

SALE

LAND AT WINDMILL & PLACID

300 East Windmill Lane Las Vegas, NV 89123



SALE PRICE

\$3,600,000

Ron Opfer
702 768 7238

Taylor Peterson
725 400 8080

Jerry Steklachick
702 518 2526



COLDWELL BANKER
COMMERCIAL | **PREMIER**

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PROPERTY DESCRIPTION

Empty parcel located on the high traffic Windmill Lane. Lot extends corner to corner between Placid St & Fairfield Ave. Less than one mile from the two mega proposals of Oak View Groups NBA Stadium & Resort and Brightlines Train Station that will connect Southern California with Las Vegas.

PROPERTY HIGHLIGHTS

- Along High Traffic Windmill Lane
- Land already has an approved site plan with NOFA
- Near South Strip Outlet Mall
- Near proposed NBA Stadium and Resort
- Near proposed Brightline Train Station

OFFERING SUMMARY

Sale Price:	\$3,600,000
Lot Size:	3.91 Acres
Zoning:	C-1
APN:	177-09-810-001

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,232	49,082	145,814
Total Population	12,956	111,641	333,061
Average HH Income	\$94,325	\$79,087	\$78,606

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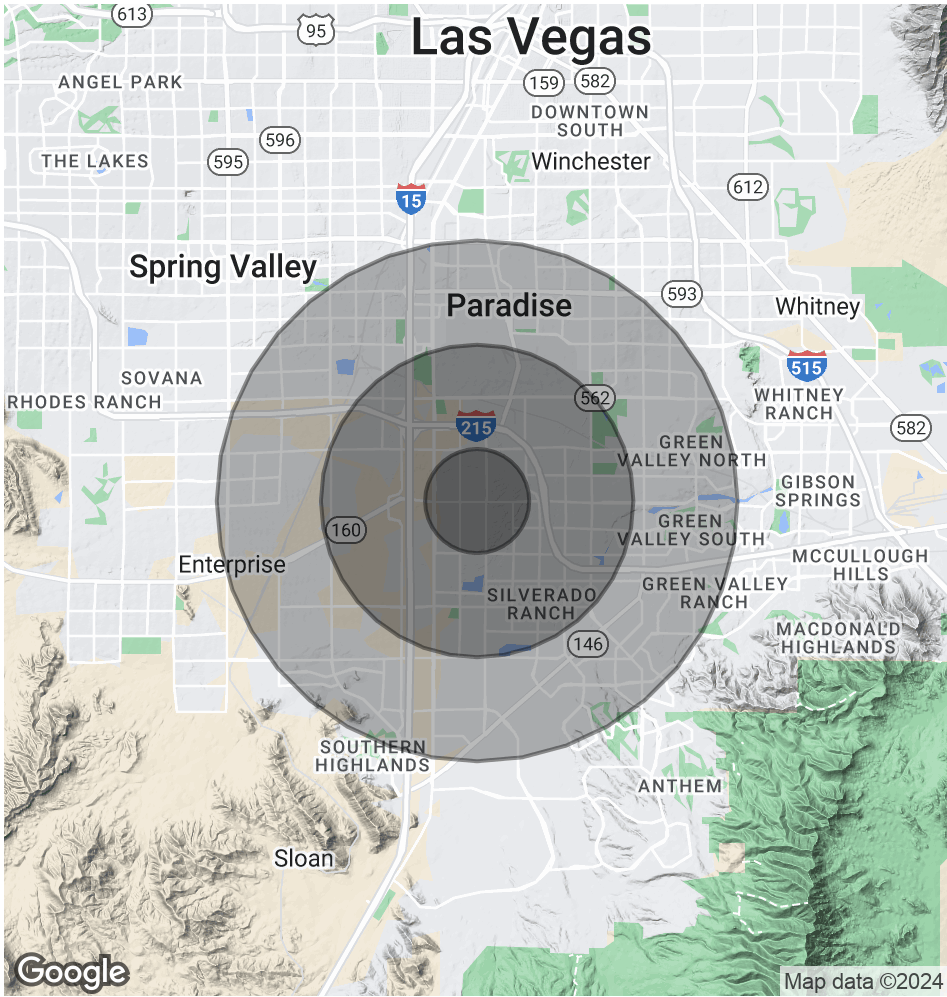
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,956	111,641	333,061
Average Age	44.5	39.8	38.4
Average Age (Male)	43.8	38.5	37.4
Average Age (Female)	44.4	40.7	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,232	49,082	145,814
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$94,325	\$79,087	\$78,606
Average House Value	\$341,328	\$290,444	\$290,116

2020 American Community Survey (ACS)



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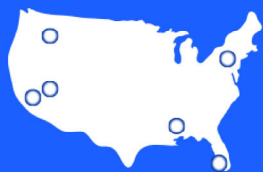
WHY COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial commands a powerful presence and delivers strong results.



1.7M

CBCWORLDWIDE.COM
PAGE VIEWS
ANNUALLY



TOP 15

Firms in the U.S. for
sales transaction market
share in 2022 by MSCI
Real Capital Analytics

11,989

YEAR END
TRANSACTIONS
IN 2022



IN THE

TOP 15

ON THE LIPSEY
COMPANY'S "TOP 25
COMMERCIAL REAL
ESTATE BRANDS"
IN 2022



Highest net promoter
score among key
competitors²



RANKED 3RD

in number of Certified
Commercial Investment
Member (CCIM) Designees
in 2022

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial Premier is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation



9 OUT OF 10

Commercial real estate
decision makers rate
us excellent or good



2,600+

PROFESSIONALS



MOST RECOGNIZED
COMMERCIAL REAL
ESTATE BRAND¹

Total 2022
Sales Volume of

\$9.82B

1. According to a 2020 survey by Coldwell Banker Commercial. Affiliated real estate agents are independent contractor sales associates, not employees.

2. Net Promoter Score (NPS) measures customer experience and client recommendation.

*Data sourced from Coldwell Banker Commercial Premier. Includes all commercial transactions from 2022.

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