

PROPERTY DESCRIPTION

Planned Land Use:Neighborhood Commercial (NC) Zoning
 Classification:Residential Single-Family 20 (RS20) Approximatley
 2.0 acres of land. Nevada Energy Vault on property and all
 utlilites close by.

PROPERTY HIGHLIGHTS

- Planned Land Use:Neighborhood Commercial (NC) Zoning
 Classification:Residential Single-Family 20 (RS20)
 Approximatley 2.0 acres of land. Nevada Energy Vault on
 property and all utlilites close by.

OFFERING SUMMARY

Sale Price:	\$2,495,000
Lot Size:	2 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,330	14,881	33,856
Total Population	10,447	44,710	96,127
Average HH Income	\$105,753	\$104,008	\$97,016

Lance Hamrick
 (702) 279-9666

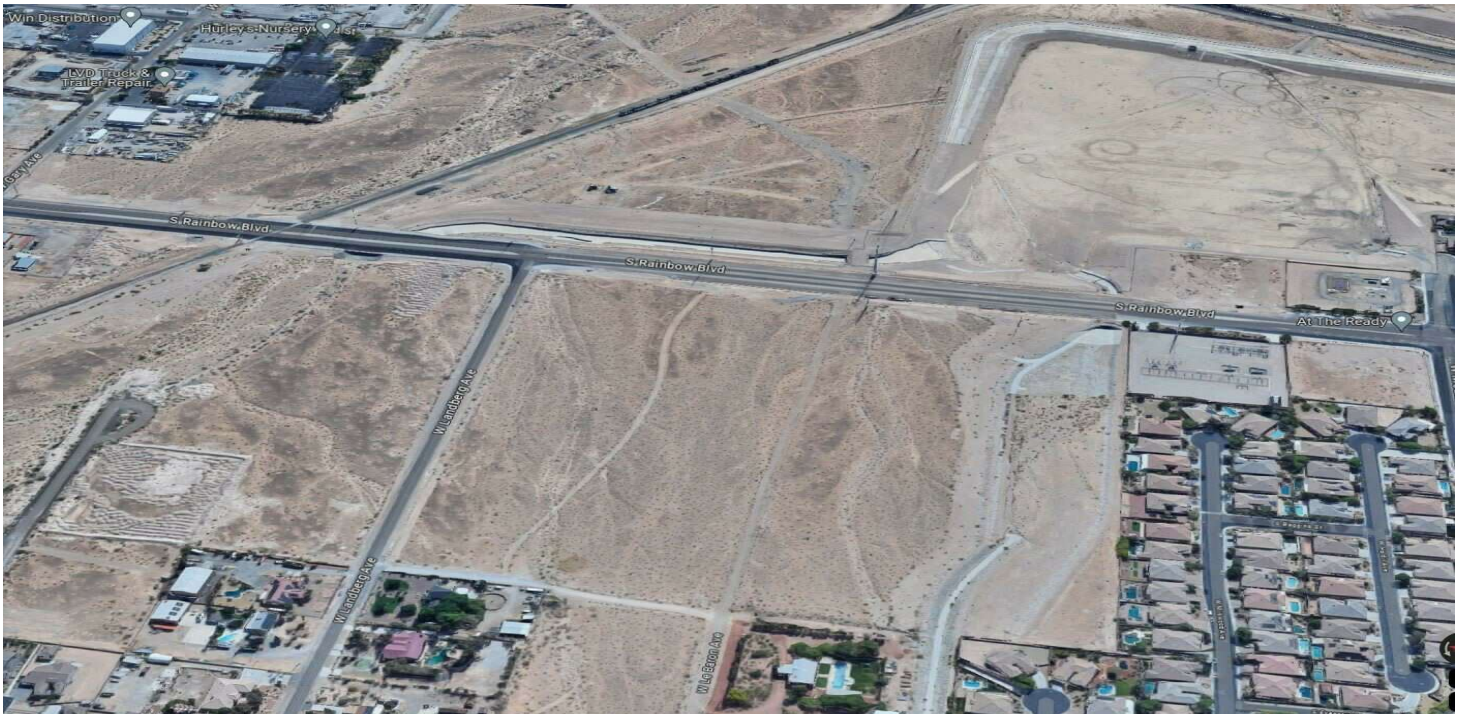


COLDWELL BANKER
COMMERCIAL
 PREMIER

SALE

RAINBOW

10000 South Rainbow Boulevard Las Vegas, NV 89139



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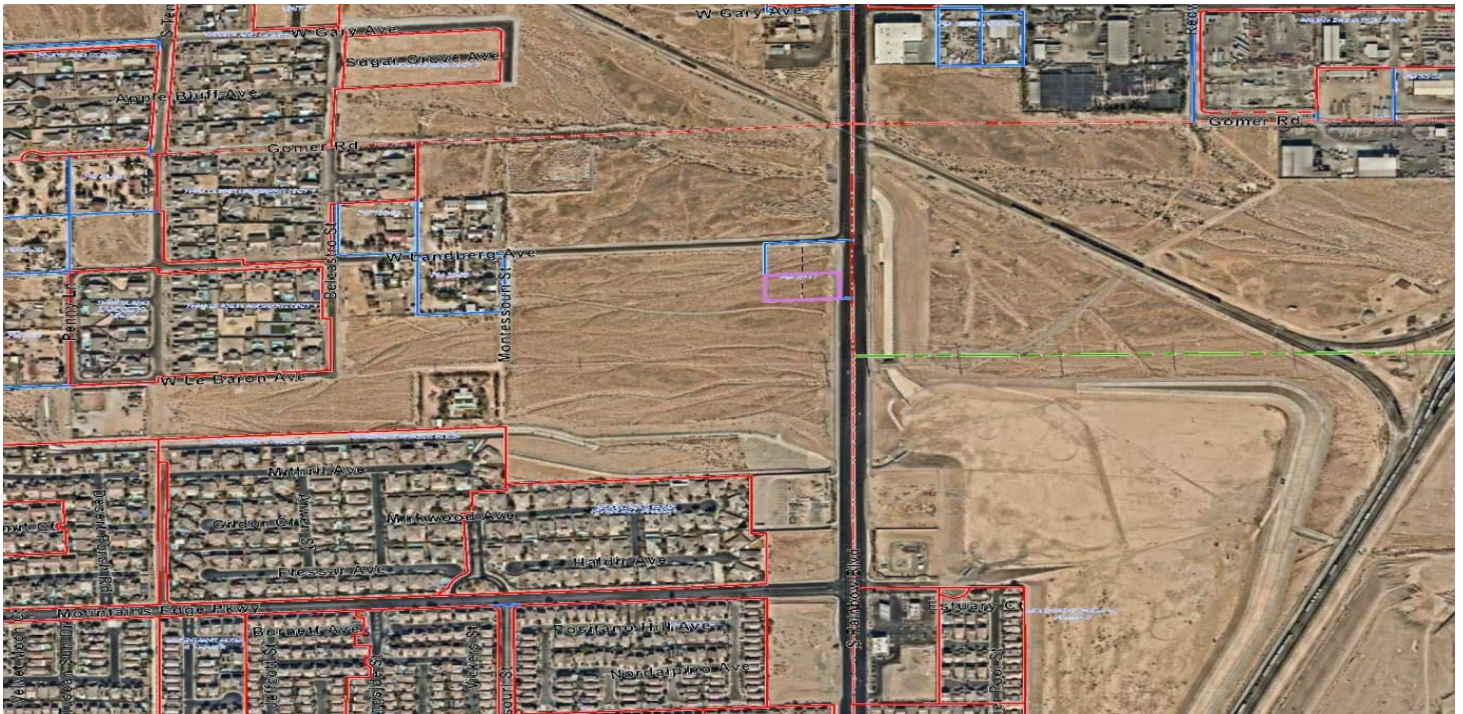
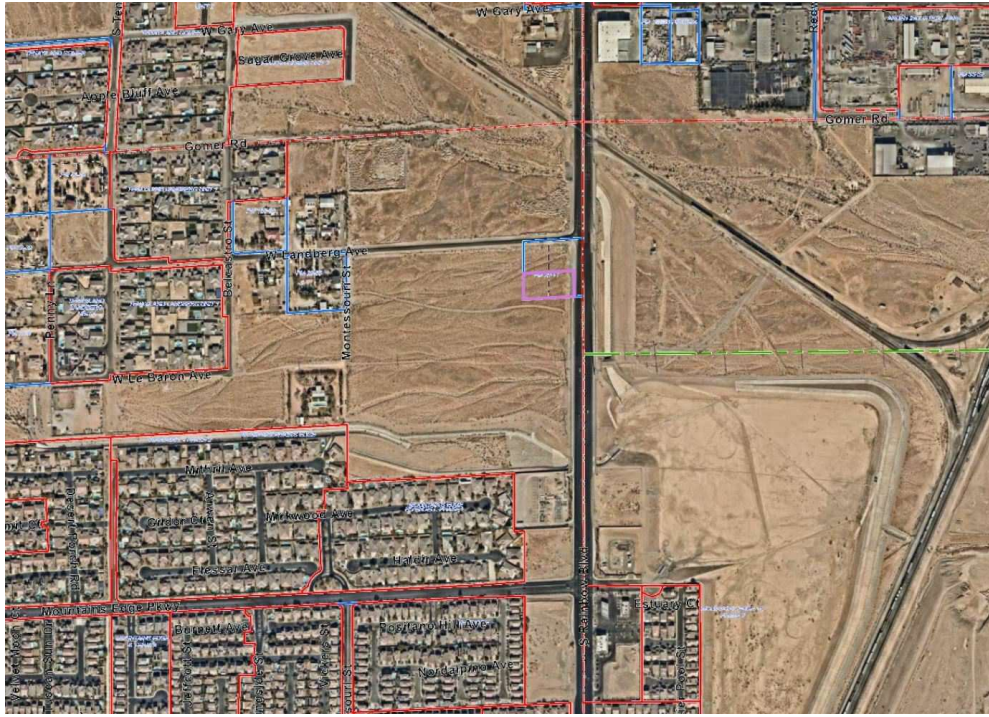


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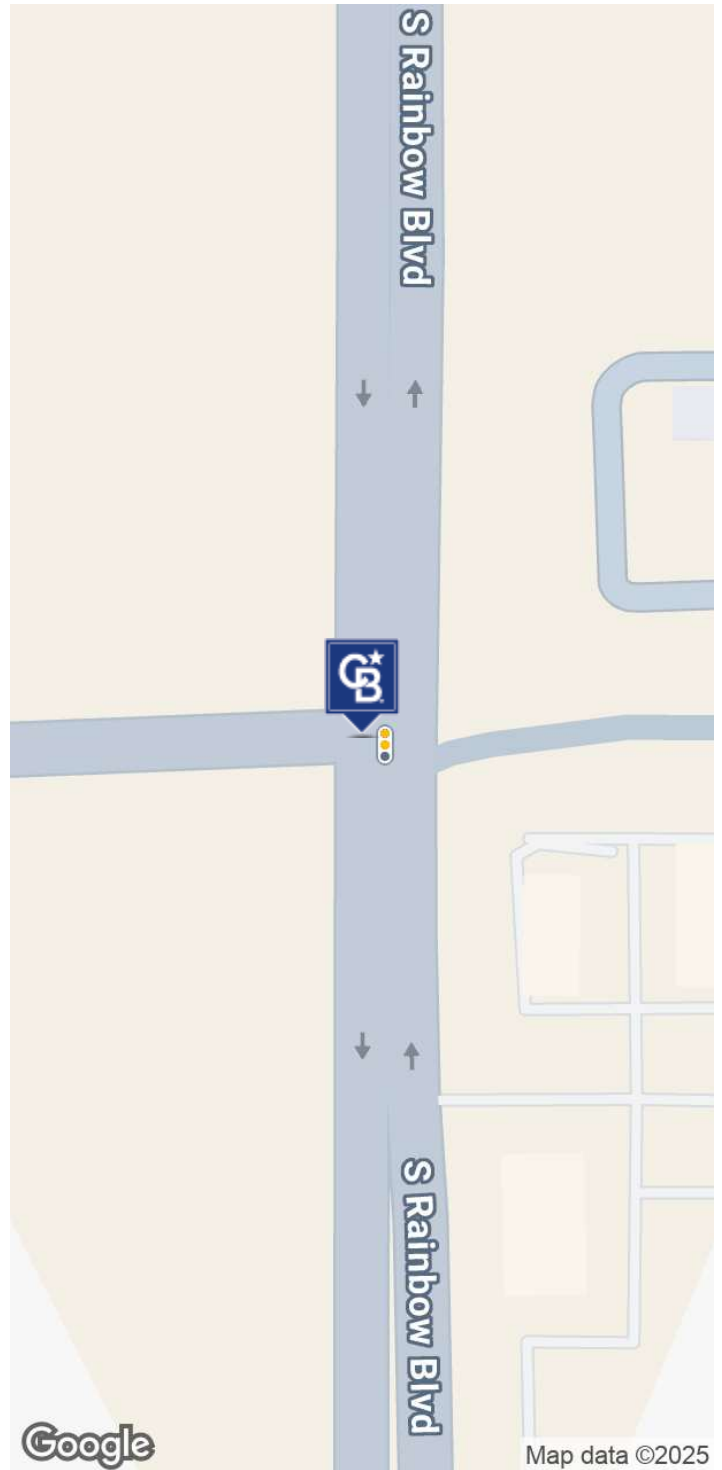


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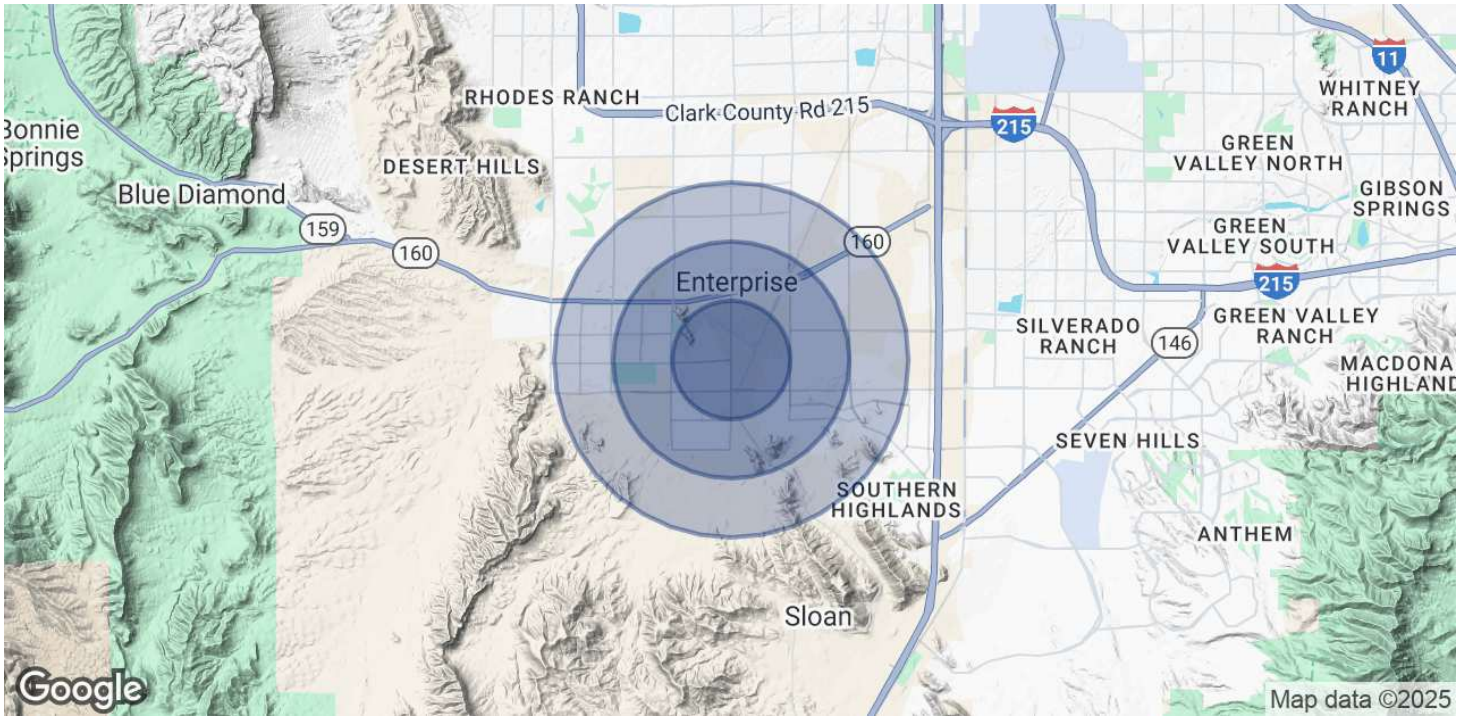


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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	10,447	44,710	96,127
Average Age	34.3	34.7	35.3
Average Age (Male)	34.1	34.5	35.1
Average Age (Female)	34.4	35.1	35.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	3,330	14,881	33,856
# of Persons per HH	3.1	3	2.8
Average HH Income	\$105,753	\$104,008	\$97,016
Average House Value	\$338,643	\$350,126	\$348,806

2020 American Community Survey (ACS)

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