


Build where Las Vegas Meets the Mountains
Asking Price:
\$1,100,000
Build your custom home(s) on ±5.16 acres in Kyle Canyon

— one of Northwest Las Vegas' most scenic and sought-after residential enclaves.

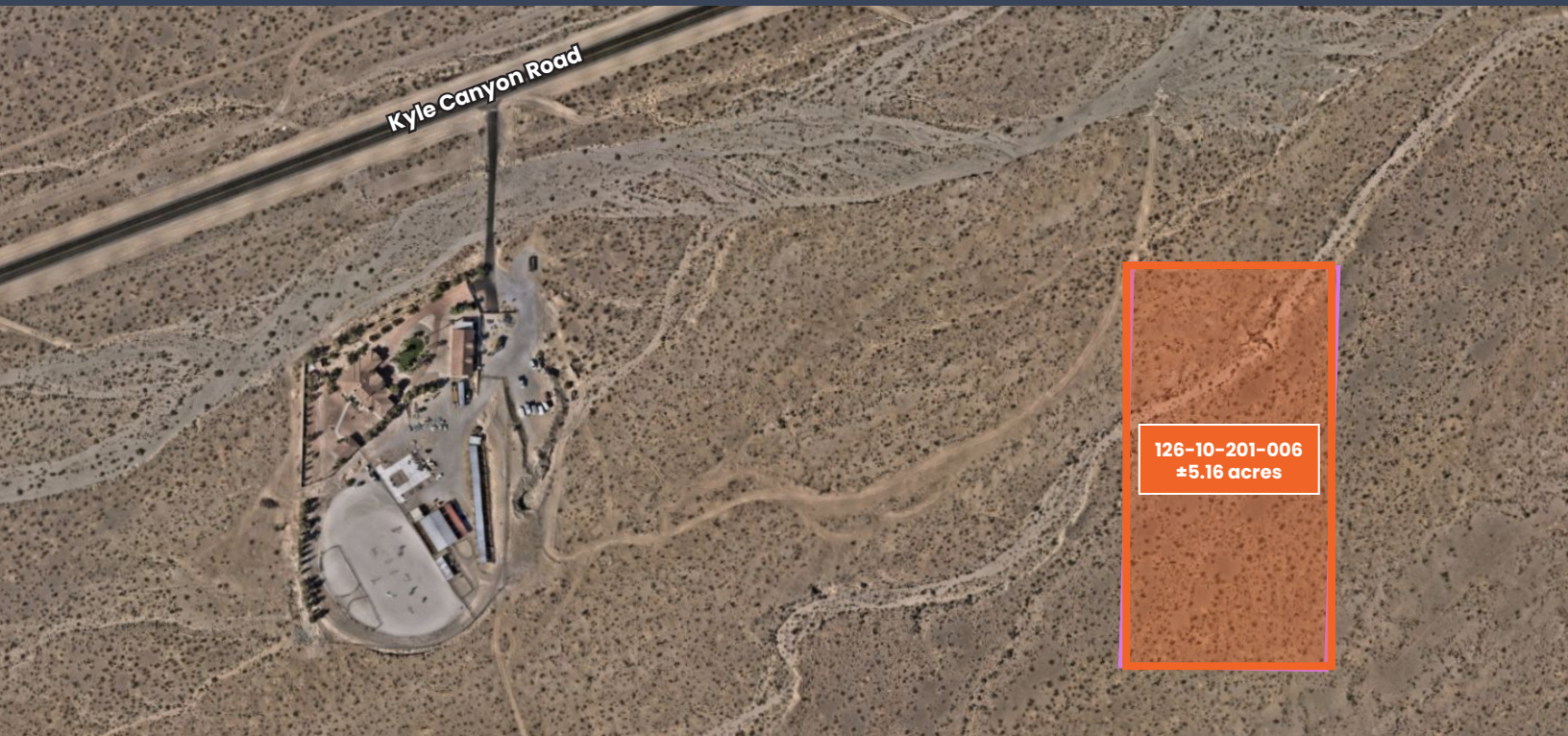
Nestled near the base of Mount Charleston within the Spring Mountains, Kyle Canyon offers a unique blend of elevated desert living, privacy, and panoramic mountain views—just minutes from the city's everyday conveniences.

APN:	126-10-201-006
Lot Size:	±5.16 Net Acres
Zoning:	Residential Single-Family 80 (RS80) 1 home per 80,000 sf
Planned Land Use:	Outlying Neighborhood (ON) 1 home per acre
Area:	Northwest Las Vegas Lower Kyle Canyon
Water:	Well needed
Power:	At Kyle Canyon Road
Sewer:	Septic needed
Access:	No paved road to site

±5.16 Acres - Kyle Canyon Road

Las Vegas, NV 89166



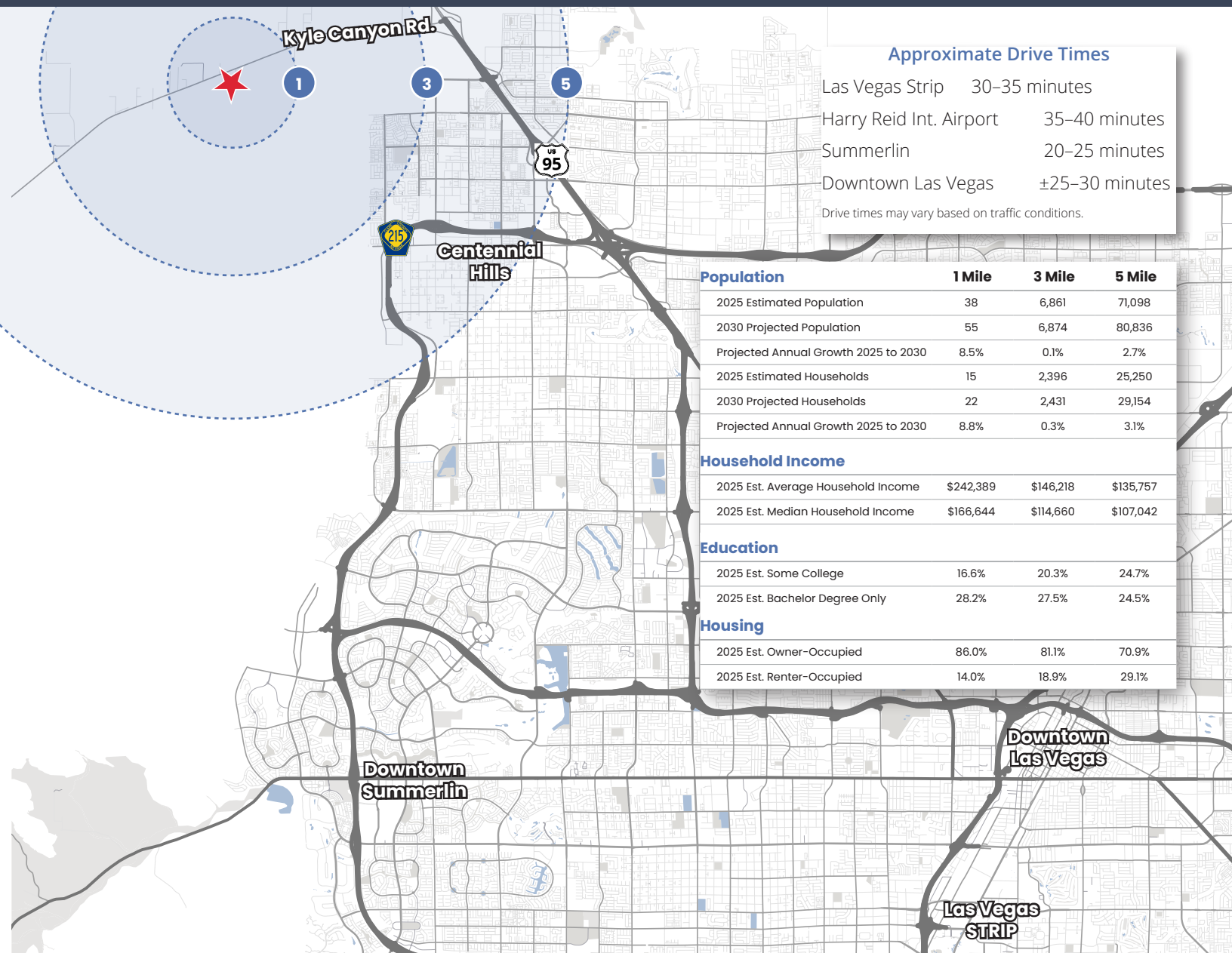


Why build in Kyle Canyon?

- **Scenic Mountain Setting:** Located near Mount Charleston in the Spring Mountains with panoramic desert and mountain views.
- **±5.16 Acres of Space:** Ideal for a custom estate, guest house, RV garage, pool, or equestrian use.
- **Design Without Compromise:** With ±5.16 acres, there's ample room for a custom home, guest house, RV garage, workshop, pool, or equestrian features—allowing you to create a legacy property tailored to your vision.
- **Cooler, Elevated Living:** Enjoy milder temperatures & fresh mountain air compared to the Las Vegas Valley.
- **Privacy & Serenity:** Large-lot residential setting with open space and minimal density.
- **Convenient Northwest Access:** Minutes to U.S. 95, shopping, dining, and amenities in the growing Northwest Las Vegas corridor. Located near the intersection of U.S 95 and Kyle Canyon Road, this area continues to benefit from residential growth and infrastructure improvements—enhancing long-term value and livability.

±5.16 Acres - Kyle Canyon Road

Las Vegas, NV 89166



Approximate Drive Times

Las Vegas Strip	30–35 minutes
Harry Reid Int. Airport	35–40 minutes
Summerlin	20–25 minutes
Downtown Las Vegas	±25–30 minutes

Drive times may vary based on traffic conditions.

Population

	1 Mile	3 Mile	5 Mile
2025 Estimated Population	38	6,861	71,098
2030 Projected Population	55	6,874	80,836
Projected Annual Growth 2025 to 2030	8.5%	0.1%	2.7%
2025 Estimated Households	15	2,396	25,250
2030 Projected Households	22	2,431	29,154
Projected Annual Growth 2025 to 2030	8.8%	0.3%	3.1%

Household Income

2025 Est. Average Household Income	\$242,389	\$146,218	\$135,757
2025 Est. Median Household Income	\$166,644	\$114,660	\$107,042

Education

2025 Est. Some College	16.6%	20.3%	24.7%
2025 Est. Bachelor Degree Only	28.2%	27.5%	24.5%

Housing

2025 Est. Owner-Occupied	86.0%	81.1%	70.9%
2025 Est. Renter-Occupied	14.0%	18.9%	29.1%

Chris Lexis, SIOR

Principal

+1 702 637 7580

chris.lexis@avisonyoung.com

NV Lic. #: S.062998.LLC

Joe Leavitt, SIOR

Principal

+1 702 637 7577

joe.leavitt@avisonyoung.com

NV Lic. #: S.062543.LLC