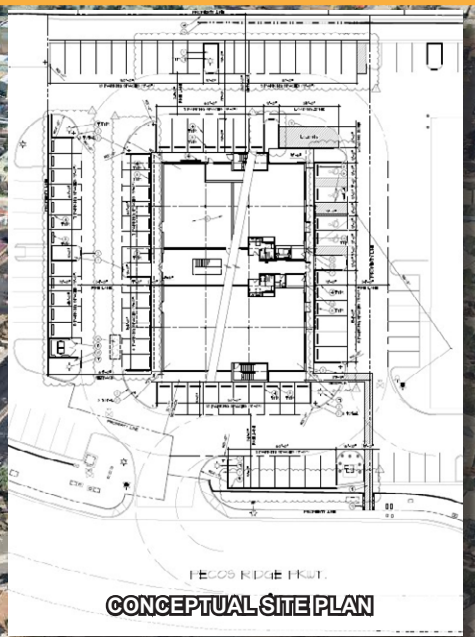


2650 Pecos Ridge

W/NWC Eastern Ave & Pecos Ridge
2650 Pecos Ridge | Henderson, NV



LAND
FOR SALE

1.16 Acres

Jeanene McClenahan-Maxson

702.740.0046
702.343.0904
jeanene@dunbarcommercial.com
LICENSE# BS.0146680.LLC

Bill Dunbar

702.740.0044
702.596.3440
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DUNBAR
commercial

✓ SUMMARY

- ✓ Size: 1.16 Acres
- ✓ Price: \$1,499,000
- ✓ APN: 177-36-812-006
- ✓ Zoning: CC

🗨️ FEATURES

- 🗨️ Access From Eastern Ave & Pecos Ridge
- 🗨️ Adjacent to Anthem, Seven Hills and Inspirada Masterplan Communities
- 🗨️ Last Commercial property in the trade area
- 🗨️ Ideal for Office User



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3 MILE DEMOGRAPHICS

2025
Population



177,035

2025 Average
Household Income



\$98,723

2025
Households

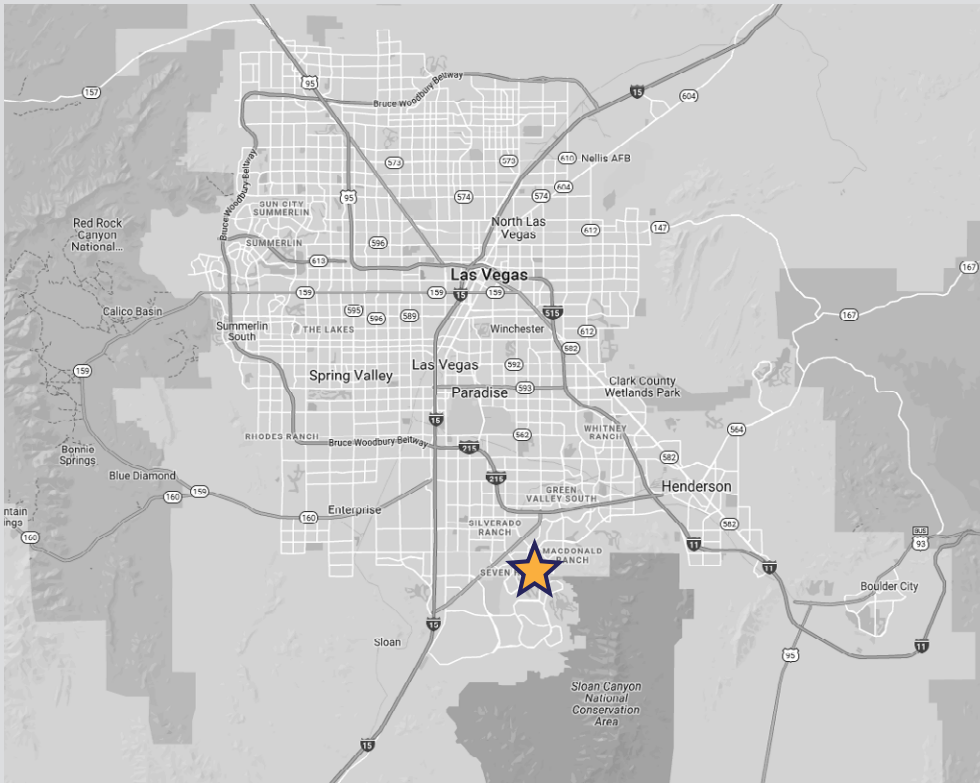


52,742

5-Year Population
Growth



1.0%



DEMOGRAPHIC REPORT

Census 2020 Summary	1 mile	3 miles	5 miles
Population	29,380	177,035	467,791
Households	8,631	52,311	151,168
Average Household Size	3.37	3.29	3.04
2025 Summary			
Population	29,352	175,917	480,280
Households	8,804	53,742	158,637
Families	6,359	37,770	105,797
Average Household Size	3.30	3.18	2.98
Owner Occupied Housing Units	3,313	21,499	76,314
Renter Occupied Housing Units	5,491	32,243	82,323
Median Age	29.5	30.7	33.3
Median Household Income	\$54,207	\$51,186	\$60,262
Average Household Income	\$65,283	\$64,984	\$75,781
2030 Summary			
Population	29,887	180,532	497,131
Households	9,034	55,598	165,612
Families	6,505	38,969	109,964
Average Household Size	3.28	3.16	2.95

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