



# GREEN ACRES

51 Madge Lane, Las Vegas, NV 89110

FOR SALE | \$899,900

A Horse Property Investment Opportunity



PREMIER REALTY

FOR SALE

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FOR SALE



#### OFFERING SUMMARY

**Sale Price:** \$899,900

**Price / Acre:** \$396,432

**Lot Size:** 2.27 Acres

**Zoning:** C-1/RE/CRT,  
County

**Market:** Las Vegas

**Submarket:** North Las Vegas  
Submarket

#### PROPERTY OVERVIEW

2.27 Acres ready for development corner of Charleston and Madge Lane is C-1 with the balance of acreage RE/CRT, County.

Excellent location for mixed use or all residential/multi-family. Property comes with a 3 bedroom , 2 bath home of 1961 square feet built in 1973. Development Opportunity

#### LOCATION OVERVIEW

In the Northeast Las Vegas area minutes from US-95 close to amenities and proximity to The Mormon Temple.



FOR SALE







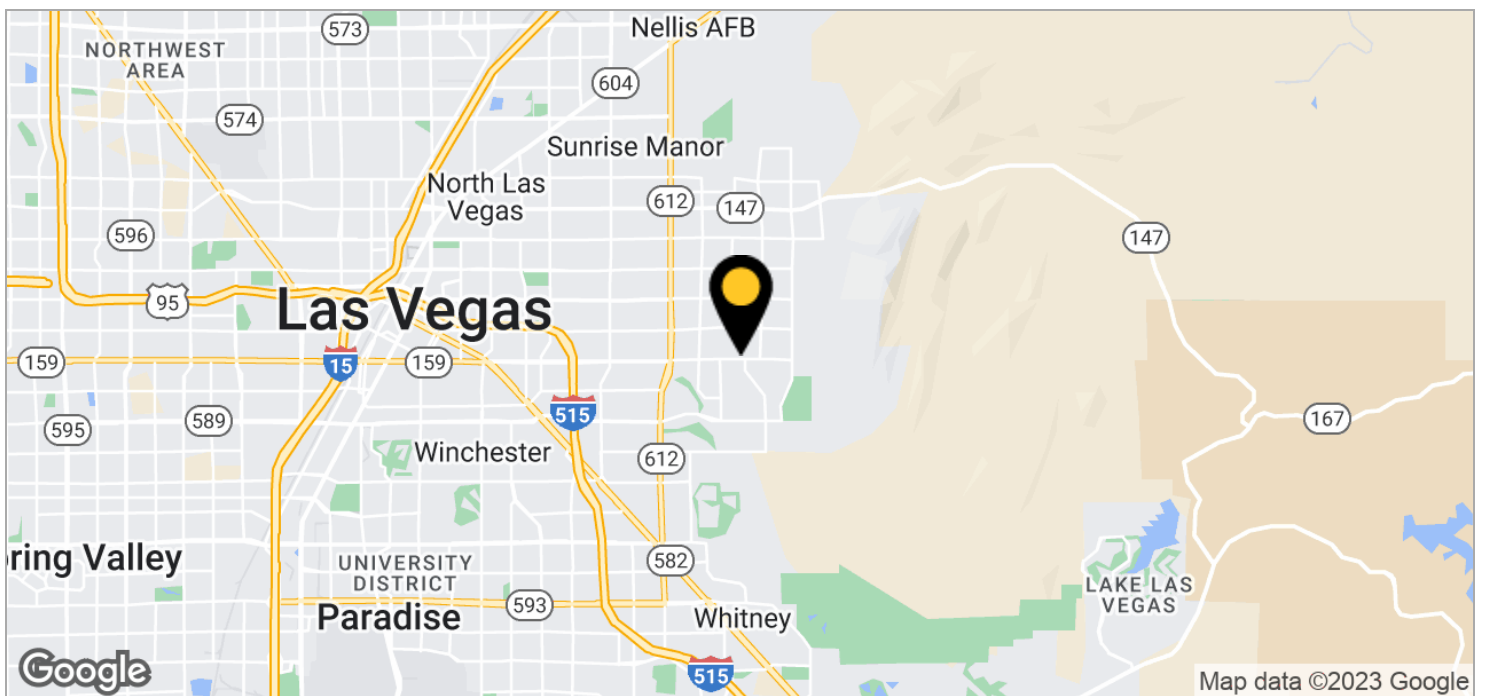
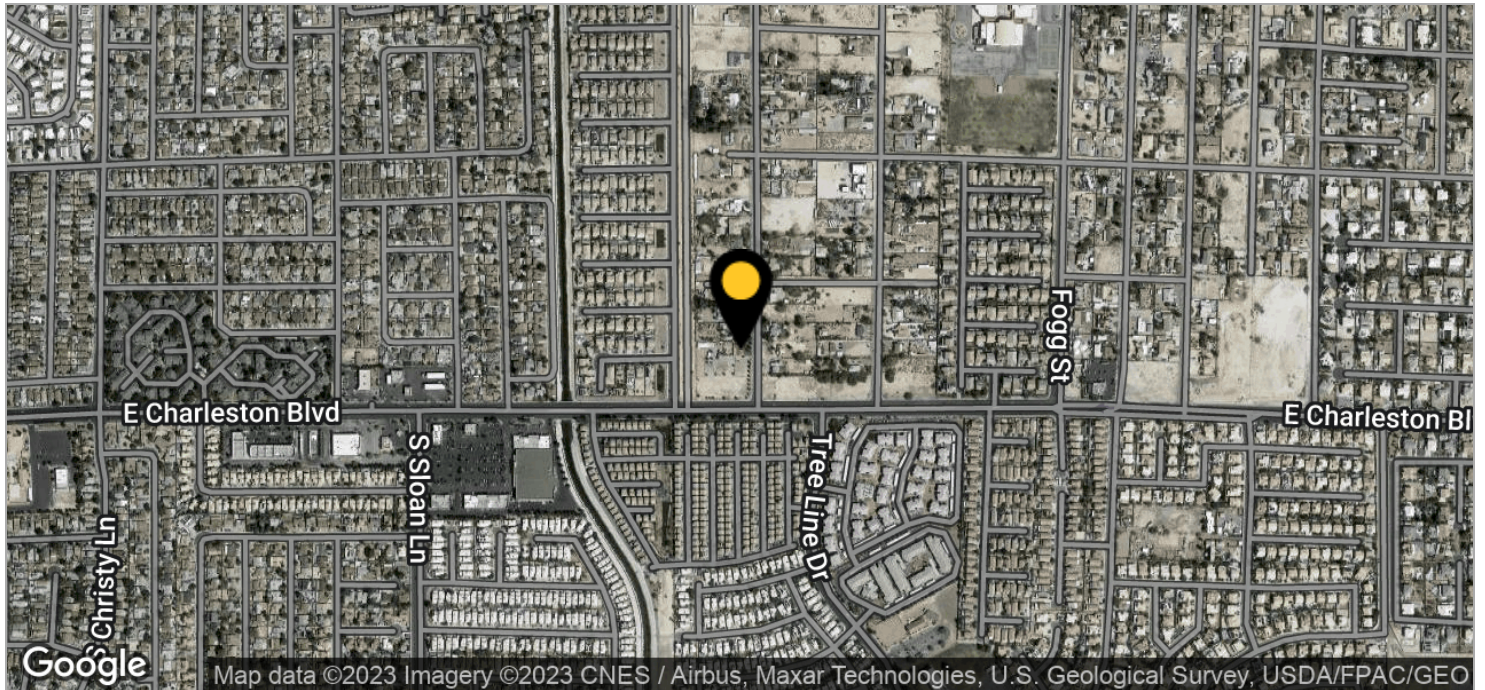
FOR SALE



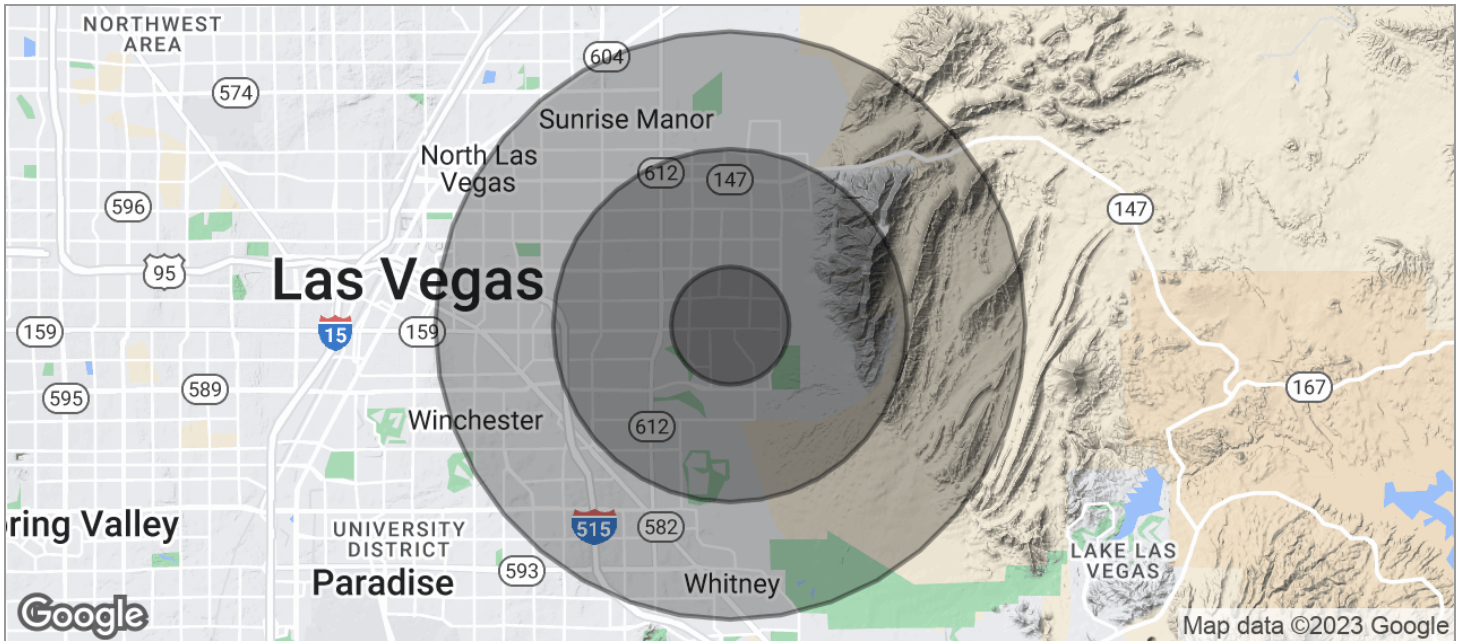




FOR SALE



FOR SALE



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 28,038    | 159,233   | 349,844   |
| MEDIAN AGE          | 31.0      | 32.4      | 33.0      |
| MEDIAN AGE (MALE)   | 30.7      | 31.4      | 32.1      |
| MEDIAN AGE (FEMALE) | 31.5      | 33.2      | 33.7      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS    | 8,262     | 50,561    | 114,253   |
| # OF PERSONS PER HH | 3.4       | 3.1       | 3.1       |
| AVERAGE HH INCOME   | \$67,838  | \$60,322  | \$54,715  |
| AVERAGE HOUSE VALUE | \$214,243 | \$229,654 | \$187,309 |
| RACE                | 1 MILE    | 3 MILES   | 5 MILES   |
| % WHITE             | 62.2%     | 66.9%     | 67.9%     |
| % BLACK             | 10.1%     | 9.6%      | 10.2%     |
| % ASIAN             | 10.9%     | 7.7%      | 6.4%      |
| % HAWAIIAN          | 0.8%      | 0.6%      | 0.6%      |
| % INDIAN            | 0.4%      | 0.4%      | 0.5%      |
| % OTHER             | 12.3%     | 11.5%     | 11.2%     |
| ETHNICITY           | 1 MILE    | 3 MILES   | 5 MILES   |
| % HISPANIC          | 45.8%     | 45.3%     | 47.7%     |

\* Demographic data derived from 2020 ACS - US Census