

1.13-AC For Sale / Lease

US-11 & SKY POINTE

8507 N Fort Apache Rd., Las Vegas, NV 89143

Listed By

MYD REAL ESTATE





OFFERING SUMMARY

±1.13 AC FOR SALE/LEASE

Pricing
Contact Broker



Parcel Size
±1.13 Acres



Zoning
C-1 (City of Las Vegas)



APN Number:
125-07-717-003





PROPERTY HIGHLIGHTS

- Rare **±1.13 AC** improved site offered for **sale or lease** in the highly sought after and affluent **northwest submarket**.
- **C-1 Zoning** in-place offering a variety of potential **retail, medical, or restaurant uses**.
- Surrounded by thousands of rooftops and directly servicing the award-winning **Sky Canyon & Kyle Canyon** master-planned communities.
- **Flexible offerings** including a sale, build-to-suit, reverse build-to-suit, or ground lease structures.
- Situated at the **signalized intersection** of Sky Pointe Drive and & North Fort Apache Road offering excellent street exposure & visibility.
- Located immediately adjacent to the **US-11 Sky Canyon Park Drive on/off ramp**.

AERIAL MAP



SUBJECT **RETAIL CENTER** **NEW RESIDENTIAL**

The information contained herein was obtained from sources deemed reliable; however, MYD Real Estate does not make any representation to the accuracy or correctness thereof. Prospective buyers or tenants are required to conduct their own due diligence and verification.

NORTH FACING AERIAL



SOUTH FACING AERIAL



DEMOGRAPHICS

KEY FACTS
(3-MILES)



101,018
POPULATION

37.3

MEDIAN
AGE



2.8
AVERAGE
HOUSEHOLD
SIZE



\$122,197
AVG HH INCOME

BUSINESSES



1,577
TOTAL BUSINESSES



10,638
TOTAL
EMPLOYEES

INCOME



\$103,266
MEDIAN HH INCOME



\$13,173
PER CAPITA SPENDING



26,203
HOMEOWNERS

POPULATION	1-mile	3-miles	5-miles
2020	21,128	90,115	139,869
2025	24,279	101,018	154,877
2030 Proj.	25,915	107,353	164,218
INCOME	1-mile	3-miles	5-miles
AHHI	\$118,415	\$122,197	\$130,703
MHHI	\$98,487	\$103,266	\$108,228
HOUSEHOLDS	1-mile	3-miles	5-miles
2020	7,041	31,366	48,662
2025	8,053	35,096	53,838
2030 Proj.	8,593	37,304	57,106

Source: Costar 2025*

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