


Hillside Business Park - 911 & 919 Empire Mesa Way  
911 Empire Mesa Way | Henderson, NV | US | Clark County  
Available Acres: 0.8 | Sale Price: \$1,000,000



Property and Area Description

Raw land investment opportunity - ready for development! The offering is a unique land opportunity on 0.8 acres located along Cornucopia Avenue in Henderson. The Property is priced for land value and is comprised of two (2) adjacent raw landlots zoned for limited industrial (LI) use, making it the ideal space to build upon. The property is located in the heart of Henderson in the Southwest corner of Empire Mesa Way and Middlegate Road. Minutes away from the Galleria at Sunset Mall and Henderson Hospital.


Population

	<b>923,326</b> 10 Mile Radius	<b>2,193,938</b> 20 Mile Radius	<b>2,336,474</b> 30 Mile Radius
---	----------------------------------	------------------------------------	------------------------------------

Source: ESRI®, 2024

Zoning:	IL
Sale Price:	\$1,000,000
Last Updated:	Apr 28, 2025

Households

	<b>359,732</b> 10 Mile Radius	<b>828,164</b> 20 Mile Radius	<b>877,880</b> 30 Mile Radius
---	----------------------------------	----------------------------------	----------------------------------

Source: ESRI®, 2024

Realtor/Owner Contact

Myles Johnson  
| mjohnson@mdlgroup.com

Transportation

Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: Unknown