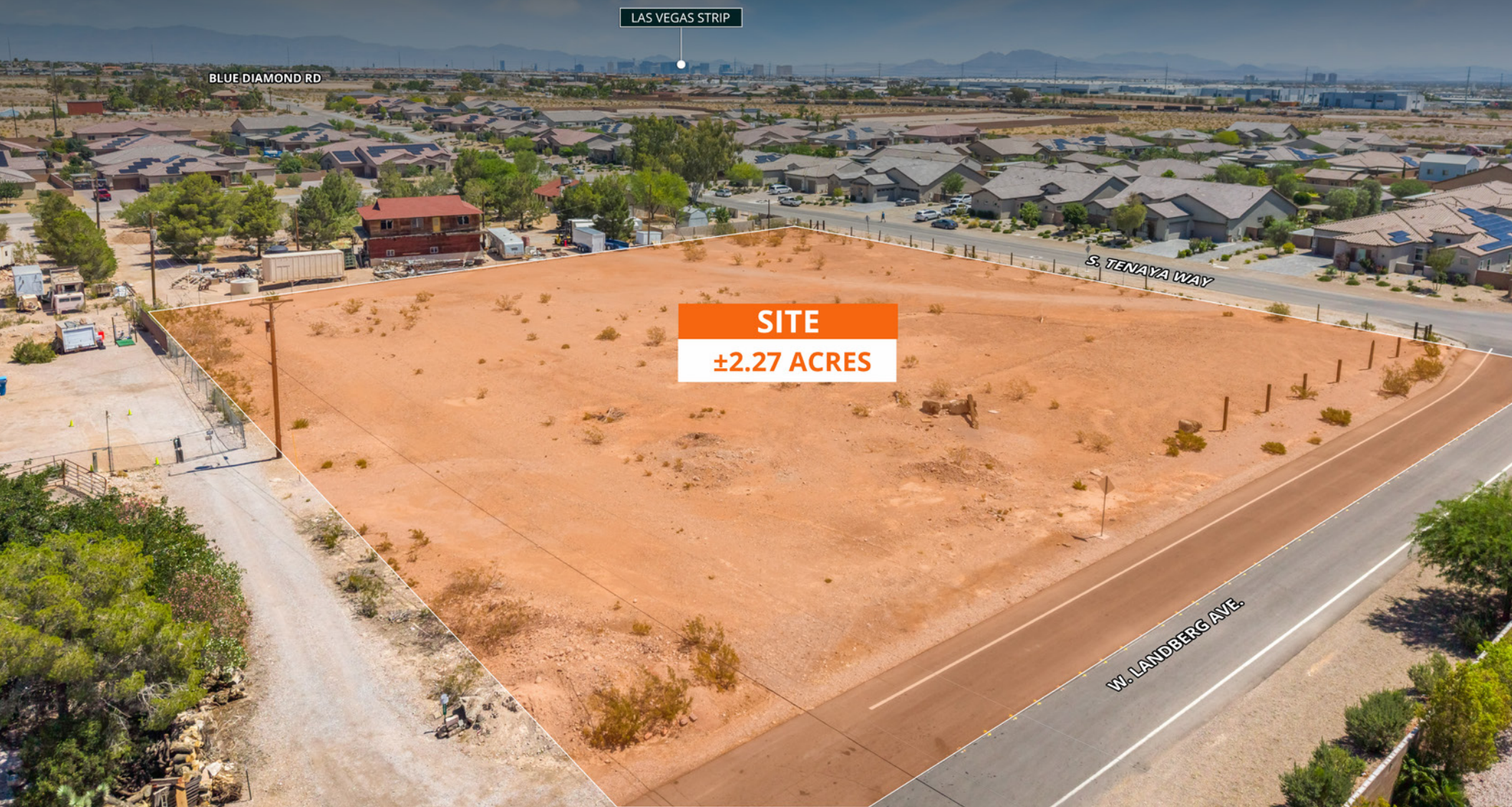


For Sale

NWC West Landberg Avenue & South Tenaya Way
Las Vegas, NV 89178



SITE
±2.27 ACRES

Susan Hunt-Krygiell
susan.hunt-krygiell@avisonyoung.com
702.768.1926

© 2026 Avison Young - Nevada LLC. All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON
YOUNG**

PROPERTY DETAILS



LOCATION

NWC Tenaya Way & Landberg Ave
Las Vegas, NV 89178

PROPERTY TYPE

Land

AREA

±2.27 acres

PARCEL ID NO

176-27-101-017

ZONING

Residential Single Family 20 (RS20)

PLANNED LAND USE

Ranch Estate Neighborhood (up to 2 du/ac)

SALE TYPE

Investment

\$1,100,000.00

Asking Price

\$484,581.50

Per Acre

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

LOCATION

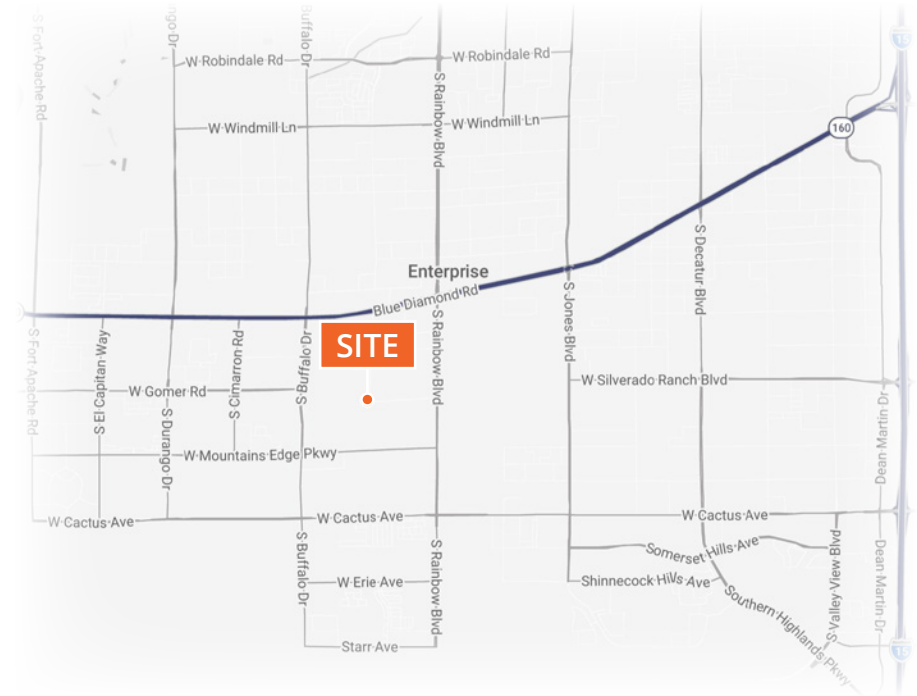


The site is located within the southwest Las Vegas submarket, which has established itself as one of the Valley's most dynamic and rapidly growing development corridors. The surrounding Mountain's Edge master-planned community has attracted significant commercial investment, driving its evolution from a predominantly residential area into a major center for employment, retail, and entertainment activity.

Mountain's Edge Master-Planned Community

Mountain's Edge is a popular master-planned community in southwest Las Vegas, with more than 12,000 homes, plenty of parks and trails, and easy access to Red Rock Canyon. Its newer homes, family-friendly amenities, and convenient location near the 215 Beltway continue to attract families, professionals, and buyers looking for a more affordable alternative to higher-priced communities in the Las Vegas valley.

The area is expected to keep growing thanks to strong population growth, new commercial development, and expanding job opportunities nearby, including at UnCommons and Durango Resort. As southwest Las Vegas continues to develop into a dynamic live-work-play destination, Mountain's Edge remains one of the valley's most sought-after neighborhoods, helping support strong housing demand and long-term property values.



DEMOGRAPHICS



2026	1 mi	3 mi	5 mi
Population (est)	13,258	140,469	256,936
Projected Population (2031)	15,095	159,588	288,669
Households	4,879	49,163	96,106
Projected Households (2031)	5,540	55,940	107,908
Household income (avg)	\$155,952	\$149,684	\$143,195
Total housing units	5,156	52,028	102,309
Owner occupied housing units	63.4%	62.9%	58.8%
Median home value	\$520,175	\$525,770	\$522,175



**For more
information,
please contact**

Susan Hunt-Krygiell

Senior Vice President, Capital Markets

susan.hunt-krygiell@avisonyoung.com

702.768.1926

NV RE License # BS.1925



Visit us online
avisonyoung.com

© 2026 Avison Young - Nevada, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

10845 Griffith Peak Drive | Suite 100 | Las Vegas, NV 89135 | 702.472.7979

**AVISON
YOUNG**