



**FOR SALE**  
**± 0.58 AC**

**PRIME REDEVELOPMENT OPPORTUNITY  
IDEAL FOR DRIVE-THRU / RETAIL**

**1800 N Boulder Hwy**

**Henderson, NV 89011**

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**License # BS.146149**

# Property Snapshot



**Price: TBD**  
Seeking Best Offer



**± 0.58**  
Available Acres

## Property Highlights

- **High Visibility:**  
Over 200 feet of Boulder Hwy frontage
- **Strategic Access:**  
Multiple ingress/egress opportunities
- **High Traffic Volume:**  
±25,000 AADT and climbing
- **Zoning:**  
Community Mixed-Use (MC)
- **Allowable Uses:**  
Drive-thru, retail, mixed-use projects



The information herein was obtained from sources deemed reliable; however Barashy Group makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



# Vicinity Map

1800 N Boulder Hwy is a prime redevelopment opportunity in Henderson, NV. This 0.58-acre corner parcel boasts exceptional visibility along Boulder Hwy with over 25,000 AADT, making it an ideal canvas for new development. The property currently features a dilapidated, castle-style structure that is non-usable in its current state—offering a blank slate for investors to build a modern drive-thru, retail pad, or mixed-use project.

With strategic access via multiple ingress/egress points and close proximity to local businesses and amenities, this location provides an unparalleled opportunity for visionary developers seeking to capitalize on a high-traffic, high-potential site.

## Within 5 Miles



Cadence Master-Planned Community



Walmart Supercenter



Sunset Station Hotel & Casino



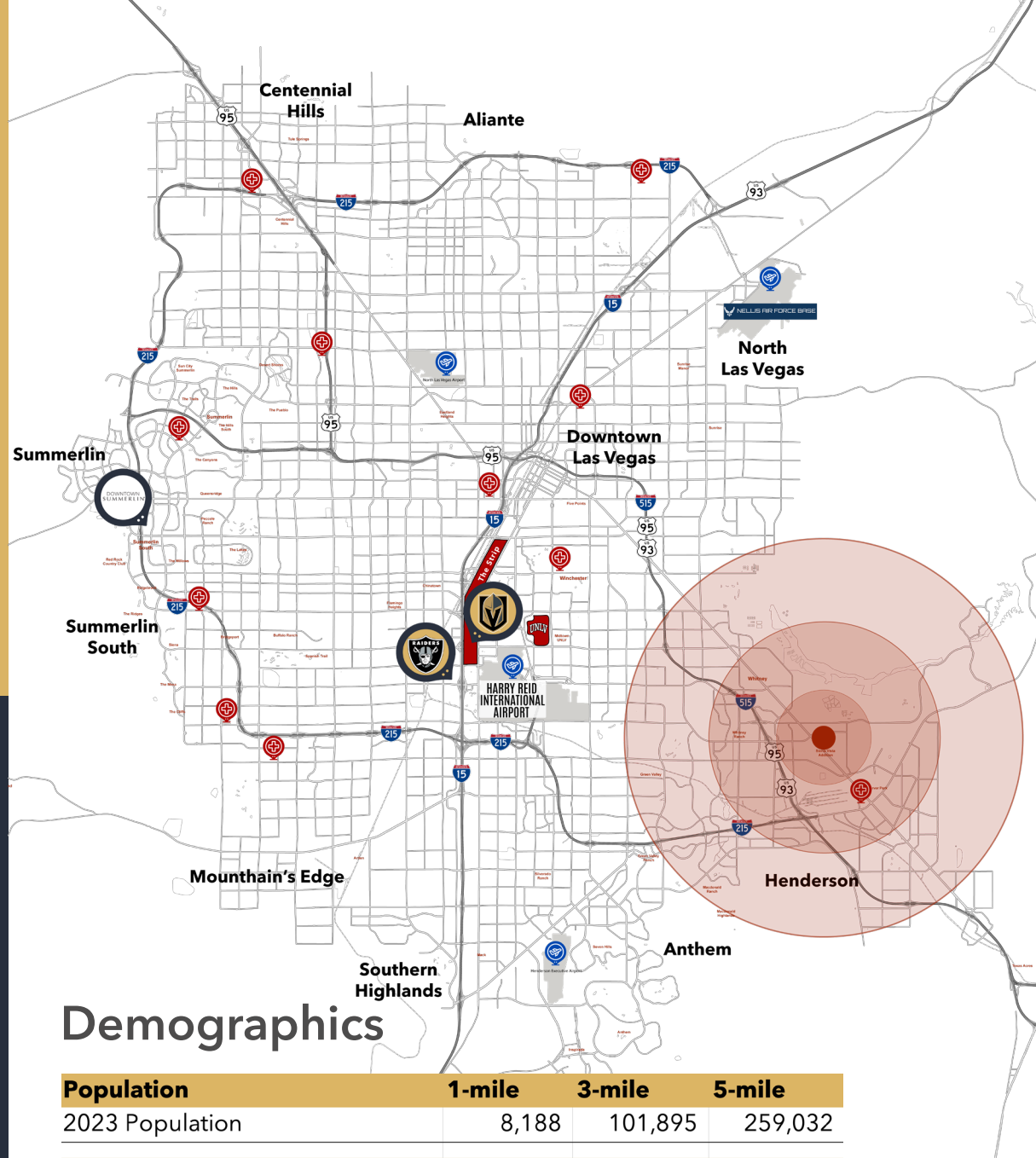
Touro University



Henderson Hospital



Cowabunga Bay Water Park



## Demographics

Population	1-mile	3-mile	5-mile
2023 Population	8,188	101,895	259,032
Income	1-mile	3-mile	5-mile
2023 Average Household Income	\$73,098	\$94,159	\$103,847
Households	1-mile	3-mile	5-mile
2023 Total Households	3,012	38,493	98,411

# Envision Your Corner Storefront



Artist's Rendering

## A Unique Redevelopment Opportunity

- High Traffic
- Corner Parcel
- Strategic Location

 **BARASHY GROUP**

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## Development Potential:

### 1. Concept Layouts

Consider a drive-thru coffee shop.

### 2. Retail Pad

Ideal for smaller retail developments.

### 3. Site Access

Ingress/egress analysis completed.

## Why Las Vegas Metro Area?

(Las Vegas/Henderson/North Las Vegas)



## One of the Fastest Growing US Cities

2000 Population: 1,375,765 | 2023 Population: 2,336,573

### No State Income Tax

#### HOSPITALITY

- **Gaming Revenue:** \$15.5 billion in 2023, continuing three years of record-breaking revenue growth.
- **Visits:** 40.8 million visitors and 83.5% hotel occupancy.
- **Construction:** *The Sphere*, *Fontainebleau*, and *Resorts World* all opened in the last three years.

#### SPORTS

- **Golden Knights:** joined the NHL in 2017, at the 20,000 seat **T-Mobile Arena**. *We won the Stanley Cup* in 2023!
- **Raiders:** moved to **Allegiant Stadium** in 2020, seating >70,000 people and *hosted Super Bowl LVIII* in 2024.
- **Oakland A's:** launching Las Vegas into the MLB in 2028!

#### OUTDOORS

Las Vegas is a short distance from epic natural wonders:

- **Red Rock Canyon:** majestic hiking just 20 minutes away.
- **Mt. Charleston:** grab a cabin and go skiing/snowboarding in **Lee Canyon**, just 40 minutes away.
- **Grand Canyon:** a day trip! Kayak the **Colorado River**.



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**±0.58-Acre Corner Parcel**  
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Henderson, NV 89011

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEVADA  
PROPERTIES