



For Sale

± 1.79 acres NWC Decatur Blvd. & W. Pyle Ave.

Las Vegas, Nevada 89141



COMPLETED
240-unit multifamily complex

SOLD OUT
DR Horton completed
townhome community

S. Decatur Boulevard (±16,370 cpd)

W. Pyle Avenue (±2,156 cpd)

±1.79 acres
APN: 176-25-601-017

PRIME LOCATION - STRONG DEMAND - EXCELLENT ACCESS

Property Highlights

- ±1.79 acres graded & ready to develop
- Utilities in street
- Excellent hard corner visibility
- Prime Southwest growth corridor
- Strong daytime & commuter traffic
- High-demand, rooftop-driven trade area
- Moments from I-15
- Zoned Neighborhood Commercial (NC)

Located at the hard corner of S. Decatur Boulevard & W. Pyle Avenue, this ±1.79-acre site offers a premier development opportunity in Southwest Las Vegas. Surrounded by strong rooftops in Southern Highlands and Mountain's Edge, the property benefits from high visibility, growing consumer demand, and limited nearby retail—ideal for users or developers seeking a high-impact location.

Price:

\$3,200,000

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HIGH-DEMAND CORNER PARCEL - READY FOR DEVELOPMENT



Demographics (as of 2024)

	2 Mile	5 Mile
Population	50,882	285,781
Households	17,789	104,345
Ave. Income	\$133,741	\$118,309
Traffic (cpd)	±16,370 ±2,136	Decatur Blvd. Pyle Ave.

New home construction in the 89139 & 89141 zip codes is very active.

Multiple new communities are being built, including Pulte, KB Home, Tripoint and high-end, bespoke homes, such as those by Blue Heron. Homes range from upper \$500k to over \$9M with a mix of luxury, single-family, and townhouse projects.

The high demand and multiple active builders in the immediate area supports the need for new neighborhood commercial projects.

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Flexible Zoning & Development Potential

Ideal size with Neighborhood Commercial zoning that allows a variety of needed uses including QSR pads, medical office, retail strip or mixed-use concepts.

Excellent Accessibility, Grading & Offsites Complete

Corner location allows for efficient site planning & multiple access points for both northbound and westbound traffic. Paved, gutters & utilities to site or in street.

Limited Availability of Competing Corner Parcels

Scarcity of well-located, corner sites in this submarket paired with heavy new construction in the area increases long-term value & positioning advantage.

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