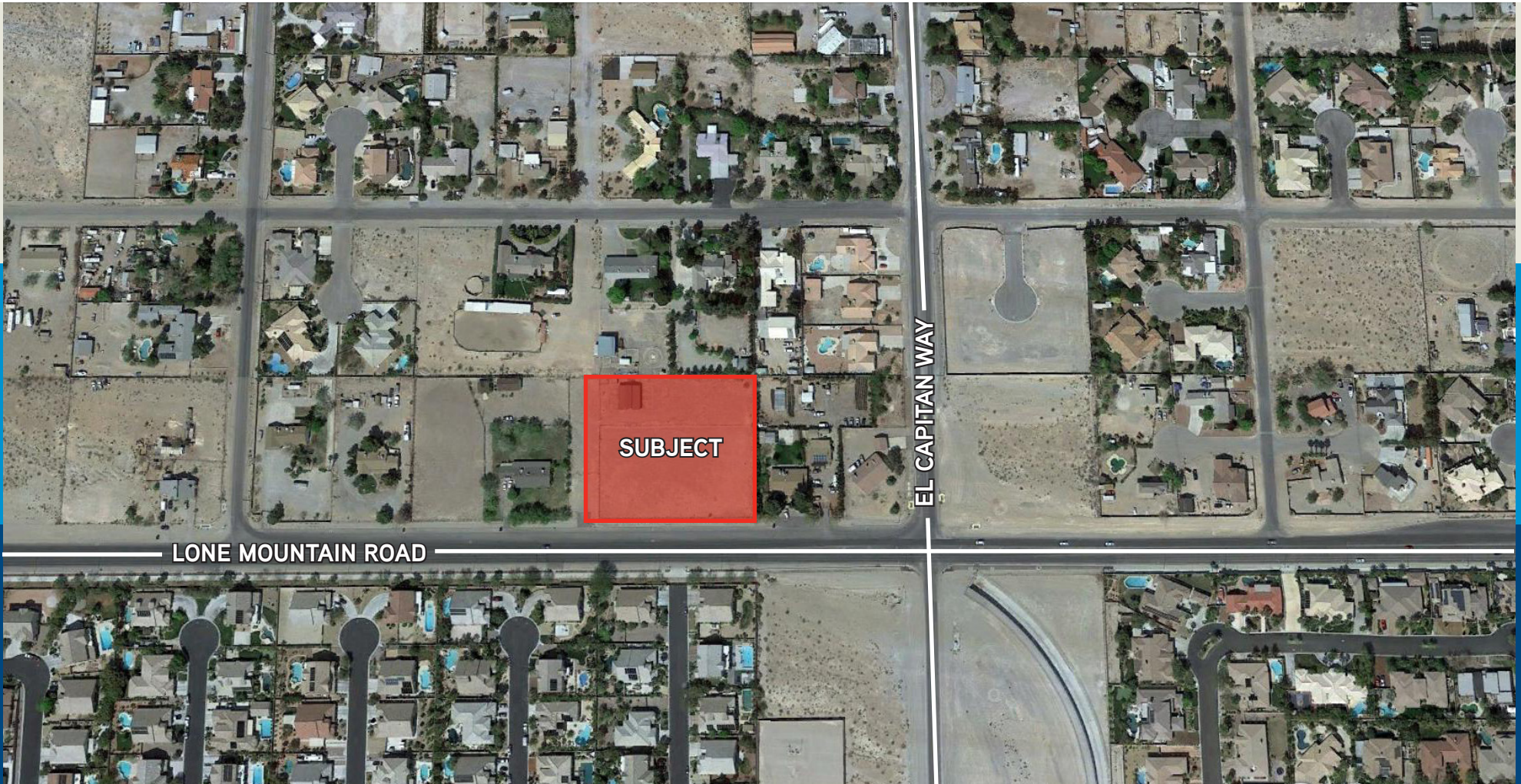


# NWC OF LONE MOUNTAIN & EL CAPITAN

LAS VEGAS, NV 89129

» ±2.11 ACRES OF LAND FOR SALE



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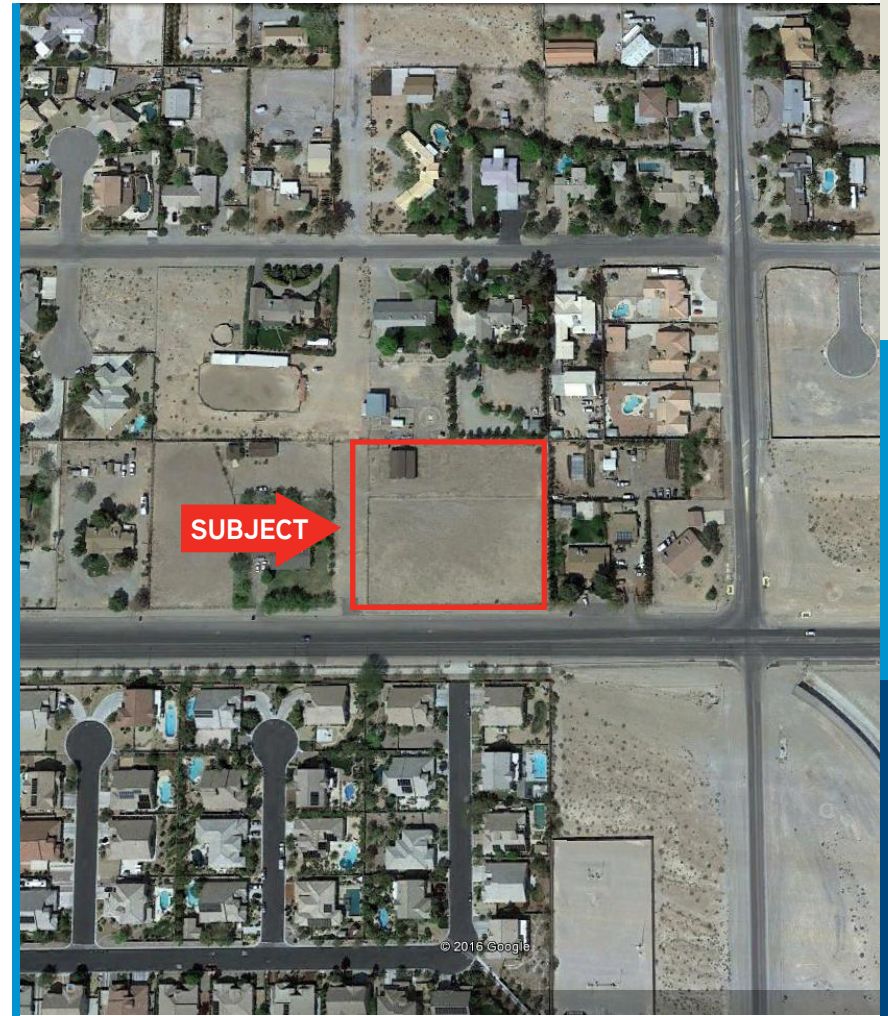
# NWC OF LONE MOUNTAIN AND EL CAPITAN PROPERTY DESCRIPTION

Encompassing approximately 2.11 acres of vacant land, this RE zoned parcel is available as an investment opportunity in a well-maintained residential area in the Northwest part of the Las Vegas valley.

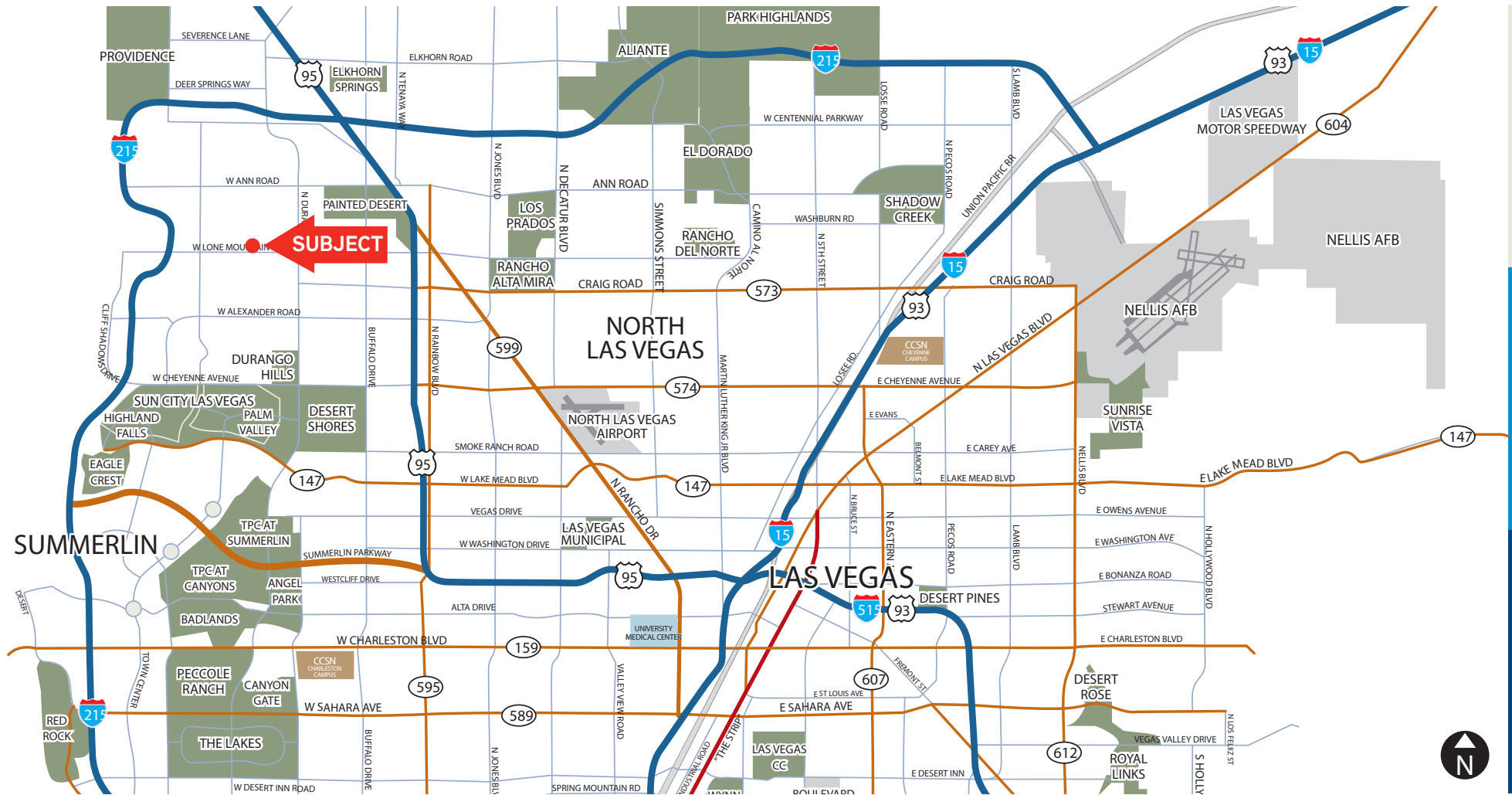
The north west corner of Lone Mountain Road and El Capitan Way is positioned approximately one mile east of the I-215 interchange and two and a half miles west of the I-95 interchange, and has significant frontage along Lone Mountain Road with visibility to approximately 6,800 vehicles per day.

## PROPERTY FEATURES

- Estimated Lot Size: 2.11 acres
- Zoning: RE
- APN: 125-32-408-004
- Daily Total Traffic Count: 6,800+ cars per day
- Unobstructed visibility fronting Lone Mountain Road & El Capitan Way
- Conveniently located in the Northwest with easy access to the 215 and 95 Freeways



# NWC OF LONE MOUNTAIN AND EL CAPITAN PROPERTY LOCATION



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# NWC OF LONE MOUNTAIN AND EL CAPITAN DEMOGRAPHICS & POPULATION

POPULATION AND INCOME				
	2016 ESTIMATED POPULATION	2016 AVERAGE HOUSEHOLD INCOME	2021 ESTIMATED POPULATION	2021 AVERAGE HOUSEHOLD INCOME
1 MILE RADIUS	5,493	\$140,928	5,974	\$151,234
3 MILE RADIUS	109,801	\$78,435	119,508	\$86,479
5 MILE RADIUS	292,904	\$79,531	318,707	\$87,783

POPULATION BY RACE (2016)				
	CAUCASIAN	AFRICAN AMERICAN	HISPANIC	ASIAN
1 MILE RADIUS	4,615	249	669	236
3 MILE RADIUS	77,669	11,569	19,063	7,666
5 MILE RADIUS	198,628	32,355	58,009	20,981

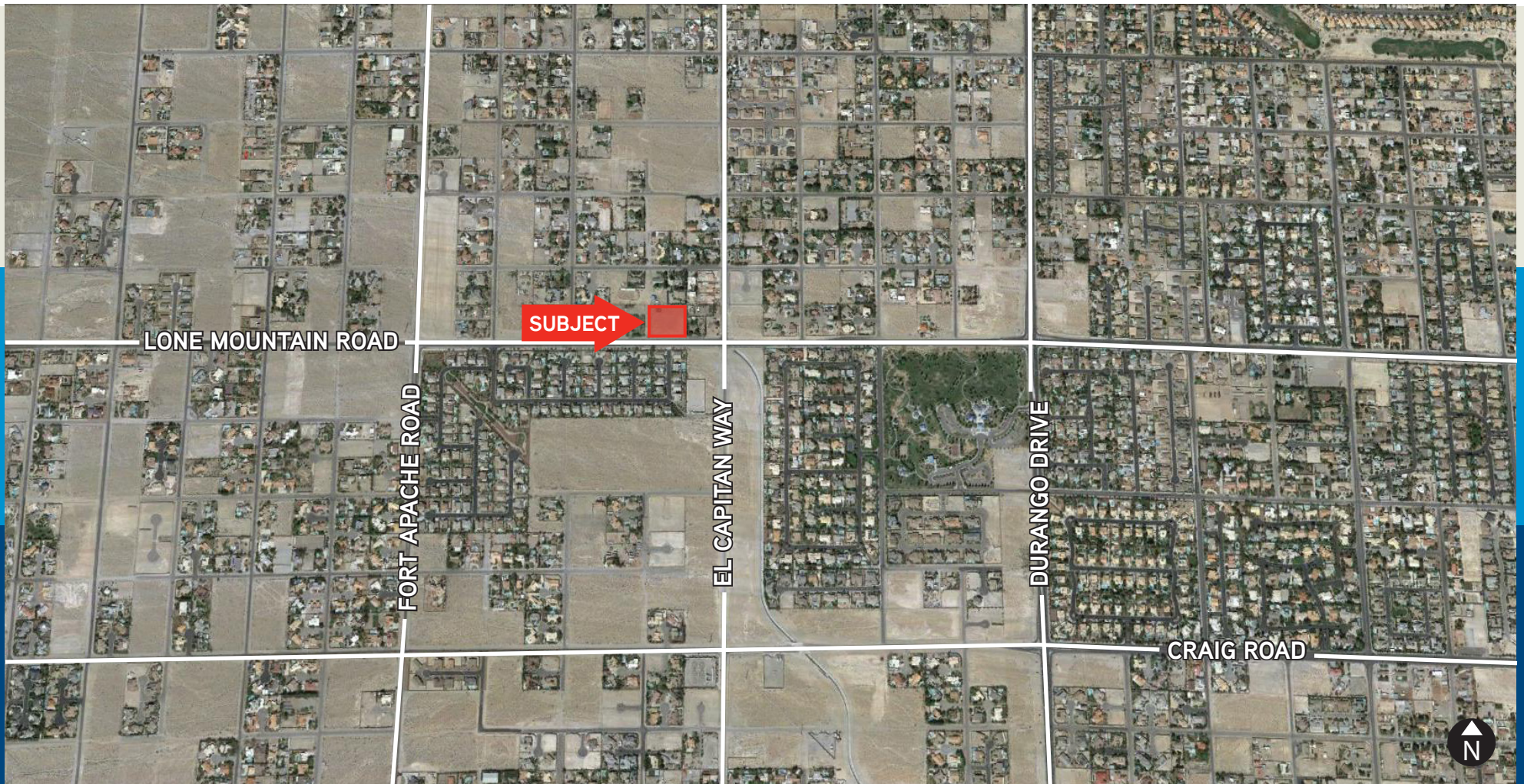
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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# NWC OF LONE MOUNTAIN AND EL CAPITAN AERIAL PHOTO

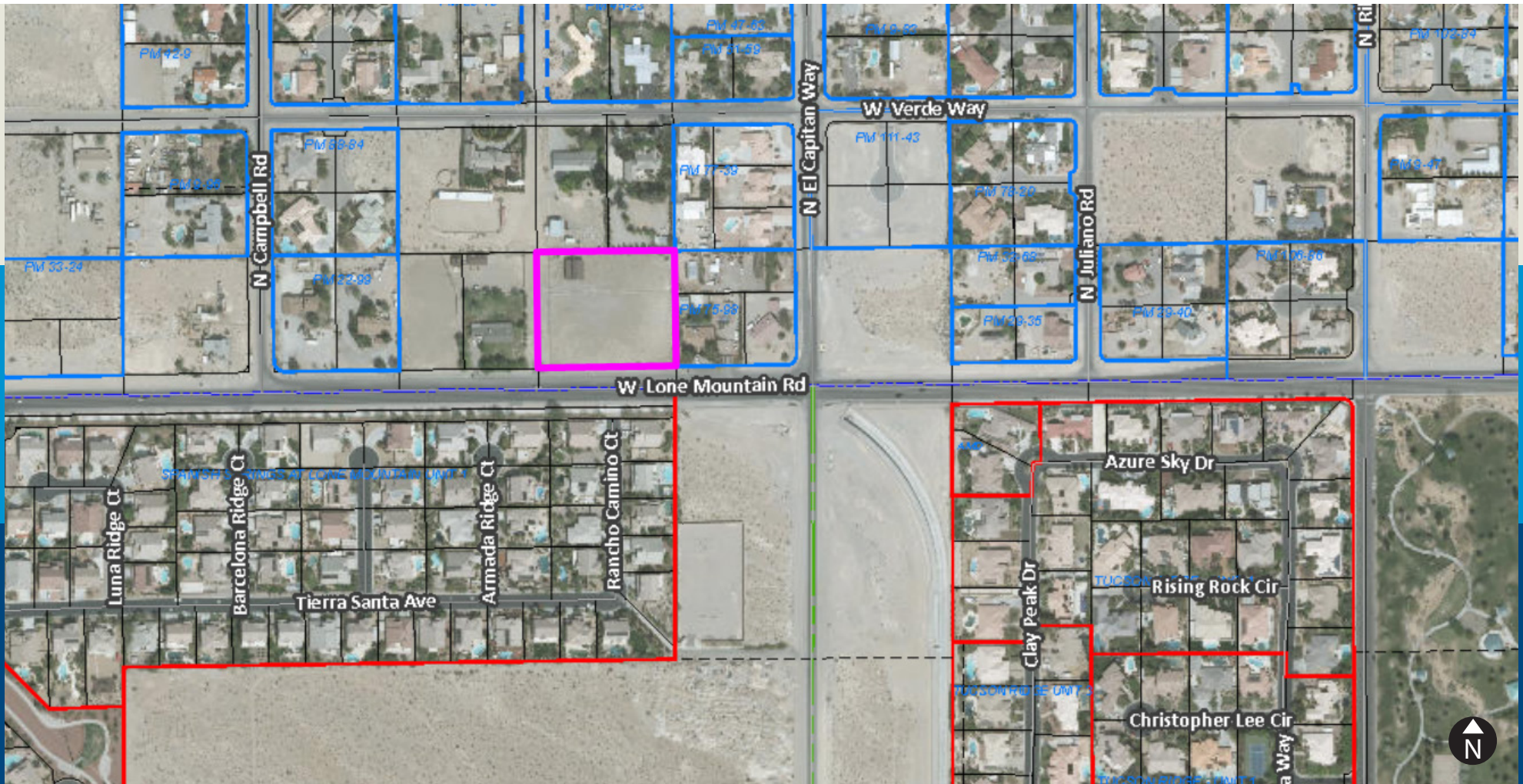


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# NWC OF LONE MOUNTAIN AND EL CAPITAN PARCEL MAP



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