

EXCLUSIVE LISTING

4.86 +/- Acres Commercial Land Listed for \$8,000,000
Seller will Carry! 7604 W. Sahara Avenue Las Vegas, NV 89117



- Apn # 163-03-402-017
- 4.86 +/- Acres
- City of Las Vegas jurisdiction
- Commercial Zoned (U(SC)) for Undeveloped Service Commercial
- Two points of ingress of Sahara Ave
- Sidewalks and curbs
- Seller will carry a note with \$3,000,000 down for two years.
- Developed area south and east of Summerlin and west of the Las Vegas Strip
- 2026/27 Taxes \$29,467.91
- 6" water line fronting the property on Via Olivera Ave. 8" water line on Sahara Ave, north of center line.



Mark Anthony Rua
Brokers

Lic# 0026655

Office: 702-992-7534

Cell: 702-595-6244

2855 St Rose Parkway, Suite 100, Henderson, NV 89052

markanthonyrua@gmail.com www.mrlandlasvegas.com



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

EXCLUSIVE LISTING

4.86 +/- Acres Commercial Land at Sahara and Buffalo
Las Vegas, NV 89117



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

EXCLUSIVE LISTING

4.86 +/- Acres Commercial Land at Sahara and Buffalo
Las Vegas, NV 89117



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

4.86 +/- Acres Commercial Land at Sahara and Buffalo
Las Vegas, NV 89117

Sewer Map



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

4.86 +/- Acres Commercial Land at Sahara and Buffalo
Las Vegas, NV 89117

Demographics

Census 2020 Summary

Population	12,840	179,101	471,544
Households	5,257	70,279	188,183
Average Household Size	2.44	2.54	2.50

2023 Summary

Population	12,781	179,227	476,038
Households	5,250	71,034	192,066
Families	3,137	42,688	114,112
Average Household Size	2.43	2.51	2.47
Owner Occupied Housing Units	2,708	37,707	94,323
Renter Occupied Housing Units	2,542	33,327	97,743
Median Age	46.8	41.4	39.9
Median Household Income	\$62,160	\$58,820	\$59,521
Average Household Income	\$113,965	\$88,457	\$92,397

2028 Summary

Population	12,750	180,783	487,961
Households	5,306	72,515	199,066
Families	3,169	43,525	118,165
Average Household Size	2.40	2.48	2.44
Owner Occupied Housing Units	2,843	39,577	99,311
Renter Occupied Housing Units	2,463	32,938	99,755
Median Age	47.3	41.8	40.1
Median Household Income	\$72,574	\$67,675	\$69,255
Average Household Income	\$137,051	\$103,383	\$107,260

Trends: 2023-2028 Annual Rate

Population	-0.05%	0.17%	0.50%
Households	0.21%	0.41%	0.72%
Families	0.20%	0.39%	0.70%
Owner Households	0.98%	0.97%	1.04%
Median Household Income	3.15%	2.84%	3.08%



Mark Anthony Rua
Brokers

2855 St Rose Parkway, Suite 100, Henderson, NV 89052
markanthonyrua@gmail.com www.mrlandlasvegas.com

Office: 702-992-7534
Cell: 702-595-6244



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.



Office: 702-992-7534
Cell: 702-595-6244



The information contained herein is subject to verification and no liability for errors or omissions is assumed. The price, data, and other information are subject to change or the listing may be withdrawn without notice.

4.86 +/- Acres Commercial Land at Sahara and Buffalo
Las Vegas, NV 89117

