



**FOR SALE**

**±1.66 NET ACRES** Pad-Ready Commercial Corner

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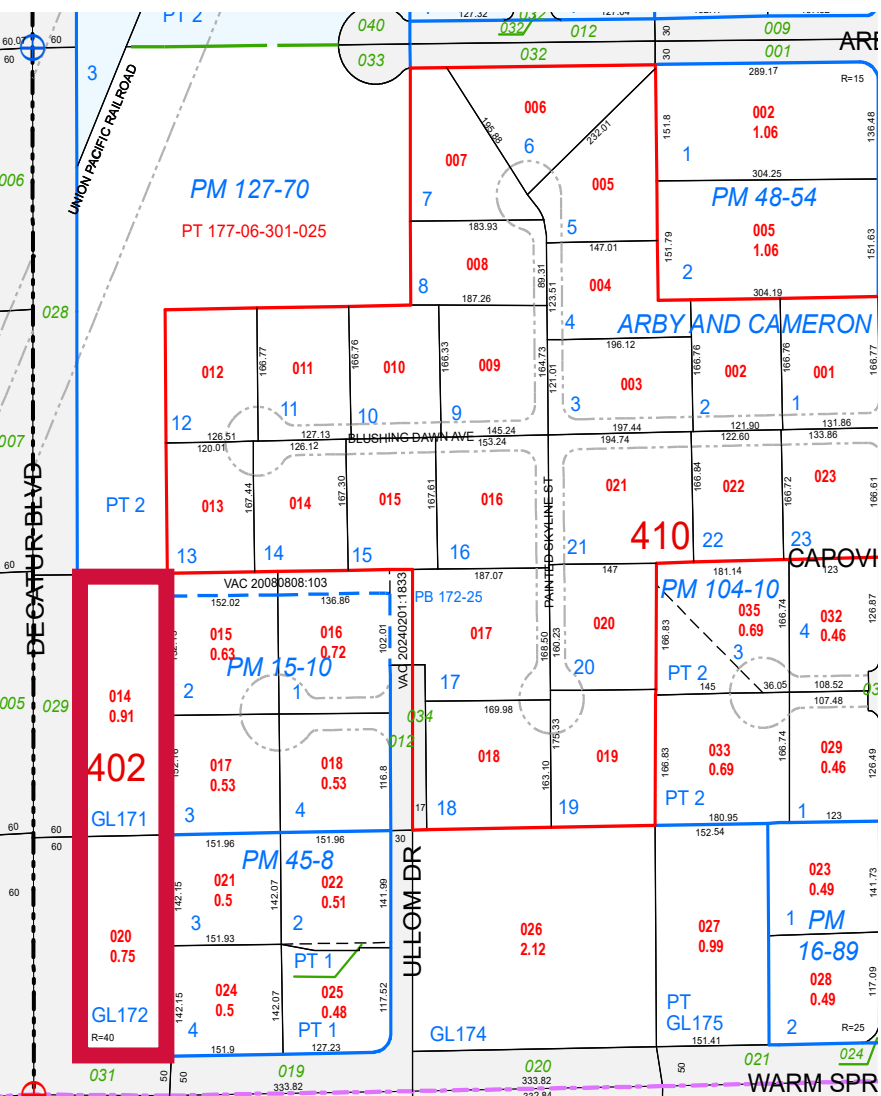
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NE Corner S. Decatur Boulevard & W. Warm Springs Road

Las Vegas, Nevada 89118



**EXPERIENCE. SOLUTIONS. RESULTS.**



This is a rare opportunity to acquire a strategic corner site in a proven growth corridor of Southwest Las Vegas. This highly-visible 1.66 net-acre corner offers a premier development opportunity. Situated at the northeast corner of West Warm Springs Road and South Decatur Boulevard, the site benefits from strong daily traffic counts (40,000+ CPD), excellent frontage (More than 730'), robust surroundings & strong demographics (100,000+ residents within a 3-mile radius).

This site is ready to build: graded level with existing full off-sites, curb cuts and utilities in sidewalk/street and priced LESS THAN \$1M per acre.

**READY-TO -BUILD CORNER**  
**GRADED, OFF-SITES, CURB, GUTTER**



## KEY HIGHLIGHTS

### **Hard Corner Visibility:**

Positioned at a signalized intersection with multiple curb cuts and full access potential, the site enjoys excellent visibility and accessibility from both major thoroughfares.

### **High Traffic Counts:**

West Warm Springs and South Decatur are both major arterials with a combined traffic count exceeding 40,000 vehicles per day, ensuring strong exposure for any retail, medical, or service-based use.

### **Rapid Area Growth:**

The parcel sits in the heart of one of Las Vegas' fastest-growing trade areas, surrounded by dense residential communities, retail centers, and new commercial developments.

### **Strong Demographics:**

Within a 3-mile radius, the area boasts a population of over 100,000 residents with strong median household incomes, making it ideal for retail, dining, healthcare, or service-oriented businesses.

### **Established Commercial Corridor:**

Nearby national and regional retailers include Walmart Neighborhood Market, Walgreens, Starbucks, Albertsons, and numerous quick-service restaurants and medical offices, all drawing consistent consumer traffic.

### **Flexible Development Potential:**

Zoning supports a wide range of commercial uses including retail, drive-thru, medical, office, and mixed-use (confirm exact zoning for specifics). The size and layout of the lot allow for multiple pad opportunities or a larger single-tenant building



**+1.66  
ACRES**



# Location Overview



### Major Roads

- Less than 1/2 mile from I-215 / S. Decatur Interchange
- Signalized section-line intersection of S. Decatur Blvd. & W. Warm Springs



### Households & Population

- Rapidly growing residential area
- Direct path to Southern Highland
- 3 Miles: 161,781 population ('23)
- 5 Miles: 511,565 population ('23)



### Income

- 1 Mile: \$89,263
- 3 Miles: \$76,350
- 5 Miles: \$73,779