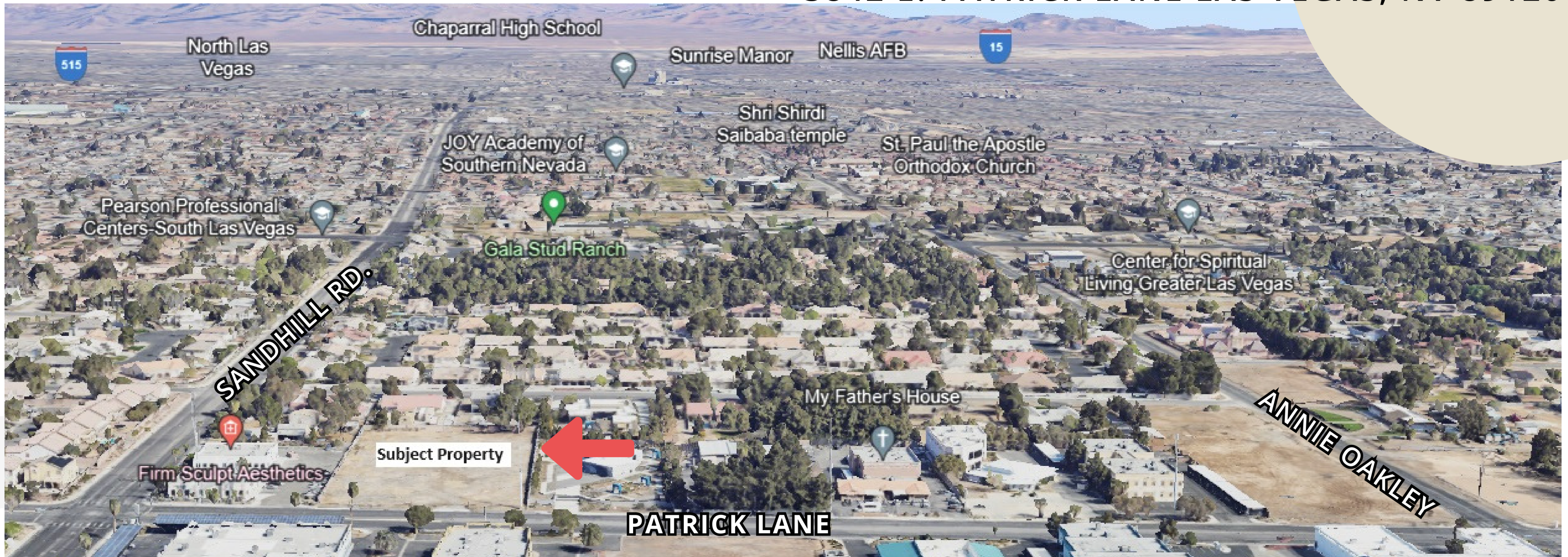


FOR SALE - ASKING PRICE \$1,487,500

+/- 1.75 ACRES OF LAND

3842 E. PATRICK LANE LAS VEGAS, NV 89120



LEIZEL TRINIDAD JACOBSEN License no.: S.0177764

Phone: 702-574-4486

Email: leizel@jacobsenre.com

MANNIE MAKHATHINI License no.: S.0069488

Phone: 702-630-1061

Email: mannie.makhathini@era.com

Address

2855 St. Rose Pkwy Suite 100

Henderson, NV 89052

PROPERTY FEATURES

01 APN: 161-31-602-014

02 ZONING: COMMERCIAL PROFESSIONAL (C-P)

03 PROPERTY TAXES: \$1,723.95

04 1.75 +/- ACRES

05 CLARK COUNTY JURISDICTION



ASKING PRICE:
\$850,000
PER ACRE

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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PROPERTY INFORMATION:

01

ZONING CLASSIFICATION: OFFICE AND PROFESSIONAL (C-P)

02

PLANNED LAND USE: NEIGHBORHOOD COMMERCIAL (NC)

03

ESTIMATED DAILY TRAFFIC COUNTS: 32,271

+/- 1.75 ACRES OF LAND

3842 E. PATRICK LANE LAS VEGAS, NV 89120



DEMOGRAPHICS

89120 ZIP CODE:



ASKING PRICE:
\$850,000
PER ACRE

Trade Areas Nearby Las Vegas

Trade Area	Median Household Income	Median Age	Total Population	1st Dominant Segment
Las Vegas, NV 89119	\$40,792	35.9	49,896	Set to Impress
Las Vegas, NV 89121	\$47,794	42.5	70,723	Senior Escapes
Henderson, NV 89014	\$71,181	37.1	40,473	Bright Young Professionals
Las Vegas, NV 89109	\$60,431	47.2	9,631	Set to Impress
Las Vegas, NV 89104	\$40,862	38.8	43,382	Social Security Set
Las Vegas, NV 89158	\$138,729	43.8	479	Trendsetters
Henderson, NV 89074	\$83,631	42.0	52,901	Old and Newcomers
Las Vegas, NV 89169	\$35,901	38.1	26,802	Social Security Set
Las Vegas, NV 89123	\$78,624	40.3	56,219	Home Improvement

Median Household Income \$59,006 <small>Source - 2022 Income (Esri)</small>	Median Age 42.2 <small>Source - 2022 Age: 5 Year Increments (Esri)</small>
Total Population 24,574 <small>Source - 2022 Key Demographic Indicators (Esri)</small>	1st Dominant Segment Set to Impress <small>Source - 2022 Tapestry Market Segmentation (Households)</small>

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