

Reduced Price, 2 miles 2 Stadium, Build Office or Residential

89139 At Least \$1.00 Per Square Foot Under Comps

SEC S. Decatur and El Dorado Ln., Las Vegas, NV 89139



Listing ID: 29935250
Status: Active
Property Type: Vacant Land For Sale
(also listed as Retail-Commercial)
Possible Uses: Office, Residential (Single Family)
Gross Land Area: 1.43 Acres
Sale Price: \$374,999
Unit Price: \$262,237 Per Acre
Sale Terms: Cash to Seller, Build-to-Suit

Overview/Comments

1. Reduced, SW Land 2+/- miles from Stadium, Office / Residential Land
2. 62,291' square feet or 1.43 gross acres at only \$6.02 per square foot
3. At least \$1.00 per square foot under comps.
4. Prime corner lot for office professional or residential development
5. 332' frontage along S. Decatur, SEC of El Dorado Ln.
6. In between Warm Springs and Blue Diamond
7. 20,000 potential clients per day drive by
8. County says: Decatur soon to be 3 lanes each direction
9. Surrounded by new housing projects nearby,
10. Population in a 3-mile radius is 75,000, 5 miles is 252,831
11. Excellent visibility on S. Decatur; a busy north/south commuter route
12. 1-mile north of the Decatur - Blue Diamond trade area,
13. Have S. Decatur address or El Dorado Ln. address.
14. Land Use: Office Professional (O-P)
15. Zoned RE-2 Residential ½ acre lots
16. Not in 100-year flood zone
17. Can develop and build to suit
18. APN: 177-07-201-001
19. All utilities to property line along Decatur
20. Owner / Broker / Developer making dreams happen daily



More Information Online

<http://www.catylist.com/listing/29935250>

QR Code

Scan this image with your mobile device:



General Information

Taxing Authority: Clark County
Tax ID/APN: 177-07-201-001
Possible Uses: Office, Residential (Single Family), Retail, Retail-Pad

Zoning:
Sale Terms:

RE-2 RESIDENTIAL ESTATES, LAND USE OFFICE
Cash to Seller, Build-to-Suit

Area & Location

Property Located Between: Warm Springs and Blue Diamond
Property Visibility: Excellent
Highway Access: 215

Land Related

Zoning Description: Land Use: Office Professional (O-P) Zoned RE-2
Residential ½ acre lots
Topography: Level

Location

Address: SEC S. Decatur and El Dorado Ln., Las Vegas, NV 89139
County: Clark
MSA: Las Vegas-Henderson-Paradise
Submarket: Southwest



Property Images



20160210_140049



20160210_140312

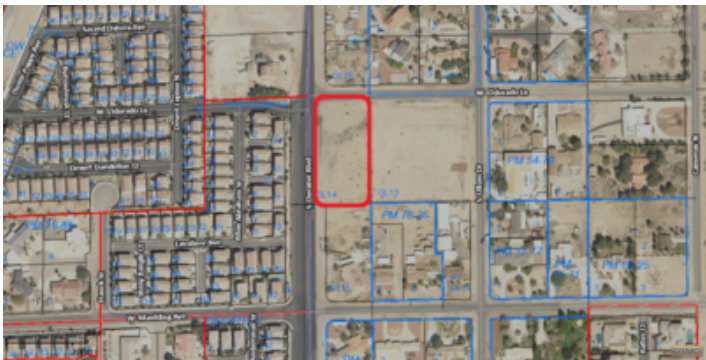


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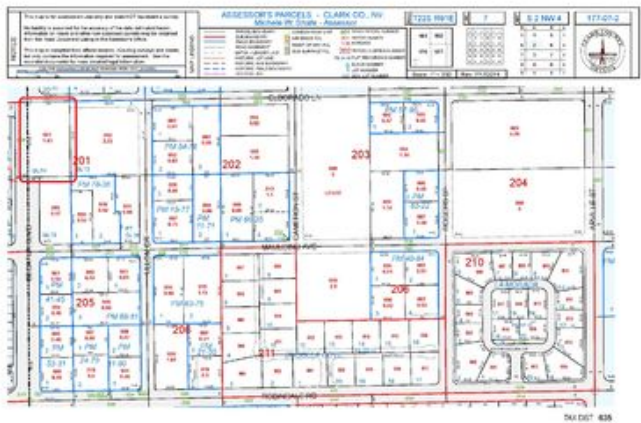
Boundaries



20160210_140036



Aerial Decatur



Decatur Parcel Map map177072-page-001

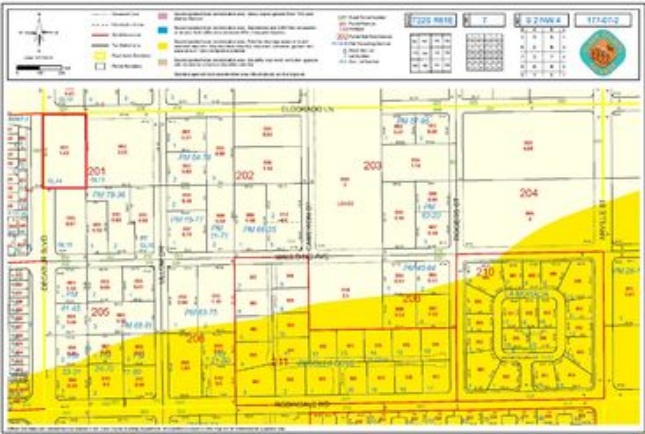


Expansive Soils Guidelines Map-page-001



High Aerial

Map



Soil Guidelines Map-page-001

Parcel Map Close Up

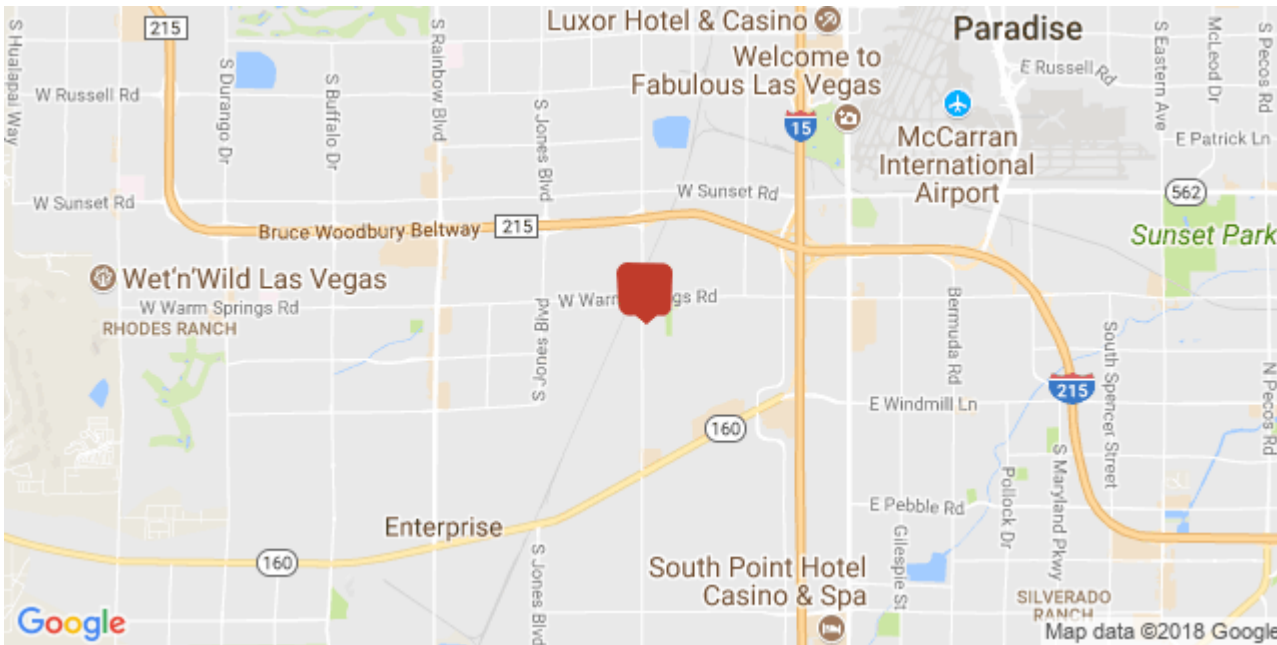
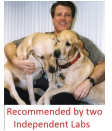
Property Contacts



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Demographics, Labor/Workforce, and Consumer Expenditures

SEC S. Decatur and El Dorado Ln., Las Vegas, NV



Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

Population

Radius:	1 mile	3 miles	5 miles
2020 Projection	17,890	102,518	473,187
2015 Estimate	17,392	97,225	431,971
2010 Census	14,675	83,621	373,110
Growth 2015-2020	2.86%	5.44%	9.54%
Growth 2010-2015	18.51%	16.27%	15.78%

Population (Male)

Radius:	1 mile	3 miles	5 miles
2020 Projection	8,601	49,359	235,327
2015 Estimate	8,378	47,065	216,020
2010 Census	7,400	42,601	190,346
Growth 2015-2020	2.66%	4.87%	8.94%
Growth 2010-2015	13.22%	10.48%	13.49%

Population (Female)

Radius:	1 mile	3 miles	5 miles
2020 Projection	9,289	53,159	237,860
2015 Estimate	9,014	50,160	215,951
2010 Census	7,275	41,020	182,764
Growth 2015-2020	3.05%	5.98%	10.15%
Growth 2010-2015	23.9%	22.28%	18.16%

Population by Age (2015 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	1,141	5,961	29,524
Age 5 to 10	1,291	6,571	30,914
Age 10 to 15	1,198	6,083	27,546
Age 15 to 20	1,137	5,682	25,121
Age 20 to 25	1,043	5,213	23,879
Age 25 to 30	916	4,833	23,606
Age 30 to 35	821	4,741	24,648
Age 35 to 40	736	4,923	26,642
Age 40 to 45	783	5,302	28,787
Age 45 to 50	863	5,687	30,008
Age 50 to 55	954	5,885	28,996
Age 55 to 60	1,019	6,294	27,835
Age 60 to 65	1,137	6,764	26,151
Age 65 and over	4,353	23,286	78,314
Total Population	17,392	97,225	431,971
Median Age	49.84	50.05	46.62

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	7%	6%	7%
Age 5 to 10	7%	7%	7%
Age 10 to 15	7%	6%	6%
Age 15 to 20	7%	6%	6%
Age 20 to 25	6%	5%	6%
Age 25 to 30	5%	5%	5%
Age 30 to 35	5%	5%	6%
Age 35 to 40	4%	5%	6%
Age 40 to 45	5%	5%	7%
Age 45 to 50	5%	6%	7%
Age 50 to 55	5%	6%	7%
Age 55 to 60	6%	6%	6%
Age 60 to 65	7%	7%	6%
Age 65 and over	25%	24%	18%

Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	32.09	35.27	35.64

Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	31.82	35.13	35.96

High School Graduates Age 25+ by Educational Attainment (2015 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	2,002	16,950	76,230
Some College, No Degree	2,735	17,079	76,183
Associate or Bachelor's Degree	843	4,199	18,573
Master's Degree	785	3,415	11,508
Professional School Degree	250	1,564	6,589
Doctorate Degree	251	1,232	4,164
Total High School Graduates Age 25+	6,866	44,439	193,247

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	29%	38%	39%
Some College, No Degree	40%	38%	39%
Associate or Bachelor's Degree	12%	9%	10%
Master's Degree	11%	8%	6%
Professional School Degree	4%	4%	3%
Doctorate Degree	4%	3%	2%

Households

Radius:	1 mile	3 miles	5 miles
2020 Projection	6,406	40,286	187,688
2015 Estimate	6,230	38,053	171,087
2010 Census	5,261	32,842	148,336
Growth 2015-2020	2.83%	5.87%	9.7%
Growth 2010-2015	18.42%	15.87%	15.34%








































Population in Households

Radius:	1 mile	3 miles	5 miles
2010 Census	14,675	83,621	373,110

Average Household Size

Radius:	1 mile	3 miles	5 miles
2020 Projection	2.8	2.61	2.57
2015 Estimate	2.8	2.61	2.57
2010 Census	2.81	2.6	2.56
Growth 2015-2020	0%	0%	-0.02%
Growth 2010-2015	-0.14%	0.54%	0.62%

Households by Household Type and Size and Presence of Children (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Family Households	4,047	22,716	100,270	Family Households		65% 	59% 
Married-couple family	2,753	15,594	66,741	Married-couple family		44% 	39% 
With own children under 18 years	1,410	6,920	29,848	With own children under 18 years		23% 	17% 
No own children under 18 years	1,343	8,674	36,893	No own children under 18 years		22% 	22% 
Male Householder: no wife present	446	2,553	12,165	Male Householder: no wife present		7% 	7% 
With own children under 18 years	206	1,185	5,566	With own children under 18 years		3% 	3% 
No own children under 18 years	240	1,368	6,599	No own children under 18 years		4% 	4% 
Female Householder: no husband present	848	4,569	21,364	Female Householder: no husband present		14% 	12% 
With own children under 18 years	488	2,462	11,589	With own children under 18 years		8% 	7% 
No own children under 18 years	360	2,107	9,775	No own children under 18 years		6% 	6% 
Nonfamily Households	2,183	15,337	70,817	Nonfamily Households		35% 	41% 
1 Person households	1,214	10,278	49,338	1 Person households		19% 	29% 
2+ Unrelated people	969	5,059	21,479	2+ Unrelated people		16% 	13% 
Total Households	6,230	38,053	171,087				

Households by Household Income (2015 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	623	4,832	29,240
\$25,000 to \$49,999	1,485	8,946	44,356
\$50,000 to \$74,999	1,456	8,626	37,766
\$75,000 to \$99,999	1,245	6,411	25,308
\$100,000 to \$124,999	724	3,867	14,780
\$125,000 to \$149,999	173	1,959	7,320
\$150,000 to \$199,999	366	1,978	7,342
\$200,000 or more	158	1,434	4,975
Total Households	6,230	38,053	171,087
Average Household Income	\$74,762.31	\$77,734.55	\$70,549.93
Median Household Income	\$71,169.43	\$72,805.38	\$65,660.44

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	10%	13%	17%
\$25,000 to \$49,999	24%	24%	26%
\$50,000 to \$74,999	23%	23%	22%
\$75,000 to \$99,999	20%	17%	15%
\$100,000 to \$124,999	12%	10%	9%
\$125,000 to \$149,999	3%	5%	4%
\$150,000 to \$199,999	6%	5%	4%
\$200,000 or more	3%	4%	3%

Households by Household Income (2020 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	640	5,216	32,768
\$25,000 to \$49,999	1,530	9,526	49,163
\$50,000 to \$74,999	1,496	9,097	41,370
\$75,000 to \$99,999	1,281	6,777	27,468
\$100,000 to \$124,999	742	4,045	15,931
\$125,000 to \$149,999	177	2,069	7,878
\$150,000 to \$199,999	376	2,064	7,830
\$200,000 or more	164	1,492	5,280
Total Households	6,406	40,286	187,688
Average Household Income	\$76,691.93	\$78,138.09	\$70,777.52
Median Household Income	\$74,657.95	\$76,138.71	\$68,528.82

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	10%	13%	17%
\$25,000 to \$49,999	24%	24%	26%
\$50,000 to \$74,999	23%	23%	22%
\$75,000 to \$99,999	20%	17%	15%
\$100,000 to \$124,999	12%	10%	8%
\$125,000 to \$149,999	3%	5%	4%
\$150,000 to \$199,999	6%	5%	4%
\$200,000 or more	3%	4%	3%

Per Capita Income

Radius:	1 mile	3 miles	5 miles
2015 Estimate	\$26,766.29	\$29,812.35	\$27,234.18

Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2015 Estimate	7.28%	6.95%	12.56%

Population Age 16+ By Employment Status (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles			
Labor Force	8,303	51,962	236,366	Labor Force	<div><div></div></div>	53%	<div><div></div></div>	58%	<div><div></div></div>	60%
Civilian, Employed	7,839	49,098	215,944	Civilian, Employed	<div><div></div></div>	50%	<div><div></div></div>	54%	<div><div></div></div>	54%
Civilian, Unemployed	464	2,864	20,422	Civilian, Unemployed	<div><div></div></div>	3%	<div><div></div></div>	3%	<div><div></div></div>	5%
Not in Labor Force	7,292	38,260	160,220	Not in Labor Force	<div><div></div></div>	47%	<div><div></div></div>	42%	<div><div></div></div>	40%
Total Population Age 16+	15,595	90,222	396,586							

Employed Civilian Population Age 16+ by Industry (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles	
Agriculture, forestry, fishing and hunting, mining and construction	367	3,230	15,553	Agriculture, forestry, fishing and hunting, mining and construction	<div><div></div></div>	5% <div><div></div></div>	6% <div><div></div></div>	7%
Manufacturing	156	1,183	6,290	Manufacturing	<div><div></div></div>	2% <div><div></div></div>	2% <div><div></div></div>	3%
Wholesale & retail trade	1,083	6,672	30,083	Wholesale & retail trade	<div><div></div></div>	14% <div><div></div></div>	13% <div><div></div></div>	13%
Transportation and warehousing, and utilities	530	3,014	11,459	Transportation and warehousing, and utilities	<div><div></div></div>	7% <div><div></div></div>	6% <div><div></div></div>	5%
Information	77	901	4,281	Information	<div><div></div></div>	1% <div><div></div></div>	2% <div><div></div></div>	2%
Finance, insurance, real estate and rental and leasing	254	2,055	8,519	Finance, insurance, real estate and rental and leasing	<div><div></div></div>	3% <div><div></div></div>	4% <div><div></div></div>	4%
Professional, scientific, and technical services	830	4,968	23,521	Professional, scientific, and technical services	<div><div></div></div>	11% <div><div></div></div>	10% <div><div></div></div>	10%
Educational, health and social services	919	5,792	26,081	Educational, health and social services	<div><div></div></div>	12% <div><div></div></div>	11% <div><div></div></div>	11%
Arts, entertainment, recreation, accommodation and food services	2,619	17,296	81,550	Arts, entertainment, recreation, accommodation and food services	<div><div></div></div>	35% <div><div></div></div>	34% <div><div></div></div>	36%
Other services (except public administration)	457	3,801	16,422	Other services (except public administration)	<div><div></div></div>	6% <div><div></div></div>	8% <div><div></div></div>	7%
Public Administration	180	1,454	5,839	Public Administration	<div><div></div></div>	2% <div><div></div></div>	3% <div><div></div></div>	3%
Total Employed Civilian Population Age 16+	7,472	50,366	229,598					

Housing Units by Tenure (2015 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	907	8,501	44,825	Vacant Housing Units	<div><div></div></div> 13%	<div><div></div></div> 18%	<div><div></div></div> 21%
Occupied Housing Units	6,230	38,053	171,087	Occupied Housing Units	<div><div></div></div> 87%	<div><div></div></div> 82%	<div><div></div></div> 79%
Owner-Occupied	3,728	20,127	84,941	Owner-Occupied	<div><div></div></div> 52%	<div><div></div></div> 43%	<div><div></div></div> 39%
Renter-Occupied	2,502	17,926	86,146	Renter-Occupied	<div><div></div></div> 35%	<div><div></div></div> 39%	<div><div></div></div> 40%
Total Housing Units	7,137	46,554	215,912				