



Land For Sale

±2.01 acres R-E zoned
Low land use plan
of up to 5.5 du/ac

5588 W Deer Springs Way
Las Vegas, NV 89131

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PROPERTY DETAILS

This property is designated for a Low land use plan of up to 5.5 units per acre, making it a prime opportunity to acquire approximately 2.01 acres for new residential development. There are new residential developments nearby, and the location offers convenient access to schools, shopping, and the 215 Beltway.

Utilities include an existing 8" public sewer line on Deer Springs Way fronting this parcel, a 10" water line on Deer Springs Way, located south of the center line, and a 10" water line on Bradley Blvd., located east of the center line.

Buyer to verify all information and utilities.

LOCATION:	5588 W. Deer Springs Way Las Vegas, NV 89131
PROPERTY TYPE:	Land
AREA:	±2.01 acres
NUMBER OF PARCELS:	1
APN/PARCEL ID NO:	125-24-203-022
ZONING:	Residential Estates (R-E)
PLANNED LAND USE:	Low-intensity Suburban Neighborhood (up to 5.5 du/ac)
SALE TYPE:	Investment/Owner User
ASKING PRICE:	\$1,250,000.00

LOCATION

Exceptional northwest location! ±2.01 acres at the corner of Deer Springs Way & Bradley Rd. The location is approximately one mile from the Decatur Blvd. or Jones Blvd. and CC-215 interchange.

Buyers are reminded to verify all zoning, land use and available services to the property.

DEMOGRAPHICS

2024	1 mi	3 mi
Population (est)	12,711	126,718
Households	4,733	45,766
Household income (avg)	\$134,542	\$127,830
Total housing units	5,043	48,887
Owner occupied housing	70.2%	69.5%
Renter occupied housing	23.6%	24.1%
Median home value	\$484,011	\$450,156
Median Rent	\$1,446	\$1,512

TRAFFIC COUNT



approx. 3,840 cars per day on Bradley Rd
approx. 2,700 cars per day on Deer Springs Wy





For more information, please contact

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