

DUAL PARCEL LAND SALE

0.32 ACRES | MC ZONED

1713-1717 PALM ST, HENDERSON, NV 89011



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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

Property Type: Land

Zoning: MC (Community Mixed Use)

Traffic Count: ±23,000 VPD along Boulder Hwy

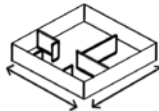
Included Building: 12'x60' Office Trailer

Jurisdiction: Henderson

KEY POINTS



\$550,000
Sale Price



± 0.32 AC
Land Size



178-01-312-026, 027
Parcel Number (APN)

Great property for vehicle & equipment storage lot or potential sales site!

- Owner financing available with \$125K down
- Vehicles are not included in the property sale
- Mobile office trailer may be included

NORTH-FACING AERIAL



ADDITIONAL PHOTOS



LOCATION MAP



RETAILER MAP



POPULATION,	1 MILE	2 MILES	3 MILES	HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	7,133	28,787	89,928	TOTAL HOUSEHOLDS	3000	12,129	37,607
AVERAGE AGE	41	39.7	39.1	# PERSONS PER HH	2.4	2.4	2.4
AVERAGE AGE (MALE)	42.4	40.6	38.9	AVERAGE HH INCOME	\$68,298	\$72,276	\$71,656
AVERAGE AGE (FEMALE)	39	38.8	39.1	AVERAGE HOUSE VALUE	\$164,358	\$234,157	\$250,065

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