

# EXCLUSIVE LISTING!

2.5 +/- Industrial Acres Listed \$4,000,000  
NEC W. Post and Santa Margarita Las Vegas, NV 89118



- ❑ APN # 163-35-301-026
- ❑ Unincorporated Clark County Spring Valley jurisdiction
- ❑ 2.5 +/- Acres Approved Zoning IP-Industrial Park- Parcel divisible into 2 units
- ❑ Planned Land Use – Business Employment
- ❑ Site Plan for a 44,778 SF Warehouse with 28' clear height, 2 dock-high doors and 2 grade-level doors and 44 parking spaces, with allowance up to 50 spaces.
- ❑ 2025/26 Taxes: \$5,053.07
- ❑ Improved roads/ Corner Lot
- ❑ Utilities nearby

## Demographics- 3-mile radius- 2026

Population	146,957	Households	60,136
Median Household Income	\$73,087	Owner-occupied housing	29,455
Average Household Income	\$99,297	Renter-occupied housing	30,681



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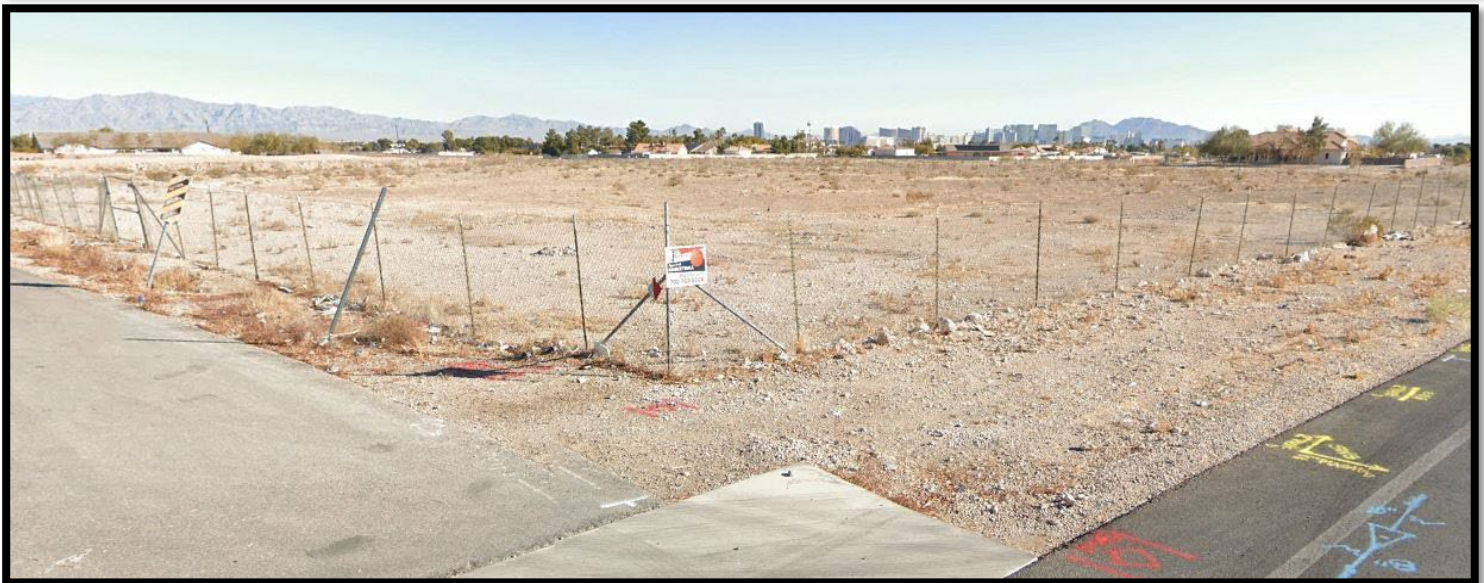
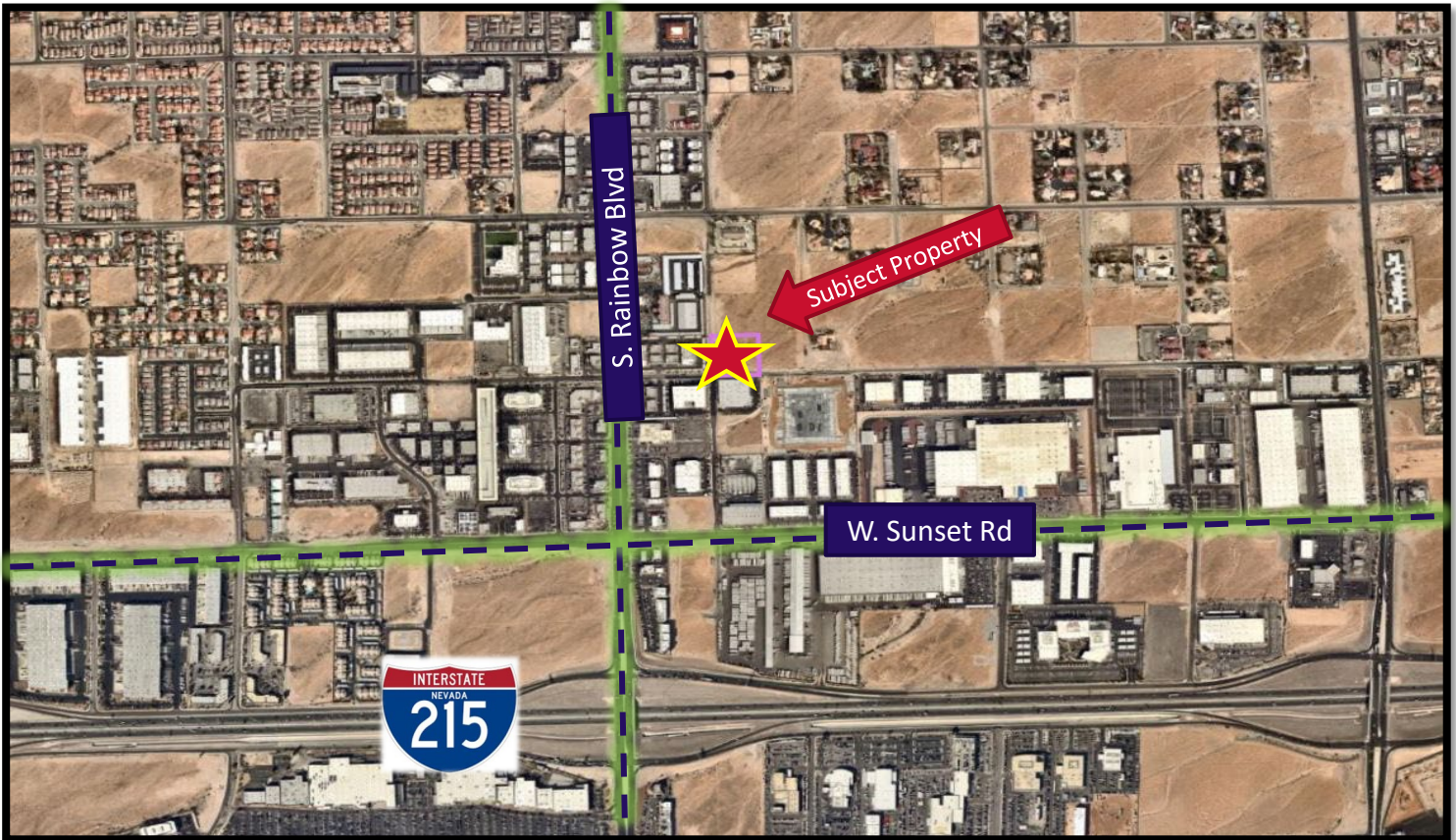
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# Renderings



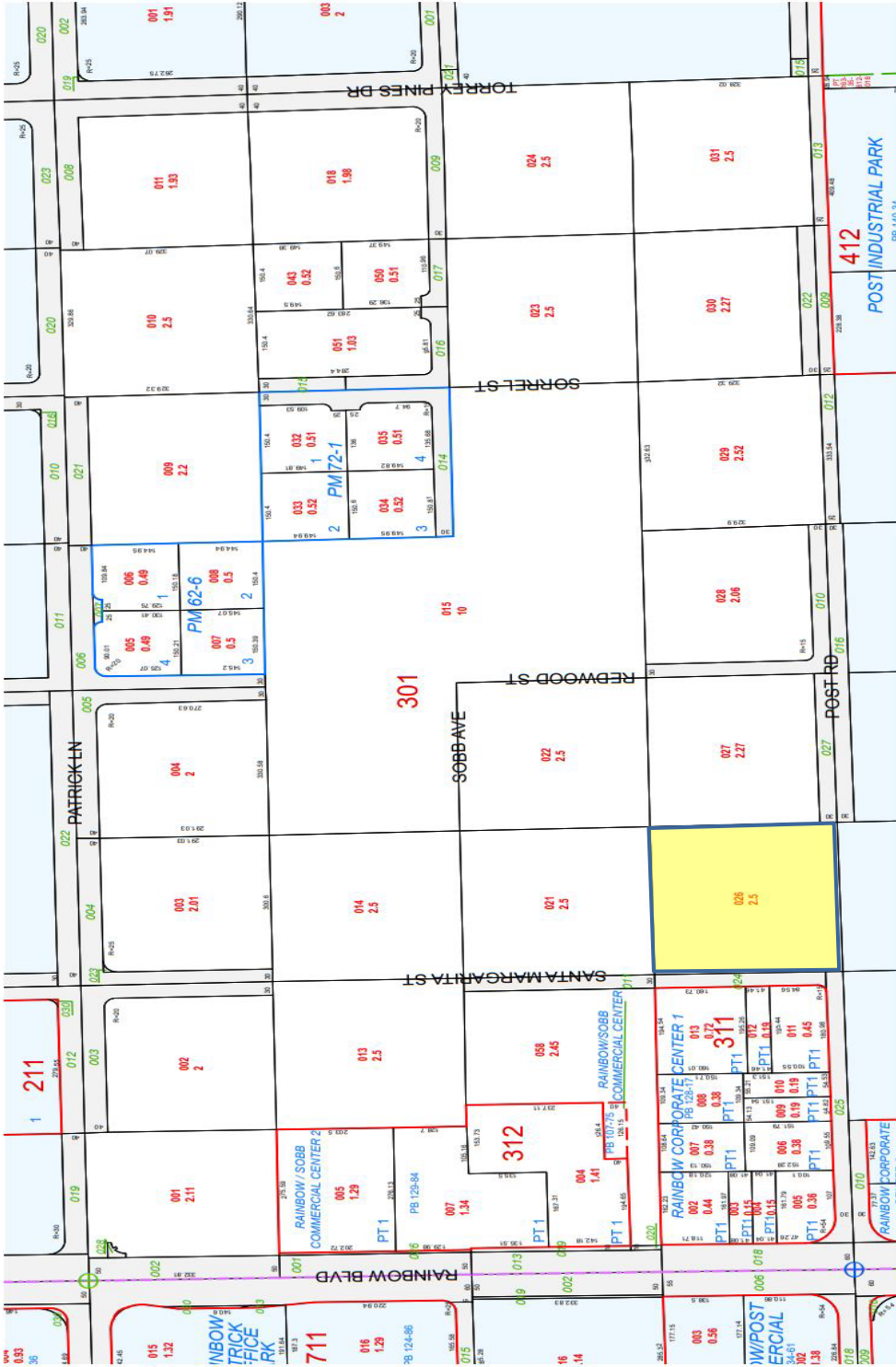
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