estate-sized lots.

Utilities:

- Electric service, public water and sewer lines are located close by, simplifying connection and site preparation.

Prime Location:

- The property is just minutes from schools, shopping centers and regional highways, tapping into the accelerating Northwest Las Vegas market. This provides quick access to Santa Fe Station Hotel & Casino, and the North Las Vegas Airport are just minutes away.

Environment:

- The site is near established schools and shopping centers, and future facilities are planned for the area. It appeals to a visionary buyer or builder looking to create a luxury residential enclave, custom home subdivision, or private resort-style retreat

High Growth Area:

- Las Vegas is one of the city's most active residential submarkets, characterized by custom estates, master-planned communities, and proximity to nature.

Z O N I N G

R-E (Residential Estate) Single Family

Prospective buyers are responsible for verifying all zoning, permitted uses, and development requirements directly with the City of Las Vegas Planning Department.

LOCATION OVERVIEW

Tuffer Ln is strategically located:

- 1-2 minutes to Claude H. & Stella M. Parson Elementary School
- 1-2 minutes to Patriot Park
- 5 minutes to Crystal Palace Skating Center
- 6 minutes to North Las Vegas Airport

Nearby Amenities:

- Santa Fe Station Hotel and Casino
- Los Prados Golf & Country Club
- Craig Ranch Regional Park
- Cannery Casino & Hotel

OFFERING TERMS

Property Sold As-Is

Buyer is Responsible for Conducting their Own Diligence

Proof of Funds or Pre-Qualification May Be Requested

WHY INVEST NOW

Tuffer Lane presents a rare opportunity: a 1.95-acre, build-ready parcel zoned for single-family use in a rapidly expanding area of the Valley. Its size and zoning suit custom-home builders, investors, or growing families seeking long-term appreciation. With major transportation improvements underway and new residential communities planned nearby, this tract offers a timely chance to secure value before the market fully reflects the neighborhood's momentum.

N. DECATUR BLVD

1.95 ACRES





Nathan Strager
LUXURY REAL ESTATE ADVISOR

702 301-1091

✉ nate@virtuelre.com

🌐 www.NathanStrager.com



LAS VEGAS AREA
LICENSE #: S.064342



COLDWELL BANKER
WEST

SOUTHERN CALIFORNIA AREA
LICENSE #: 02200677