

2.5 ACRES AVAILABLE



LEAD AGENT

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PROPERTY DETAILS

Situated on	±2.50 Acres
APN:	163-36-801-023
Planned Land Use:	Neighborhood Commercial (NC)
Zoning Classification	Residential (RS20)
Gross Land Square Footage:	± 108,900 SF
Classification:	Vacant Land
Onsites/Offsites:	TBD
Usage:	TBD
Zoning:	Residential (RS-20)
Submarket:	Southwest
Frontage	Yes
Pricing:	\$44/PPSF

- Vacant Land Offered on Sunset Road
- Residential zoning with Neighborhood Commercial Planned Use
- Easy Access to the I-215
- High Visibility Property
- Parcel is intended for development
- Located in an extremely low vacancy region

Buyer to verify all land aspects pertaining to the purchase

ASKING PRICE
\$4,900,000

TOTAL AC
±2.50 ACRES

Low vacancy area/High Profile

North American Commercial is pleased to present a ±2.50-acre land opportunity (APN: 163-36-801-023) located in the Southwest submarket of Las Vegas. The site encompasses approximately ±108,900 square feet and features valuable frontage with established ingress and egress, offering strong accessibility for a variety of potential uses. The property is currently zoned Residential (RS-20) with a planned land use designation of Neighborhood Commercial (NC), creating a compelling repositioning or entitlement opportunity for office, equipment-related, or broader commercial applications. Utilities and onsite/offsite improvements are to be determined, allowing a buyer flexibility to tailor development to their specific needs.

Sale Type: Owner User



MARKET SUMMARY

SouthWest Las Vegas, NV

Las Vegas's commercial market remains one of the strongest in the nation, driven by a diversified economy, population growth, and strategic geographic positioning. The city's continued investment in infrastructure and logistics facilities ensures that demand for industrial space will remain robust. Additionally, the influx of businesses relocating from neighboring states for cost advantages reinforces the stability and growth potential of this market.

INVESTMENT UPSIDE

The Southwest is one of the fastest-growing cities in Nevada, with a booming economy, excellent schools, and a vibrant residential community. This property places you within reach of key business centers, local amenities, restaurants, and a wealth of services.

Whether you're looking to establish your business in a dynamic location or seeking an investment with long-term potential, this office space offers unmatched value in a thriving market. Don't miss out on this incredible opportunity to secure a space in one of the most desirable commercial areas in the Valley!





SITUATED IN THE HEART OF THE HIGHLY DESIRABLE SOUTHWEST SUBMARKET

The property is strategically located within the Southwest commercial corridor, one of Las Vegas's most dynamic and sought-after commercial property hubs. The surrounding businesses help shape the surrounding area as a thriving commercial hub with a blend of retail, healthcare, professional services and entertainment options.

Vacancy Rates: The Southwest submarket continues to see historically low vacancy rates, currently hovering around 6%, indicating strong tenant demand and limited available inventory.

Proximity to Amenities: The Bend, Terribles Herbst, Habitat Development, Etc.

Nearby Businesses: Major corporations and logistics hubs, including UFC, FedEx, UPS, and Raiders Stadium as well as Gaming companies operate in the vicinity, highlighting the submarket's appeal for businesses.



LAS VEGAS BUSINESS INFORMATION

Business Assistance

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

Nevada Tax Climate:

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income

LABOR OVERVIEW

- **Southern Nevada features some of the lowest labor costs in the region.**
- **The U.S. Bureau of Labor Statistics reports that the Las Vegas metropolitan area employs over 105,800 individuals in the distribution, public transportation, warehousing, and manufacturing sectors.**
- **Over 60,000 students are enrolled in The University of Nevada Las Vegas, and the College of Southern Nevada.**
- **Over the next five years, manufacturing jobs are projected to increase by 1.6%, while transportation and warehousing jobs are expected to rise by 0.8%.**
- **Industrial employment sectors in Las Vegas are anticipated to grow at a faster rate than the national average.**
- **By the end of 2023, employment growth in Las Vegas reached 4.1%**

SOUTHWEST AREA

An aerial photograph of a desert landscape under a blue sky with wispy clouds. In the foreground, a large, rectangular plot of dry, brownish-yellow land is outlined with a white line. To the left of this plot, a road curves through the scene. In the background, there are several large, white industrial buildings with flat roofs. Further back, a range of low, brown mountains is visible on the horizon. The overall scene is a mix of natural desert terrain and developed commercial areas.

I-215 FREEWAY

SUNSET ROAD

ABOUT US

NORTH AMERICAN COMMERCIAL

North American Commercial is the leader in Southern Nevada for providing unsurpassable sales, leasing and management services. Our company was built from the ground up to specialize in adding value and increasing net operating income (NOI) for our clients. At the core of our company culture is a commitment to excellence and aggressive standards that help our clients achieve their short and long-term investment goals.

North American Commercial currently provides sales, leasing, tenant representation, asset management, property management and facilities management services to our clients. Each one of our agents and employees has gone through rigorous training that allows them to have a performance-based track record that embodies first class service.

North American Commercial is proud to take an active role with Southern Nevada CCIM, IREM, BOMA and ICSC. Each one of these affiliate organizations has fundamentals and relationships that allow us to benefit our clients and drive home results.



OUR TEAM



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