



Build where Las Vegas Meets the Mountains

Asking Price:

\$1,150,000

Build your custom home on ±3.65 acres in Kyle Canyon
— one of Northwest Las Vegas' most scenic and sought-after residential enclaves.

Nestled near the base of Mount Charleston within the Spring Mountains, Kyle Canyon offers a unique blend of elevated desert living, privacy, and panoramic mountain views—just minutes from the city's everyday conveniences.

APN:	126-09-601-006
Lot Size:	±3.65 Net Acres
Zoning:	Residential Single-Family 80 (RS80) 1 home per 80,000 sf
Planned Land Use:	Outlying Neighborhood (ON) 1 home per acre
Area:	Northwest Las Vegas Lower Kyle Canyon
Water:	Well needed
Power:	In street
Sewer:	Septic needed
Access:	Paved road to site

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For Sale

±3.65 Acres - Kyle Canyon Road

Las Vegas, NV 89166



AVISON
YOUNG

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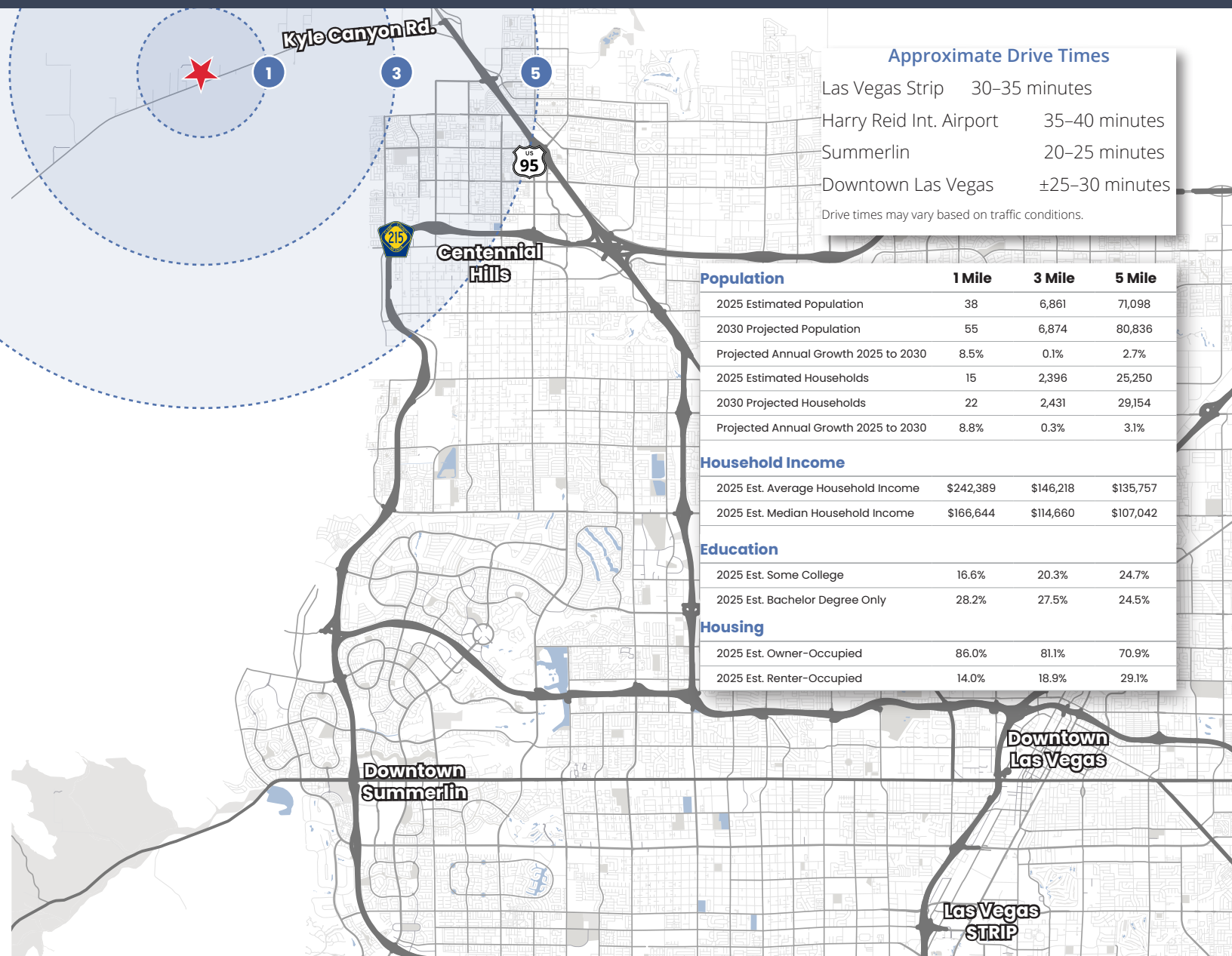


Why build in Kyle Canyon?

- **Scenic Mountain Setting:** Located near Mount Charleston in the Spring Mountains with panoramic desert and mountain views.
- **±3.65 Acres of Space:** Ideal for a custom estate, guest house, RV garage, pool, or equestrian use.
- **Design Without Compromise:** With ±3.65 acres, there's ample room for a custom home, guest house, RV garage, workshop, pool, or equestrian features—allowing you to create a legacy property tailored to your vision.
- **Cooler, Elevated Living:** Enjoy milder temperatures & fresh mountain air compared to the Las Vegas Valley.
- **Privacy & Serenity:** Large-lot residential setting with open space and minimal density.
- **Convenient Northwest Access:** Minutes to U.S. 95, shopping, dining, and amenities in the growing Northwest Las Vegas corridor. Located near the intersection of U.S 95 and Kyle Canyon Road, this area continues to benefit from residential growth and infrastructure improvements—enhancing long-term value and livability.

±3.65 Acres - Kyle Canyon Road

Las Vegas, NV 89166



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