

FOR SALE: ±5 ACRES SOUTHWEST BUFFALO & MOUNTAINS EDGE PARKWAY

LAND SITE LAS VEGAS, NEVADA 89118

PROPERTY DETAILS

RARE C2 ZONING WITHIN THE MOUNTAINS EDGE MASTER PLAN

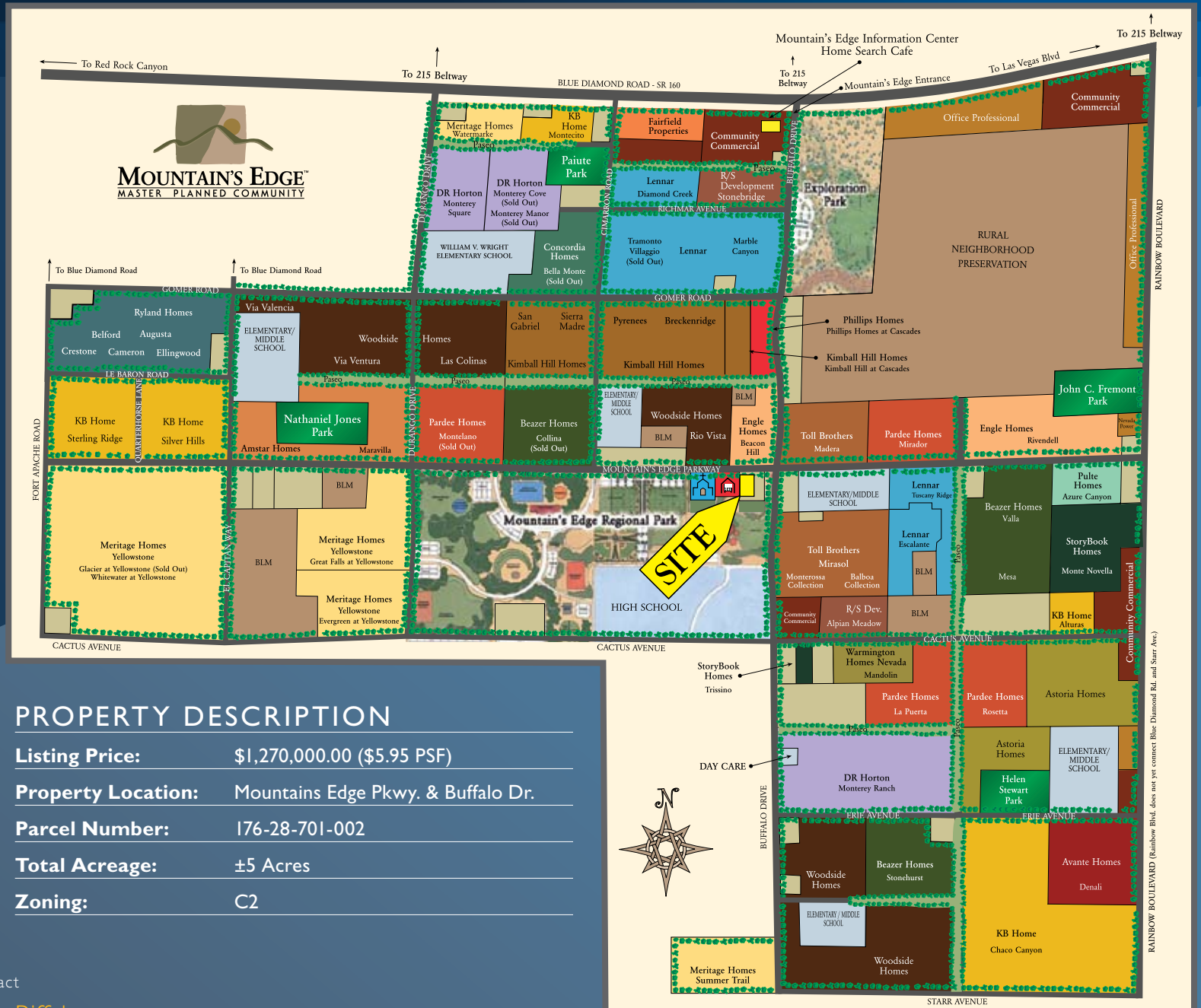
ABUNDANT MOUNTAINS EDGE PARKWAY FRONTAGE

PREFERRED SOUTHWEST LOCATION

VACANT LAND READY FOR DEVELOPMENT

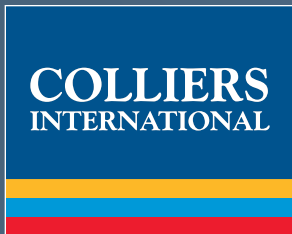
MAJOR UTILITIES AVAILABLE AT THE PROPERTY

OWNER MAY CARRY - CALL BROKER FOR DETAILS



PROPERTY DESCRIPTION

Listing Price:	\$1,270,000.00 (\$5.95 PSF)
Property Location:	Mountains Edge Pkwy. & Buffalo Dr.
Parcel Number:	176-28-701-002
Total Acreage:	±5 Acres
Zoning:	C2



For more information, please contact

Kyle P. Eigenman | Brian A. Riffel
702-735-5700

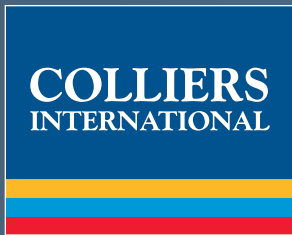
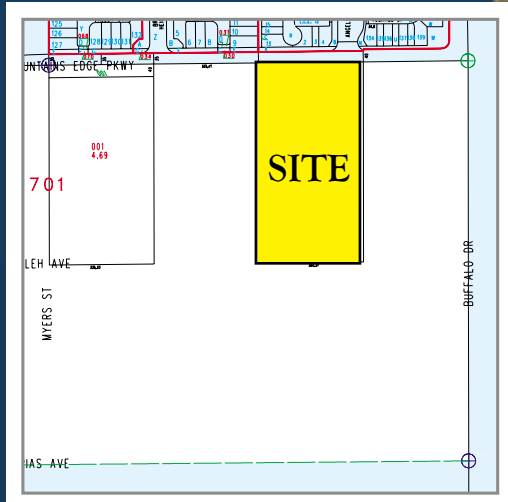
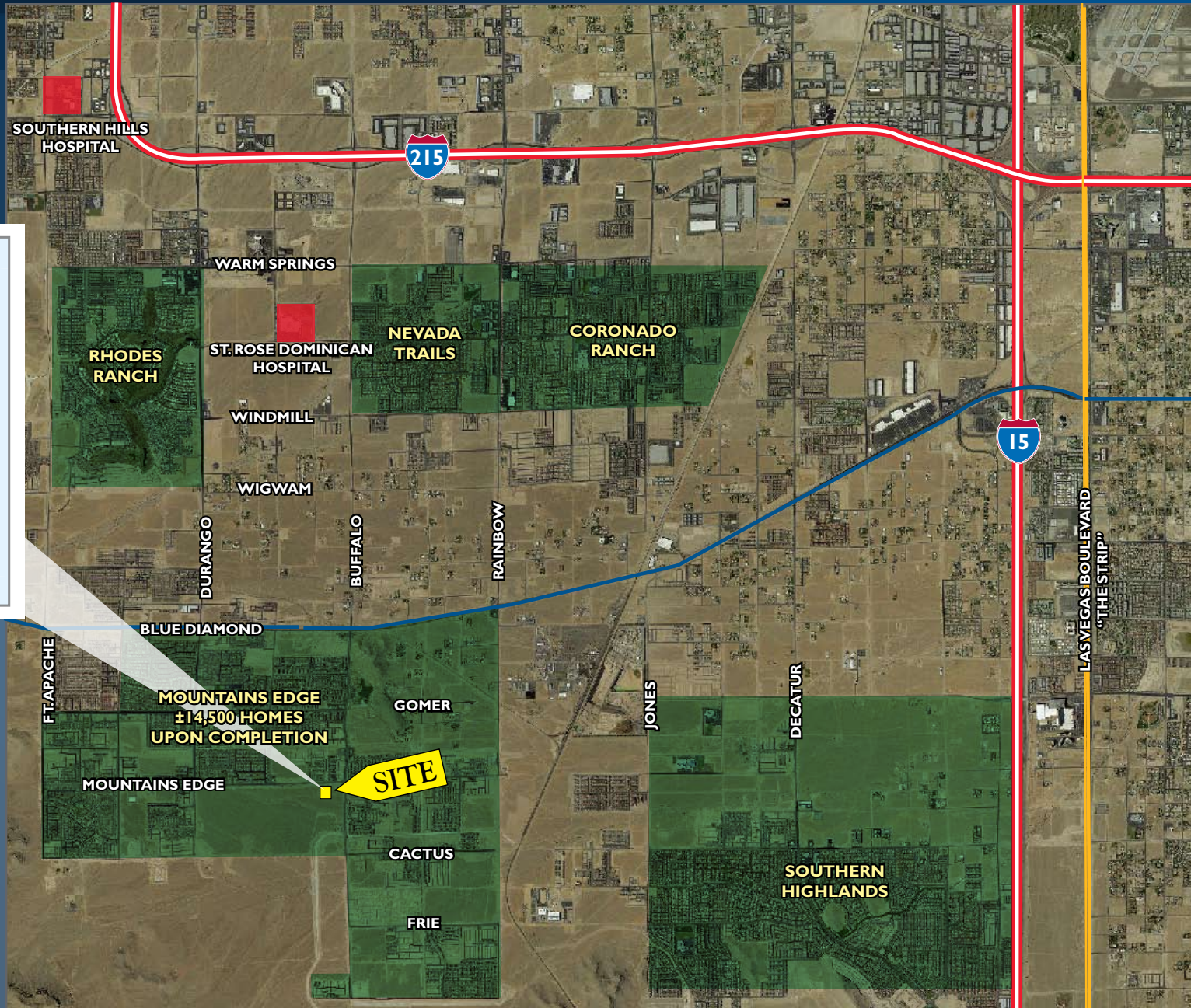
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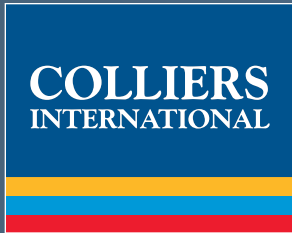
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Pop Facts:	Traced Polygon	
Demographic Snapshot (Part 2)		
Households		
2014 Projection	1,066	
2009 Estimate	745	
2000 Census	76	
1990 Census	10	
Growth 2009-2014	43.08%	
Growth 2000-2009	880.76%	
Growth 1990-2000	644.78%	
2009 Estimated Households by Household Type	745	
Family Households	499	66.95%
Non-family Households	246	33.05%
2009 Estimated Group Quarters Population	0	
2009 Households by Ethnicity: Hispanic or Latino	93	12.54%
2009 Estimated Households by Household Income	745	
Less than \$15,000	101	13.58%
\$15,000 to \$24,999	48	6.48%
\$25,000 to \$34,999	58	7.76%
\$35,000 to \$49,999	145	19.40%
\$50,000 to \$74,999	167	22.42%
\$75,000 to \$99,999	73	9.79%
\$100,000 to \$149,999	76	10.21%
\$150,000 to \$249,999	71	9.54%
\$250,000 to \$499,999	6	0.76%
\$500,000 or more	0	0.05%
2009 Estimated Average Household Income	\$68,760	
2009 Estimated Median Household Income	\$53,091	
2009 Estimated Per Capita Income	\$25,871	

2009 Estimated Households by Type and Presence of Own Children*	745	
Single Male Householder	114	15.32%
Single Female Householder	60	8.07%
Married-Couple Family	423	56.76%
With own children	153	20.55%
No own children	270	36.21%
Male Householder	30	4.07%
With own children	14	1.87%
No own children	16	2.20%
Female Householder	46	6.12%
With own children	28	3.79%
No own children	17	2.32%
Nonfamily: Male Householder	41	5.47%
Nonfamily: Female Householder	31	4.18%
2009 Estimated Households by Household Size*	745	
1-person household	174	23.40%
2-person household	292	39.15%
3-person household	120	16.09%
4-person household	78	10.42%
5-person household	47	6.25%
6-person household	15	2.06%
7 or more person household	20	2.63%
2009 Estimated Average Household Size	2.56	

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2009 Estimated Households by Number of Vehicles*	745	
No Vehicles	21	2.87%
1 Vehicle	182	24.42%
2 Vehicles	318	42.72%
3 Vehicles	146	19.58%
4 Vehicles	47	6.28%
5 or more Vehicles	31	4.13%
2009 Estimated Average Number of Vehicles*	2.18	
Family Households		
2014 Projection	707	
2009 Estimate	499	
2000 Census	53	
1990 Census	8	
Growth 2009-2014	41.73%	
Growth 2000-2009	848.84%	
Growth 1990-2000	568.39%	
2009 Estimated Family Households by Household Income	499	
Less than \$15,000	22	4.33%
\$15,000 to \$24,999	16	3.13%
\$25,000 to \$34,999	55	11.04%
\$35,000 to \$49,999	112	22.45%
\$50,000 to \$74,999	118	23.61%
\$75,000 to \$99,999	53	10.58%
\$100,000 to \$149,999	60	11.98%
\$150,000 to \$249,999	59	11.87%
\$250,000 to \$499,999	5	0.98%
\$500,000 or more	0	0.02%
2009 Estimated Average Family Household Income	\$78,805	
2009 Estimated Median Family Household Income	\$59,576	

2009 Estimated Families by Poverty Status*	499	
Income At or Above Poverty Level	471	94.39%
Married-Couple Family	414	82.97%
With own children	183	36.71%
No own children	231	46.26%
Male Householder	20	4.05%
With own children	12	2.44%
No own children	8	1.61%
Female Householder	37	7.38%
With own children	17	3.44%
No own children	20	3.94%
Income Below Poverty Level	28	5.61%
Married-Couple Family	9	1.81%
With own children	9	1.81%
No own children	0	0.00%
Male Householder	10	2.03%
With own children	10	1.91%
No own children	1	0.12%
Female Householder	9	1.76%
With own children	9	1.74%
No own children	0	0.02%
2009 Estimated Population Age 16 and Over by Employment*	1,616	
In Armed Forces	0	0.00%
Civilian - Employed	1,042	64.50%
Civilian - Unemployed	47	2.93%
Not in Labor Force	526	32.57%
2009 Estimated Civilian Employed Population Age 16 and Over by Class of Worker*	1,042	
For-Profit Private Workers	773	74.22%
Non-Profit Private Workers	23	2.16%
Local Government Workers	130	12.46%
State Government Workers	25	2.41%
Federal Government Workers	15	1.46%
Self-Employed Workers	68	6.52%
Unpaid Family Workers	8	0.77%



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2009 Estimated Employed Population Age 16 and Over by Occupation*	1,042	
Management, Business, and Financial Operations	116	11.15%
Professional and Related Occupations	167	16.07%
Service	226	21.68%
Sales and Office	253	24.28%
Farming, Fishing, and Forestry	8	0.72%
Construction, Extraction, and Maintenance	155	14.83%
Production, Transportation, and Material Moving	117	11.27%
2009 Estimated Civilian Employed Population Age 16 and Over by Occupation Classification*	1,042	
Blue Collar	272	26.10%
White Collar	537	51.50%
Service & Farm	233	22.40%
2009 Estimated Workers Age 16 and Over by Transportation To Work*	1,037	
Drove Alone	719	69.35%
Car Pooled	246	23.69%
Public Transportation	18	1.73%
Walked	18	1.77%
Motorcycle	0	0.00%
Bicycle	8	0.81%
Other Means	8	0.82%
Worked at Home	19	1.83%
\$100,000 to \$149,999	60	11.98%
\$150,000 to \$249,999	59	11.87%
\$250,000 to \$499,999	5	0.98%
\$500,000 or more	0	0.02%
2009 Estimated Average Family Household Income	\$78,805	
2009 Estimated Median Family Household Income	\$59,576	

2009 Estimated Workers Age 16 and Over by Travel Time to Work*	1,018	
Less than 15 minutes	125	12.28%
15 to 29 Minutes	340	33.39%
30 to 44 Minutes	252	24.80%
45 to 59 Minutes	123	12.09%
60 or more Minutes	177	17.44%
2009 Estimated Average Travel Time to Work in Minutes*	37.39	
2009 Estimated Tenure of Occupied Housing Units	745	
Owner-Occupied	650	87.28%
Renter-Occupied	95	12.72%
2009 Owner-Occupied Housing - Average Length of Residence	3	
2009 Estimated All Owner-Occupied Housing Units by Value	650	
Less than \$20,000	0	0.00%
\$20,000 to \$39,999	5	0.84%
\$40,000 to \$59,999	42	6.51%
\$60,000 to \$79,999	13	2.01%
\$80,000 to \$99,999	28	4.29%
\$100,000 to \$149,999	98	15.03%
\$150,000 to \$199,999	116	17.82%
\$200,000 to \$299,999	116	17.88%
\$300,000 to \$399,999	59	9.10%
\$400,000 to \$499,999	70	10.72%
\$500,000 to \$749,999	91	13.95%
\$750,000 to \$999,999	4	0.60%
\$1,000,000 or more	8	1.25%
2009 Estimated Median Owner-Occupied Housing Unit Value	\$219,577	



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2009 Estimated Housing Units by Units in Structure*	837	
1 Unit Attached	4	0.47%
1 Unit Detached	352	42.10%
2 Units	0	0.00%
3 to 19 Units	0	0.00%
20 to 49 Units	6	0.67%
50 or More Units	0	0.00%
Mobile Home or Trailer	451	53.86%
Boat, RV, Van, etc.	24	2.90%
Dominant structure type	Mobile Home or Trailer	
2009 Estimated Housing Units by Year Structure Built	837	
1999 to 2009	757	90.45%
1995 to 1998	13	1.57%
1990 to 1994	14	1.66%
1980 to 1989	20	2.35%
1970 to 1979	18	2.19%
1960 to 1969	7	0.85%
1950 to 1959	2	0.21%
1940 to 1949	1	0.07%
1939 or Earlier	5	0.65%
2009 Estimated Median Year Structure Built**	2003	
Dominant Year Structure Built	1999 to March 2009	

*In contrast to Nielsen Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.

** Median Year Built will be unreliable if more than half of the Housing Units in this report area were built in 1939 or earlier.

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