

2134 S Boulder Hwy, Henderson, NV 89002

2.2-Acre Redevelopment Opportunity on Boulder Highway



Aerial view — 2.2-acre site outlined, surrounded by established Henderson neighborhoods

PRICE	LOT SIZE	EXISTING BUILDING	ZONING	APN
\$2,000,000	2.2 AC (±95,832 SF)	3,000 SF – Vacant	MC (Commercial)	179-27-302-001

PROPERTY OVERVIEW

Rare 2.2-acre commercial holding on Boulder Highway in Henderson, positioned between S. Magic Way and Wagonwheel Drive — less than one mile from I-11 and minutes from both Downtown Henderson and Boulder City. The site is improved with a 3,000 SF retail building that will be delivered fully vacant at close, giving a buyer a clean slate on a large, flat parcel wrapped by established rooftops on nearly every side.

BUILDING IMPROVEMENTS

- New roof installed 2022
- New HVAC units installed 2022
- Building will be delivered 100% vacant
- Paved parking area

REDEVELOPMENT POTENTIAL

Zoned MC (Commercial) and surrounded by dense, established single-family and mobile-home neighborhoods on nearly all sides, this 2.2-acre assemblage is well suited to a **residential redevelopment** play — from a small-lot townhome or build-to-rent community to a low-rise multifamily or senior/assisted-living project serving the surrounding rooftops. The existing retail building offers a holding-income or interim-use option while entitlements are pursued.

Concepts to explore with the City of Henderson:

- Townhome / build-to-rent community
- Low-rise multifamily apartments
- Senior or assisted-living residential
- Mixed-use: ground-floor retail with residential above

All redevelopment concepts are conceptual only; buyer to independently verify zoning, density, and entitlement requirements with the City of Henderson Planning Department.

Site & Location



Site outline vs. surrounding neighborhood grid

2.2-acre parcel boundary, retail building & parking

Location Highlights

- Frontage on Boulder Highway (US-93/95 Business), a major regional corridor linking Henderson and Boulder City
- Less than 1 mile to I-11
- Minutes from Downtown Henderson and Boulder City
- Surrounded by established single-family and manufactured-home neighborhoods on nearly every side
- Legal description: Parcel Map File 15, Page 60, PT Lot 1 & VAC RD · Submarket: Southeast Las Vegas / Henderson

Trade Area Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	15,357	58,571	100,674
Proj. Pop. Growth 2025–30	+5.3%	+5.4%	+6.2%
2025 Households	5,639	21,423	37,366
Median Household Income	\$92,452	\$91,136	\$89,817
Median Home Value	\$473,464	\$451,179	\$459,166
Avg. Household Size	2.60	2.70	2.60

Source: LoopNet property record demographics, 2025 estimates.

Contact

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